

WESTWINDS HOA Meeting
Wednesday, October 15, 2008 • LLA Office

Introductions

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

Meeting Convened

- The meeting convened at 7:15 pm.

Certification of Proxies:

- No proxies were offered.

Approval of September Minutes

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

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer Report	<p>Matt 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 - \$26,771.54 • YTD Expenses - \$13,168.04 • Two properties past due for 2007; 13 properties past due for 2008. • Total Cash Balance - \$108,091.93 <p>Milton motioned to accept the report; Sue seconded; all favored.</p>
2. WestWinds LLA Representative Report	<p>Matt presented a report for Steve Ekanger.</p> <p>The LLA BOD is in the process of starting next year's budget and assessment rate for HOA dues. The goal of the BOD and LLA management is to keep the HOA dues at a similar level.</p>
3. Landscaping Committee	<p>Mainscapes will plant new trees in the basin by the second entrance and spruce up/coordinate both entrances. There will be a mixture of evergreen, spring flowering and fall foliage trees. The work will begin on 10/27/08.</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. A letter will be sent to all WW homeowners asking for a volunteer.</p> <p>Effective in November, the ECC will meet one time each month. The meetings will be on the 3rd Wednesday of every month, with a workshop for the ECC to review applications from 5:30 pm-6:00 pm, and an open meeting for residents from 6:00 pm-7:00 pm. Please have all applications postmarked by the 10th of the month to have them reviewed at the meeting.</p> <p>One application was received in October and it was approved.</p>

Action Items	Comments/Resolution
	<p>A letter was sent to homeowners with unregistered basketball hoops. As a result, 9 basketball hoop registrations were received from August, 2008 through October, 2008; all were approved. There are still a number of unregistered hoops. A 2nd letter will be sent to the appropriate homeowners advising that a Covenant violation will be entered in their files should they not submit a request to register their hoop. It was also noted that failure to correct any violation may generate a post-application fee of \$250. Additionally, any other requests received from a homeowner may not be considered by the ECC until the violation is corrected.</p> <p>The WW gas mantle inventory is low, therefore, Karen motioned to budget \$500 to cover the next order. Sue seconded; all favored.</p>

Old Business

Action Items	Comments/Resolution
1. New Resident Directory	Karen reported that she has received over 100 postcards from the postcard mailing that requested updated information from all WW residents. She has updated the directory and is ready to have them printed. The projected cost for reproduction of the directory is \$500-\$675 for 350 copies, plus approximately \$375 for the purchase of report covers.
2. ECC-LLA Proposal for Enforcement of Covenant Violations	The WW HOA is seeking legal advice on this matter and the issues relating to Tom Poss.
3. Golf Course Purchase Update	There is potential buyer for the Golf Course. The interested party is holding a letter of Intent to Purchase.

New Business

Action Items	Comments/Resolution
1. Mainscapes Landscaping Proposal – Tree Pruning	Mainscapes submitted a proposal to perform elevation pruning on WW street trees to provide a 7-8” clearance for roadways and sidewalks. There are a few streets that were missed in the estimate, but the cost of the project will be at approximately \$20/tree. Milton motioned to approve the project, Sue seconded; all favored.
2. Landscaping Contract for 2009-2010	The 2009 landscaping selection and management will be overseen by WW and paid for by LLA. Michelle Kennedy of LLA is currently preparing the contract packages that should be released for bids, by at least 3, but no more than 5 landscapers of the Landscaping Committee’s choice in October. The contract will be awarded in January, 2009.
3. Basketball Hoop Permit Stickers	Karen proposed ordering 250 basketball hoop permit stickers at a cost of \$270. Milton motioned to approve the purchase, Matt seconded; all favored.

Resident Forum

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.

The WW BOD HOA meetings will be held at the LLA office until April 2009. We hope to see you there!

Reminders to Homeowners:

Any acts of vandalism in WW should reported directly and immediately to the Frederick County Sherriff'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.

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 ensure that brass numbers are complete and 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

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