

WESTWINDS HOA Meeting
Wednesday, October 19, 2011 ● Lake Linganore Office

Introductions

- BoD in attendance: Milt Siglin, Kelly Wolfe, Lauren Koogle, Gail Treglia, Art Sprinkel, and Christen Lindung
- BoD absent: Doug Gardiner, Ben Sena-Weltin

Meeting Convened

- The meeting convened at 7:00 pm.

Approval of September Minutes- Christen motion, Kelly seconded, all approved

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer's Report	Art presented the Treasurer's Report (a copy of which are in the Secretary's binder). 13 properties remain unpaid. These properties will be published in the monthly minutes next month.
2. ECC Committee	1 application was received in October which was approved. Two that were previously pending were approved. There were no basketball hoop applications. The new WW ECC Post Lamp Guidelines have been updated, signed and will be posted on the LLA website. Residents need to apply to convert their gas lamp to electric. Solar lamps are prohibited. The ECC and HOA are investigating who is responsible for replacing the street trees and maintaining the sidewalks.
3. Front Entrance Landscaping	Pansies were planted, then were eaten by the deer. There was supposed to be netting which was not placed. Gail will follow up about having the pansies replanted. Bush Creek will be trimming the 10 cherry trees as well as removing the extra tree. There was discussion that the existing cherry trees need to be removed due to mold and disease issues.
4. Front Entrance Lighting	Currently, only 2 lights are working at the front entrance. Additionally, one of the landscapers ran over one of the outlets so it is not working. Milt is to contact LLA about repairing the electrical at the front entrance. A suggestion was made by Mike Dihmes about standardizing the front entrance light bulbs. Discussion by board members including next year tearing out the existing front entrance due to sick trees, electrical and irrigation issues. Milt is going to ask LLA to put a new front entrance island in the 2012 budget.

Action Items	Comments/Resolution
5. Christmas Lighting	Lauren presented a proposal from the King of Christmas regarding the Christmas lighting. The board does not want the canopies wrapped, rather individual branches wrapped since there were many complaints last year. Additional lighting companies will be contacted to get new estimates.

Old Business

Action Items	Comments/Resolution
1. Administrative Assistant	Christen discussed options for inexpensively distributing the directory. They are still working on getting information on who has moved in the neighborhood to finalize the directory. Milt discussed setting up an official WW website. Issues for discussion are content as well as accessibility.

New Business

Action Items	Comments/Resolution
1. Budget 2012	Currently, with the cost of the new administrative assistant we will run an \$11,000 deficit next year. Options to decrease the deficit include cutting expenses or increasing assessments.

The meeting was adjourned at 8:53 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

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 or suspicious activity within 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

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>