

WESTWINDS HOA Meeting
Wednesday, September 16, 2009 • Golf Pavilion

Introductions

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

Meeting Convened

- The meeting convened at 7:05 pm.

Certification of Proxies

Approval of August Minutes

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

Administrative Items

- Milt introduced a resolution to change the Principal Office and Resident Agent. The Principal Office will be 33 Wood Lane, Rockville, MD 20850 and the Resident Agent will be William J. Hickey. The resolution was favored unanimously.

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer Report	<p>Art 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 8/31/09 - \$24,188.16 • YTD Expenses Paid through 8/31/09 - \$23,380.51 • Total Cash Balance - \$97,478.72 <p>Art also distributed the WestWinds Village, Inc. Financial Statements for years ended 12/31/2008 and 2007. A copy of which is in the Secretary's binder.</p> <p>Matt motioned to accept the Treasurer's Report, Gail seconded; all favored.</p>
2. WestWinds LLA Representative Report	No report was provided.
3. Landscaping Committee	<p>Sue noted that the hillside was cut and that LLA will pay for this maintenance at a cost of approximately \$1,400. This area will be maintained monthly next year. Additionally, Sue noted that residents have requested that trees be planted on the hillside to enhance the appearance. Tom Poss owns this property.</p> <p>Gail mentioned that a few street trees on Club House Circle are in need of attention and possibly replacement. Sue will follow up with Steve from Classic.</p>
4. ECC Committee	Three applications were received and approved in September. No basketball hoop registrations were received.

Old Business

Action Items	Comments/Resolution
1. ECC Covenant Enforcement Status	Matt and Milt met with Bill Hickey, the WW HOA Attorney, to discuss this subject. Rules and regulations are in the process of being developed and will include the Covenant Enforcement issue. If completed in time all residents will receive a copy prior to the 10/21/09 meeting and will have an opportunity for input and discussion prior to the BOD adopting the Rules and Regulations. If they are not ready this item will carry over to the November meeting.
2. Golf Course Purchase Status	<p>Dennis Remsberg was in attendance and introduced himself as well as his intent to purchase and improve the West Winds Golf Course. Dennis and his wife Kim will be 70% owners of the golf course. Their goal is to finalize the purchase on 10/09/09. There are investment opportunities in this venture, and Dennis' goal is to receive an additional \$200K in financial backing from investors. He will be sending out information to all residents via the WW Google group.</p> <p>Some of the improvements that are planned include enclosing the existing pavilion to create a full service event and restaurant facility and refurbishing the club house. Dennis has been in the event business throughout his entire career and believes that this will be the key to the golf course's success.</p>
3. Attorney Enforcement of Delinquent Assessments	<p>With the assistance of Bill 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. Art requested that the process of filing lien affidavits against the remaining two homeowners be authorized. Gail motioned to authorize the initiation of the process, Matt seconded; all favored.</p> <p>Art will soon start the recovery process on the 10 delinquent homeowners for 2009.</p>

New Business

Action Items	Comments/Resolution
1. Proposed 2010 WW HOA Budget	Art distributed a proposal for the 2010 WW HOA Budget for review. The Board will re-visit the budget at the October meeting.
2. 2009 Holiday Lights Proposal	Matt received a quote of \$2,100 for the placement and removal of the holiday lighting at the main entrance. Gail will check to see if there is a less expensive option.

Resident Forum

Gail installed a solar lantern in lieu of gas, which is required by the WW ECC Guidelines. Please feel free to stop by Gail's home, located at 7004 Club House Circle, and let the Board know your thoughts on this option.

The meeting was adjourned at 8:30 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>