

Water's Edge Townhouse Association
3561 Waterway Drive
Montclair, VA 22026
<http://www.pwcweb.com/weta/>

Thursday, February 19, 2004

<u>Board</u>	<u>Attendance</u>
Peggy Hudson, President	Present
Jim Motley, Vice President	Present
Judy Uhrmacher, Treasurer	Absent
Austin Carroll, Secretary	Present
Tom Kuhl, Member at Large	Present
Jeff Brewer, Member at Large	Present
Alice Chitwood, Member at Large	Present
Member at Large	vacant
Residents Present:	none

The Board meeting commenced at 7:40 pm. Meeting minutes from 19NOV03 were reviewed and approved. WETA meeting of 15JAN04 did not take place due to insufficient attendees.

Treasurer's Report: Judy was not in attendance and there was no discussion of the treasury.

Road Maintenance: Austin is coordinating with Asphalt Restoration on getting further cost estimates to continue restoration efforts with failing pavement throughout the community.

Tree stump removal and tree trimming: American Arbor completed the dead tree cutting and tree trimming, but is waiting for dry weather to remove stumps in the community.

Common Grounds Maintenance: Environmental Services out of Dumfries cleaned the curb inlet at the bottom Streamside Ct on 15JAN04 and will bill WETA for their services, approx \$600. GrassMasters maintenance contract was signed and Peggy will send out signed copies for GrassMasters to sign and return for our file. Additional work to - restore the gravel drive on Streamside Ct to the boat racks; restoration of the walking path along the water's edge; filling the ponding areas near the boat racks on Spring Branch Blvd (SSB); and planting of a tree in front of 5258 SSB, for the proposed amount of \$8925.00 was approved. Peggy will fax them a signed copy of their proposal to get the work started. Tom discussed concerns over common ground trees that have grown up behind many houses and now extend into backyards. He will inspect these areas once the leaves start budding in the spring to see if any dead trees need to be cut down and dropped into the common areas. Trimming of trees common area trees are currently left up to individual residents to get accomplished.

Reserve Study: Ben Ginnetti has been given initial document to start the study update. Peggy will send Austin what she sent him. Based on the progress of restoration in the community, Austin indicated he is now in a better position to pass onto Ben the work that was accomplished and meet with him to discuss future requirements related to common grounds repairs.

Towing: Peggy obtained a signed copy of a towing contract with Dominion Towing signed by Angelique. Concerns over commercial vehicles and leaking vehicles were discussed. WETA Board will respond to complaints made by residents related to abuse of visitor space usage.

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Commercial vehicles will be towed out of the community even if they are parked in resident designated spaces.

Architectural Standards: Concerns over community wide abuse of conforming to original building standards like non-matching colors used on roofs, paint colors use on doors, and alike were discussed. WETA sent MPOA a letter requesting ARC not approve or give any WETA residents PIR variances without obtaining approval from the WETA Board. Further Peggy will resend by email recommendations for additional WETA architectural guidelines (restrictions) for review and comment. MPOA Board is interested in receiving our guidelines and indicated a willingness to amend them into their architectural guidelines.

Next meeting scheduled for 18Mar04. At 9:15 pm, this meeting was adjourned.

Austin Carroll
WETA Secretary