

**WESTWINDS HOA Meeting**  
**Wednesday, November 19, 2008 • LLA Office**

**Introductions**

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

**Meeting Convened**

- The meeting convened at 7:05 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>Art presented the monthly financial report (a copy of which is in the Secretary's binder).</p> <ul style="list-style-type: none"> <li>• YTD Income Received - \$27,150.20</li> <li>• YTD Expenses - \$15,754.04</li> <li>• Two properties past due for 2007; 9 properties past due for 2008.</li> <li>• Total Cash Balance - \$108,106.49</li> </ul> <p>Art also presented the financial statements from years ended December 31, 2007 and 2006 (a copy of which is in the Secretary's binder).</p>
2. WestWinds LLA Representative Report	No report was provided.
3. Landscaping Committee	<p>Mainscapes planted new trees in the basin by the second entrance and spruced up both entrances. In addition, Mainscapes completed elevation pruning on WW street trees.</p> <p>Neil Schleimer, a WW resident, recently asked about the trees to be planted between the houses on Country Club Road and Pond Fountain. The Board is hopeful that this project will be completed soon, and Sue will respond to Neil ASAP.</p> <p>The wreaths and holiday lights should be going up soon. Karen will fill the Board in on the details when she returns.</p> <p>There are a few areas in need of maintenance to include:</p> <ul style="list-style-type: none"> <li>• Clean-up of the pond by 18</li> <li>• Clean-up of the area near the basketball court</li> <li>• Removal of tire near Tennis Club</li> </ul>
4. ECC Committee	The position of ECC Secretary remains open. Interested residents may contact Karen or any member of the Board if interested. A letter was sent to all WW homeowners asking for a volunteer.

Action Items	Comments/Resolution
	One application was received in November and is pending site inspection.

### Old Business

Action Items	Comments/Resolution
1. New Resident Directory	The new Resident Directories have been delivered to each homeowner. Karen Urchasko did an amazing job completing this task and the street captains did a great job getting the Directories distributed. Thank you!
2. ECC-LLA Proposal for Enforcement of Covenant Violations	The WW HOA and ECC are planning to meet with Alan Dinelacker and Tom Roland, of the LLA BOD, in December to come up with a compromise in regards to the enforcement of the WW Covenant Violations.
3. Golf Course Purchase Update	LLA completed their feasibility study, but have not reported their findings to the WW BOD.

### New Business

Action Items	Comments/Resolution
1. Landscaping Contract for 2009-2010	The 2009 landscaping selection and management will be overseen by WW and paid for by LLA. The bids were released to 5 landscapers, who have since met with Milt to go over questions. The contract will be awarded in January, 2009.  Milt asked for separate bids from the contractors in regards to fixing up the front entrance.

### Resident Forum

The meeting was adjourned at 8:05 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](mailto: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 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.

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](http://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](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>