

WESTWINDS HOA Meeting
Wednesday, July 16, 2008 • Golf Pavilion

Introductions

- BOD in attendance: Matt Bernota, Sue Huston, Christen Lindung, Milton Siglin, and Karen Urchasko
- BOD absent: Tom Poss, Art Sprinkel, and Gail Treglia

Meeting Convened

- The meeting convened at 7:05 pm.

Certification of Proxies:

- No proxies were offered.

Approval of June Minutes

- Milton motioned to accept the minutes as presented; Sue seconded; all favored.

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer Report	Matt presented the monthly financial report (a copy of which is in the Secretary's binder).
2. Village Chair	Anyone interested in volunteering for this position may contact a member of the WW HOA.
3. Landscaping Committee	<p>The area around the pool is improving and the nearby fountain in the pond is now running. Gail and Sue will continue to work with Clay to make sure that the landscaping is properly maintained.</p> <p>Residents in attendance brought up several areas of concern:</p> <ul style="list-style-type: none"> • The San Andrew basin is in need of mowing and trash removal. • The retention pond next to the last house on County Club and the other depression next to the pond, which has the cement blocks and excess asphalt in front of it are both in dire need of mowing and trash removal. • The slope of the 15th tee also has chest high weeds and has not been cut this year. According to Bryant Perszyk (WW resident), Greg, the golf manager has stated that this is not golf course property. <p>The goal for 2009 is to have the WW HOA develop and oversee the landscaping contract to avoid the problems currently being experienced. The contract specifications will be released by the end of August, 2008.</p>
4. ECC Committee	<p>The position of ECC Secretary remains open. Interested residents may contact Karen or any member of the Board if interested.</p> <p>One application was received in July and it was approved. An application from May is pending as additional information is needed from the homeowner.</p> <p>Residents were reminded that they must have all exterior improvements</p>

Action Items	Comments/Resolution
	reviewed and approved, <u>prior to beginning any work</u> , by the WW ECC (not LLA) to avoid fines and impact at the time of sale. (Underlined portion signifies a correction from Karen Urchasko.)
5. Parcel Transfers to LLA	No report was provided.

Old Business

Action Items	Comments/Resolution
1. LLA/WW Administrative Items	No report was provided.
2. Developer Punch List	No report was provided.
3. Signage at West Entrance	Until the plat is produced, the County will not approve the project. If the parcel transfer has not been completed by the August, WW HOA meeting, the Board will vote to determine if a return of the \$10,000 deposit from Sign Solutions is the appropriate action.
4. New Resident Directory	Karen presented the first 6 pages to the Board for review. Any resident who has moved into WW since the beginning of 2008 should contact Karen to have their information correctly input into the new directory. All other resident information is now up to date.
5. ECC Proposal for Enforcement of Covenant Violations	Matt reminded all of the attending residents of the importance of the WW ECC. Additionally, Matt noted that the WW ECC will be presenting its proposal for a standardization of enforcement to the LLA Board on August 4, 2008.

New Business

Action Items	Comments/Resolution
1. Golf Course Proposal Presentation – Brett Kaimar	Brett Kaimar presented a proposal to well over 100 WW residents to encourage the residents to consider a current member/homeowner purchase of the Golf Course. Within the proposal, Brett highlighted several possible scenarios for the Golf Course, which has been listed for sale since the Spring of 2007. <ol style="list-style-type: none"> 1. Purchase by outside investor. 2. Abandonment by Greenfield Partners. 3. Purchase by current members/homeowners. 4. Possible take over by the county. Brett did an excellent job of presenting the information and has worked diligently on the plan. A copy of the proposal will be made available by Brett as soon as possible.
2. Home Security Inspection	A free Home Security Inspection is being offered by the Frederick County Sherriff's Office. The inspection takes approximately 45 minutes and you under no obligation to implement any of the recommendations. To schedule an inspection, please contact Jack Kravitz (a member of the Sherriff's Community Assistance Patrol and resident of WW) at 301-607-6511.

Resident Forum

No new items were presented to the Board.

The meeting was adjourned at 8:17 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.

The WWBOD HOA meetings will be held at the WestWinds Golf Pavilion beginning in May through September.

Reminders to Homeowners:

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.

Play equipment and portable basketball hoops are to be put away at night or when not in use.

Mailbox/number/post upkeep is the responsibility of homeowners. Please assure complete numbers (brass required) are complete/legible, and boxes are in good condition.

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.

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