

**WESTWINDS HOA Meeting**  
**Wednesday, November 18, 2009 ● LLA Office**

**Introductions**

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

**Meeting Convened**

- The meeting convened at 7:05 pm.

**Certification of Proxies**

**Approval of October Minutes**

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

**Administrative Items**

**Monthly Reports/Status Updates**

<b>Action Items</b>	<b>Comments/Resolution</b>
1. Treasurer Report	Milt presented the monthly financial report (a copy of which is in the Secretary's binder). <ul style="list-style-type: none"><li>• YTD Income Received through 11/18/09 - \$26,980.92</li><li>• YTD Expenses Paid through 11/18/09 - \$26,756.34</li><li>• Total Cash Balance as of 11/18/09 - \$96,026.21</li></ul> Matt motioned to accept the Treasurer's Report, Sue seconded; all favored.
2. WestWinds LLA Representative Report	Steve Ekanger was not present. Milt did report that at the last LLA BOD Meeting, options were presented in regards to LLA HOA dues for next year. It is evident that an increase will not occur.
3. Landscaping Committee	There are several areas that need to be addressed in regards to landscaping, to include: <ul style="list-style-type: none"><li>• Work on the pond near 18 needs to be completed.</li><li>• Pricing for maintenance in 2010 needs to be reviewed for the hillside between Country Club and San Andrew, and the pond by San Andrew.</li><li>• Replacement of the dead tree on Panorama Drive.</li><li>• Elevation pruning.</li><li>• Leaf removal.</li><li>• Soil testing.</li><li>• Deep root fertilization.</li></ul> Sue will work on these items and report back at the January, 2010 meeting.
4. ECC Committee	Two applications have been received; both are pending. No basketball hoop registrations were received.

## Old Business

Action Items	Comments/Resolution
1. Golf Course Purchase Status	Jerry Hildebrandt, a West Winds resident, is actively pursuing a West Winds Member-Owned option for purchasing the Golf Course.
2. Attorney Enforcement of Delinquent Assessments	No report was provided.
3. 2010 WW HOA Budget	Milt presented the revised WW HOA Budget for 2010. The Board made a few adjustments and will ask Art to follow-up before a final vote occurs.
4. Rule and Regulations	Matt motioned to approve the Rules and Regulations, as approved by the WW HOA attorney, Bill Hickey. Christen seconded; all favored.  A copy of the finalized document will be published on the LLA Website for all residents to view.  Gary proposed having a Compliance Officer to help facilitate this effort. This option will be explored and a report will be provided at the January, 2010 Board Meeting.
5. Holiday Lights	Two proposals have been received for the hanging of the holiday lights at the main entrance. Gail will receive another proposal by 11/23/09 and a vote will occur to award the job. The estimates thus far range from \$1,650 to \$2,100.

## New Business

### Resident Forum

The meeting was adjourned at 8:45 pm.

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

**WW HOA Minutes:** To view the Minutes, please visit [www.lakelinganore.org/villages/west\\_winds](http://www.lakelinganore.org/villages/west_winds)

### 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 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](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](http://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](http://www.lakelinganore.org), WestWinds Village.

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