

Water's Edge Townhouse Association

3561 Waterway Drive
Montclair, VA 22025
www.WETAatMontclair.com
Thursday, August 16, 2007

Board

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

Attendance

Present
Absent
Present
Present
Absent

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

Minutes for the July meeting were approved.

Old Business

Forebay dredging. Judy reports that dredging byproducts (mud/silt) will be removed through West Beach and not WETA common area. The equipment is too large to operate in WETA.

Speed Hump Sign. No change in status.

Erosion problem on Inlet. Peggy requested a quote, twice, from Grassmasters for using Gold Mound Spirea as a the plant to use in the erosion area. Grassmasters has not yet responded.

Trash collection customer list. Peggy has received copies of the list which contains approximately 210 customers in WETA (out of 258 homes total). She will prepare two letters, one for owners and one for non-owner residents.

No further action has occurred with respect to the "problem resident" on Beachwater Court. The board agreed to drop this as a continuing issue but will revisit if necessary in the future.

Inlet Place Properties on Common Area. The lawyer sent letters dated July 24th to the three homeowners with fences/yards extending into WETA common area. This puts the deadline for homeowner action at August 24th; however, no action has occurred to date.

Tree Removal. No action yet taken on the tree between Inlet Place and Willow Oak Court that needs to be removed. The tree needs to be marked and the removal contracted.

Storage Pod Issue. Out to the attorney for an opinion on legal implications regarding storage pods in the community.

Homeowner Fee Collections. No change in status.

The HAL Bridge. Out to the attorney for an opinion on our obligation to pay for work improperly completed.

Inlet/Willow Oak Court Bridge. Out to the attorney for action.

Mail Box Pedestal Washing/Painting. On hold.

Visitor Parking, Speed Hump & Stop Bar Painting. Peggy will send the number of visitor spots to Jonita so that she can get estimates.

Email Spam Problem from the Web Site. No spam-email has been received since modifications were made to the website. Closed.

Funds were transferred from the general account to Roads/Restricted Reserves. Closed.

New Business

Peggy met with the attorneys and will have them take care of sending the appropriate notices regarding the bridge between Inlet Place and Willow Oak Court. They will also review the HAL bridge issue and determine what our response should be to the contractor and look at the issue of storage pods in the community.

Playground on Streamside Court. Several residents of Streamside Court have contacted the board over the past few weeks with concerns over large numbers of teenagers hanging out in the playground after dark. Playground fixtures are being damaged and the group has been loud and boisterous. MPOA security and the Prince William Police have been contacted on numerous occasions and the police have responded to disperse the crowd. Residents are encouraged to continue contacting security and the police whenever necessary.

Damage to the playground includes the removal of two large plastic barriers used to contain the playground's mulch. The barriers are held in place with spikes that have been removed and are missing. Peggy has taken the barriers to her house for storage until new spikes can be procured and the barriers reinstalled.

The board agreed to install a sign stating that the playground is closed after dark. Similar signs have been installed at the entrances to the boat ramps. The park needs to be resurveyed to determine the best location for a sign.

The meeting was adjourned at approximately 8:20 pm.

Jeff Brewer
WETA Secretary