

WESTWINDS HOA Meeting
Wednesday, July 15, 2009 • Golf Pavilion

Introductions

- BOD in attendance: Matt Bernota, Christen Lindung, Milt Siglin, and Gail Treglia
- BOD absent: Sue Huston, Gary Saylor and Art Sprinkel

Meeting Convened

- The meeting convened at 7:05 pm.

Certification of Proxies

Approval of June Minutes

- Matt motioned to accept the minutes as presented, Gail seconded; all favored.

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer Report	<p>Milt presented the monthly financial report (a copy of which is in the Secretary's binder).</p> <ul style="list-style-type: none"> • YTD Income Received through 6/30/09 - \$25,102.88 • YTD Expenses Paid through 6/30/09 - \$12,597.12 • Total Cash Balance - \$98,120.48 <p>Christen motioned to accept the Treasurer's Report, Matt seconded; all favored.</p>
2. WestWinds LLA Representative Report	<p>No report was provided. Steve will be present at the August meeting to gather input for WestWinds portion of the LLA budget.</p>
3. Landscaping Committee	<p>Tom Poss put a fence around the retention pond located at the 2nd entrance.</p> <p>Classic will be inspecting the common area landscaping to make recommendations on future trees/plants. This information will be included in the WW budget request from LLA.</p>
4. ECC Committee	<p>One application was received and approved in July. There are still 2 pending applications from June. No basketball hoop registration forms were received.</p> <p>The WW gas mantle inventory is low; therefore, Karen requested that around \$420 be approved to cover the next order. Milt motioned to approve the purchase, Matt seconded; all favored.</p> <p>Glen Pearson resigned from the WW ECC Committee when he moved out of state. Peggy Reed will be filling Glen's position. Milt motioned to accept Peggy to the Committee, Matt seconded; all favored. Peggy was welcomed to the ECC Committee.</p>

Old Business

Action Items	Comments/Resolution
1. ECC Covenant Enforcement Status	Milt has completed a rough draft of the "Due Process Enforcement Procedures For Addressing Alleged Violations of the Governing Documents". Milt made modifications to the draft to include some of the most recent revisions that LLA made to their procedures. Once the revisions are completed, Milt will forward the draft to the WW attorney for final approval. The WW HOA and ECC will enforce any covenant not covered by LLA.
2. Golf Course Purchase Update	According to Jerry Hildebrandt (via e-mail to Matt), there is an interested party who is still negotiating over a potential contract to purchase the golf course.
3. Attorney Enforcement of Delinquent Assessments	With the assistance of William Hickey, the WW HOA attorney, 4 letters were sent to delinquent homeowners to recover past due HOA dues. Two of the 4 homeowners have paid their dues plus processing and attorney fees (approximately \$265 additional).

New Business

Action Items	Comments/Resolution
1. ECC Guidelines	Milt would like to have one standard document available online with all of the ECC Guidelines.
2. Articles of Incorporation	Milt would like to have the original Articles of Incorporation, from 1990 and the revised version from 1992 combined by the WW attorney.
3. Community Crime Watch	Gail mentioned the recent criminal activity occurring in WW. She will be sending an e-mail out via the WW Google group to see if residents would be interested in starting a Community Crime Watch group.

Resident Forum

- A resident living on Pond Fountain recently had a tree fall on his gas lamp. He would like to have the lamp replaced with an upgraded model. Matt asked the ECC about the upgrade and they noted that the resident should complete an application if he is making any changes to the outside of his home. To date, there has not been a request such as this and the ECC would like to do research to make sure that the guidelines are being followed.
- Gail mentioned that solar lamps should be looked into to allow for a "green" option when replacing the lamps.

The meeting was adjourned at 8:05 pm.

Feel free to contact any Board member with questions or concerns. Your input is appreciated and welcome.

WW HOA Minutes: To receive a copy of the minutes via email, please contact Christen Lindung (301) 865-7174 or lindung@comcast.net.

Reminders to Homeowners:

Please keep all homes and cars locked when you are not available to keep an eye on your property.

Please remember to drive slowly throughout the neighborhood to keep everyone safe.

Any acts of vandalism in WW should be reported directly and immediately to the Frederick County Sheriff's Office (301-694-2071) and LLA (301-831-6400). Do not attempt to clean up or alter any of the vandalized area. LLA has the resources and contacts to deal with these areas as crime scenes.

Garage doors are to be kept closed when not in use. Opened doors are a Covenant violation.

Yard and home maintenance is the responsibility of each homeowner. Please keep your grass cut, shrubs trimmed, and flower beds weeded and mulched and your home/garage trim, doors, shutters painted and repaired. It affects your home value and neighborhood appearance.

Please note that permanent basketball hoops are prohibited; portable basketball hoops are to be registered with the WVECC. Play equipment and portable basketball hoops are to be put away at night or when not in use.

Basketball Hoop Guidelines and Registration forms can be downloaded from the LLA website at http://www.lakelinganore.org/villages/west_winds/West%20Winds/WVECCBasketball%20Hoop.htm

Mailbox/number/post upkeep is the responsibility of homeowners. Please ensure that brass numbers are complete and legible, and boxes are in good condition. New cedar mailboxes can be ordered online at www.acehardware.com

House Numbers are to be installed on all residential dwellings according to the Frederick County Fire/Rescue Code. Please assure your home meets the County Code—for your safety.

Walking or children playing on golf paths is not permitted. It is not safe, and is a Covenant violation. The golf course is private property.

Pets must be on a leash when outside their yard. Please respect Frederick County's leash law. Please pick up your pet's waste.

WW ECC Application Form is to be submitted prior to beginning any exterior project on your home/property. Form and Guidelines can be downloaded from the LLA web site at www.lakelinganore.org, WestWinds Village.

Sign up for WestWinds Google Group by visiting <http://groups.google.com/group/West-Winds>