

Water's Edge Townhouse Association

3561 Waterway Drive
Montclair, VA 22025
www.WETAatMontclair.com
Thursday, February 15, 2007

Board

Peggy Hudson, President
Patti Young, Vice President
Judy Uhrmacher, Treasurer
Jeff Brewer, Secretary
Jonnita Young, Member at Large

Attendance

Present
Present
Absent
Present
Absent

The Board meeting came to order at 7:40 pm. Minutes from the January meeting were approved.

Forebay dredging. None of the board members have been back to inspect the dredging site since the last meeting and there was no other information to report.

Tree work. A vehicle apparently knocked down the crosswalk sign and partially took out a large branch on a nearby tree. Peggy contacted the contractor we used for the most recent tree trimming and removal and he took care of the fallen tree for no charge. Peggy made arrangements with this contractor to be on-call for emergency work. Peggy will update the point-of-contact list.

French drain. As the contractor started work he discovered the culvert was packed with debris. The contractor cleaned out the culvert and advised Peggy that the cleaning of the culvert may fix the drainage problem. The contractor will wait for us to advise whether further work is necessary. Board members will monitor the area over the next few rainfalls.

Cleaning leaves from curbside culverts. Grassmasters misunderstood our request for them to clean leaves out of the culverts and cleaned leaves from all gutter areas. They agreed to bill us only for cleaning out the culverts. Board members and all residents are encouraged to clean leaves and debris from in front of the culverts as necessary to avoid huge buildups and blockages. The culverts at the bottom of Inlet and Streamside seem to need the most care.

The bridge. Peggy notified the contractor (by phone and with a follow-up email) that payment for the bridge would not be made until the footers were corrected to conform to the specifications in the contract. despite the contractor's offer to deduct \$500 to compensate for the substandard work. The contractor was instructed to not perform any additional work without a board member being present. No new estimates have been received from any other contractors.

Peggy advised there were have been four phone calls to the WETA voice mailbox complaining about snow removal. The board discussed their observations of snow removal throughout the community and concluded that while there is always room for improvement in terms of how quickly, often and well the roads are plowed and treated, service has been acceptable so far.

Parking regulations. The board again discussed the need to update the parking regulations. Jeff will make two modification to the copy on the website to bring them up to date. Patti and Jeff will draft a new copy of the regulations and bring them to the next meeting for board recommendations and/or approval. The board agreed that the new regulations ought to be written in a more casual, narrative style that will be easier for residents to read and understand.

A resident contacted Peggy concerning a tree in the common area that had fallen on the resident's back fence. Peggy met with the resident and inspected the area. Peggy reports that the tree appears to have knocked down other small trees and branches and this debris was pushed up against the resident's fence. Peggy advised that she could not determine whether the tree had fallen from WETA common area, MPOA common area or an MPOA resident's property. Regardless of where the tree originated, the

resident was advised that damage from falling trees is considered an “act of God” for which WETA can not be held responsible.

The meeting was adjourned at approximately 8:20 pm.

Jeff Brewer
WETA Secretary