

## Water's Edge Townhouse Association

3561 Waterway Drive  
Montclair, VA 22025  
www.WETAatMontclair.com  
Saturday, November 18, 2006

### Board

Peggy Hudson, President  
Patti Young, Vice President  
Judy Uhrmacher, Treasurer  
Jeff Brewer, Secretary  
Sheryl Shamer

### Attendance

Present  
Present  
Present  
Present  
Absent

The Board meeting came to order at 8:30 am. Minutes from the October meeting were approved.

Numbers have been painted on the recently-repaired parking spaces at the bottom of Inlet Place, completing this project.

Forebay dredging. Austin Carroll sent pictures of the initial work to Peggy, who will stay in touch with Austin on this project.

Tree trimming and removal. Peggy met with a new tree service and surveyed the community. The owner, a Montclair resident, inspected several trees for possible removal. The service will provide us an estimate for additional tree trimming and removal.

Grass Masters contract. The board reviewed and approved the contract. Among several provisions within the contract the board agreed: We will not mulch trees next year (this should be done every other year); will specify that mulching will be done in the "saucer method" around trees in next year's contract; and that we will include cleaning the areas around, and inputs of storm drains.

Exposed pipes in walkway on Inlet. Peggy will contact Grass Masters to find out if they have surveyed the area and come up with any possible solutions.

Jeff will add the WETA contact number to the national do-not-call registry.

Snow removal. Peggy checked with MPOA last month on the status of their snow removal contract, but MPOA had not yet dealt with the issue. Peggy will contact them again this month.

Leaves in common area. Peggy's note about leaf removal in the flyers she passed out at the end of Inlet Place seems to have helped, and a note will be included in the letter included in the December association fee bill.

WETA's website address was finally corrected on the MPOA website and in the latest copy of the Montclairion.

The board has become aware of a resident on Inlet Place who has made several property improvements of concern. A park bench in the common area near the resident's home. The lawn, possibly extending into the common area has been "ripped up" and re-sown. A corrugated draining pipe was installed under the lawn and extends into the common area. The resident has rebuild a fence enclosing the back yard and appears to have increased the perimeter of the fence significantly. There is concern that the fence extends beyond the resident's property into the common area. Board members will check the community plots to see if a violation has occurred. Peggy will draft a letter to the resident stating that the park bench must be removed from the common area by the resident or it will be removed by the board.

The board agreed to raise the association dues \$25 this year to cover the increasing cost of tree maintenance and increases in the cost of asphalt (linked to the cost of oil) increasing the cost of repaving the community in the future.

December letter. Jeff will draft the letter to be included with the association fee bills going out in December, and email it to board members for revisions. The letter will include a reminder to residents to not rake leaves into the common area; that dumping in the common areas is illegal and has cost residents \$7K over the past two years; and an appeal for residents to join the board.

The board agreed to hold a December meeting (we have not in past years) to discuss the budget and management of WETA funds in detail.

The board voted Patti Young to fill the position of Vice President.

The board discussed funding leaf removal in the community. Residents have traditionally been responsible for removing and disposing leaves on their property and around their parking areas. However, in recent years residents have been increasingly dumping their leaves in the street and in common areas, and have expressed interest in having WETA pay for leaf removal. Peggy will obtain estimates from Grass Masters.

The meeting was adjourned at approximately 10:00 am.

Jeff Brewer  
WETA Secretary