

## Water's Edge Townhouse Association

3561 Waterway Drive  
Montclair, VA 22025  
www.WETAatMontclair.com  
Thursday, April 17, 2008

### Board

Judy Uhrmacher, President  
Carlton Conley, Vice President  
Debbie Hart, Treasurer  
Jeff Brewer, Secretary  
Celso Berrios, Member at Large  
Peter Uhrmacher, Member at Large  
Christopher Waller, Member at Large

### Attendance

Present  
Absent  
Present  
Present  
Present  
Present  
Absent

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

Minutes for the March, 2008 meeting were approved.

### Old Business

Inlet Place Properties on Common Area. No other change in status.

Tree Removal. Peter has been our surveying the trees in question and has been trying to contact the tree service.

Streamside Boat Ramp Soil Restoration. Judy, Peter and Jeff inspected the entire water's edge including the Streamside boat ramp area and noted several discrepancies:

- Gravel needs to be applied to several perpetually-muddy areas along the footpath
- Several manhole covers were not properly secured
- A tree has fallen across the footpath between the boat ramps and needs to be removed
- A tree has fallen across the Springbranch access road and needs to be removed
- Debris in the water at the boat ramps needs to be removed
- Soil restoration is required at the boat ramps to prevent further erosion
- Trash needs to be removed from the entire waterfront area.

Judy, Peter and any available board members will meet with Grassmasters on Saturday morning and describe the work to be done.

Peter has contacted VDOT and the Prince William County Service Authority (PWCSA) about the manholes. They indicated they would fix the problem with the 4 sewer and 3 storm drain covers at the waters edge.

Broken Sewer Line Issue. The attorney has advised us that we are not liable for this damage. We will ask the attorney to write a response directly to the homeowner.

Grass damage due to leaf cover. The areas will be inspected during the Grassmasters walkthrough on Saturday.

Road striping. Judy obtained two quotes with a huge difference in price. Judy will obtain one additional quote and report back.

CPA for annual review. (Sorry, can't remember the status of this)

Spring cleanup. Debbie's made a great flyer and the information has been posted to the website. Debbie and Judy will procure trash bags, garden tools, cleaning supplies, etc. Debbie found out that we can run a quarter page ad for free in the Montclairion each month and will put an ad in for this event.

### Treasurer's Report

Signature cards at Chevy Chase have been updated with Debbie's signature and the CD that had matured was rolled over.

A CD was purchased at Suntrust.

### New Business

An auto accident caused landscaping damage at the top of Inlet Place. Damage included the destruction of a 13 year old tulip tree. Judy contacted the responsible parties and let them know they would need to pay to have the tree replaced and the landscaping repaired.

When researching the manhole issue, Peter contacted Charles Martin from PWCSA who indicated that PWCSA was interested in running a new section of water main parallel to a sewer line that runs beneath Lake Montclair.

The annual letter is due ASAP. Jeff will work on the draft and get it to the accountant.

Several board members reported that a fire had occurred in the woods behind the playground on Springbranch. The fire department was dispatched to put it out, and reports were received that damage was fairly extensive.

The board adjourned at approximately 8:30 PM.

Jeff Brewer  
WETA Secretary