

## Water's Edge Townhouse Association

3561 Waterway Drive  
Montclair, VA 22025  
www.WETAatMontclair.com  
Thursday, May 17, 2007

### Board

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

### Attendance

Present  
Present  
Present  
Present  
Present

The Board meeting came to order at 7:30 pm.

Grassmasters has not yet submitted an estimate for a solution to the erosion problem on the small hill area on Inlet.

Forebay dredging. Peggy reports that the grading problem will still require more work but that there appear to be geese nesting in the area, which may prevent work in the near future. In a related matter, the HOA that former WETA board member Austin Carroll belongs to is planning the installation of a "Speed Hump" sign on WETA property near the dredging area. Mr. Carroll contacted Peggy and it was agreed that there would be no problem installing the sign, but that the WETA board should be involved in its placement.

No change in status on the bridge. We have not completely paid the contractor for the bridge as they did not install it per the original contract which required footers which weren't visible and probably weren't installed (or were not properly installed.....below the frost line) given where the bridge posts were set. When Peggy discussed our issues on the work with their representative, she also mentioned that the bridge was too low and asked how much it would cost to raise the bridge (put longer posts in and set the bridge higher) at the same time they were installing the footers. She also told them that they were not to do any work without a WETA rep on site due to our lack of confidence in their work. They sent an unbelievably high estimate to raise the bridge (in Jan)....which also included costs to do the footer work they hadn't done. They haven't contacted us since.

Judy has completed the paperwork required for the annual re-registration of Water's Edge with the state.

The board discussed the reports of a "problem resident" on Beachwater Court. The resident of an adjoining property sent a letter to the (non-resident) homeowner complaining of violations, rude behavior and a van that hadn't moved. WETA, MPOA and Dumfries District Supervisor Caddigan were sent copies. MPOA contacted Peggy to see if WETA had had any previous complaints on the property....which we had about a year earlier. Since the earlier complaint was also violation related, it was forwarded to MPOA for action/resolution at that time. Peggy visited the property and confirmed that it had issues....but they were all outside of WETA's authority. The van appeared to have current tags, appeared to be drivable and was legally parked. There is no WETA requirement that it had to move so WETA had no basis for removing it from the community. There was not a PWC county sticker which Peggy suggested to Caddigan that she address.

The board was contacted by an MPOA (but not WETA) resident on Willow Court who has identified a dead pine, 30-40 feet tall that could come down on their property. The resident believes the tree is on WETA common grounds, but members of the board were unable to determine this with any certainty. Removing this tree will be costly and the board voted to hire a surveyor to determine WETA area and who will also survey a property on Inlet Place to determine whether the resident's fence and front lawn extend into WETA common area.

A complaint was received that trash remains in a section of WETA common area from which a discarded toilet was removed by one of the board members recently. Jeff will check out the area and either clean it up or report back to the board on the extent of the cleanup effort required.

The board discussed the brief appearance of a storage pod in a visitor parking spot recently. The board discussed whether the pod could be considered a commercial vehicle and therefore not allowed to be "parked" overnight in the community. The board clearly felt that placing a pod in a visitor space was clearly inappropriate.

As the use of these pods seems to be becoming more common, the board will need to form a policy, probably an addition to the parking regulations, regarding their use.

Judy reports that she recently was made aware that three homes on Water's Edge Court have been "deeded" to the South Lake HOA for some sort of failure of the residents to pay pool use dues. There was some concern that this may have imparted some sort of property administration rights to the South Lake HOA. But after some discussion it was decided that we did not have enough information about what the precise legal situation is or how it impacts WETA. Judy will investigate the matter further and report back.

Dues Collections. Judy reports that there are approximately 20 outstanding accounts and of those approximately half have not responded. Tagging and towing will begin this month.

Trash collection customer list. A board member reported that MPOA has approached American (trash company) and they are willing to provide a customer list, but have not yet done so.

Judy reports that one of the CD's is coming due. She will shop around to determine whether we should "roll it over" or invest in a new CD.

36 annual meeting ballots were received and counted at the meeting.

- Peggy Hudson received 30 votes and will continue to serve as President
- Patti Young received 31 vote and will continue to serve as Vice President
- Judy Uhrmacher received 31 votes and will continue to serve as Treasurer
- Jeff Brewer received 31 votes and will continue to serve as Secretary
- Jonnita Young received 30 votes and will continue to serve as a member at large
- Six other residents received write-in votes and will be contacted about serving on the board

Jeff will send letters to the six write-in recipients informing them of their votes and inviting them to the next meeting to discuss becoming board members.

The meeting was adjourned at approximately 8:30 pm.

Jeff Brewer  
WETA Secretary