

WESTWINDS HOA Meeting
Wednesday, September 21, 2011 ● WW Club House

Introductions

- BoD in attendance: Doug Gardiner, Lauren Koogle, Gail Treglia, Art Sprinkel, and Christen Lindung
- BoD absent: Gary Saylor, Milt Siglin, Skip Iacobucci

Jim Urchasko presented the minutes from the September 12, 2011 Lake Linganore Board meeting.

Meeting Convened

- The meeting convened at 7:15pm.

Approval of August Minutes

Administrative:

1. Christen motioned the acceptance of the resignations of Gary Saylor and Skip Iacobucci, Art seconded.
2. Christen motioned the appointment of Kelly Wolfe to a Director term ending March 2012, Art seconded.
3. Christen motioned the appointment of Ben Weltin to a Director term ending March 2013 Art seconded.
4. Gail motioned the appointment of Valeria Sena-Weltin to the ECC, all favored.
5. Christen motioned the acceptance of the cancellation of the December 2012 meeting, all favored.

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). Approximately 16 properties are unpaid. The September neighborhood social was paid for by funds already contributed in the LLA dues. The 2012 budget will be submitted at the October meeting for review.
2. ECC Committee	2 applications were received in September, 1 was approved, 1 is partially approved. There were no basketball hoop applications. Of 3 prior pending applications, 1 was approved, 2 they are awaiting more information. Valeria Sena-Weltin will be taking over the position of ECC secretary.

Introduction of Fred Eisenhart, Senior Project Manager at Wormald

According to Mr. Eisenhart, Wormald received approval from LLA for the site of the trailer. The board has requested to see a copy of this, which Fred said he would send a copy. Currently the HOA documents have not been finalized. They are currently trying to change the townhouse purchase from a "condo" to "fee simple" sale. Therefore, no contracts can be signed at this point, only a letter of intent. They foresee

either the townhomes being a part of WestWinds, or not, but always part of the LLA. Mike McGowan states we would like them to be part of the WestWinds Village, and Christen mentioned that our dues of \$75 year are minimal. The trailer has been painted, a ramp completed and is staffed with a sales manager. There will be an open house this weekend. Once they have 3-4 presales, they will start building. The first section of homes should have a model home in it, and the trailer will be removed.

Old Business

Action Items	Comments/Resolution
1. Directory	Christen had the directory almost completed when this summer approximately 15-20 homes were sold in the neighborhood. Doug said he will find out who the new owners are so they can be put in the directory. Christen also stated that the directory could be completed by the new administrative assistant as one of her job duties.

New Business

Action Items	Comments/Resolution
1. Possible Administrative position	Doug has a potential candidate for the administrative position. Karen Urchasko, Christen Lindung and Lauren Koogle are going to interview her for the position. She would work as an independent contractor.
2. Tree replacement guideline	An estimate needs to be obtained regarding removing the front entrance tree. Also, in several areas of the neighborhood trees are blocking the roadways. The trees have not been pruned since last September, and need to be done again. Gail is going to email Classic and LLA, to determine if this is a part of the landscaping contract or additional expense. The tree replacement guidelines are being investigated as to the potential trees and who is responsible for them.

The meeting was adjourned at 8:50 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>