

WESTWINDS HOA Meeting
Wednesday, October 21, 2009 • Golf Pavilion

Introductions

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

Meeting Convened

- The meeting convened at 7:05 pm.

Certification of Proxies

Approval of August Minutes

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

Administrative Items

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 9/30/09 - \$24,905.67 • YTD Expenses Paid through 9/30/09 - \$24,109.53 • Total Cash Balance as of 9/30/09 - \$97,526.21 <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 Steve is no longer with Classic.</p> <p>Juan, from Classic, will be meeting with Sue to prepare estimates for trees to be planted on the hillside near San Andrew and Country Club. They will also discuss maintenance for the hillside which should occur monthly during the next cutting season.</p> <p>Due to the unusual amount of rain this season, Classic has used all of the cuts allocated in the current contract. Sue will work with Classic and LLA to make sure that the common areas are properly maintained outside of the scope of the contract.</p>
4. ECC Committee	One application was received and approved in October. No basketball hoop registrations were received.

Old Business

Action Items	Comments/Resolution
1. ECC Covenant Enforcement Status	Milt met with the ECC to review the "Rules and Regulations" which will be submitted to Bill Hickey, the WW HOA Attorney, for review.
2. Golf Course Purchase Status	The sale of the golf course to Dennis & Kim Remsberg did not go through.

Action Items	Comments/Resolution
3. Attorney Enforcement of Delinquent Assessments	No report was provided.
4. 2010 WW HOA Budget	No report was provided.

New Business

Action Items	Comments/Resolution
1. Rules and Regulations	Milt will have Bill Hickey review the document and return it within the next two weeks. Residents should receive a copy prior to the 11/18/09 meeting, and will have an opportunity for input and discussion prior to the BOD adopting the Rules and Regulations.

Resident Forum

The meeting was adjourned at 7:45 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:

The HOA BOD will not hold a meeting in December.

The last yard waste pick up will occur on 11/25/09.

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 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.

Please note that permanent basketball hoops are prohibited; portable basketball hoops are to be registered with the WWECC. 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/WWECCBasketball%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>