



AT MONTCLAIR

3561 Waterway Drive, Montclair, VA 22025

www.wetaatmontclair.com

Board of Directors Meeting

Thursday, March 19, 2009

Minutes

Attendees

Judy Uhrmacher, President
Calrton Conley, Vice President
Debbie Hart, Treasurer
Charles (Tony) Blevins, Director
Muriel Garr, Director
Peter Uhrmacher, Director

Proxies

Chris Waller (delegated to Debbie Hart)

The Board of Directors of the Waters Edge Townhome Association met for its regularly scheduled meeting on Thursday, March 19, 2009. The meeting was called to order to at 7:30pm with a quorum present.

Homeowners Forum

Old Business

Minutes

Minutes from the February 19, 2009 were reviewed and approved pending changes.

Collections/Legal

As of 12/31 there was \$4,333 in total collections for twenty (20) properties. For properties delinquent 60 or more days tagging will begin. Followed by a notice then tow.

New Business

Board of Directors

The following actions were taken regarding the Waters Edge THA Board of Directors

- Judy Uhrmacher nominated Muriel Garr for Secretary. A second was received by Charles Blevins.

Community Service

The board agreed that projects will be reviewed and accepted on a case by case basis. Parents will be required to sign a volunteer liability waiver. Judy will speak with the Boy Scouts and Cub Scouts to address clean up around the lake front area and green projects. Judy reminded the board of the waterfronts protection under the Clean Water Act.

HOA Classes

Individuals interested in attending the classes at NOVA were reminded that the registration deadline was March 27. Fees associated with the course are reimbursable by the board.

Saturday April 18 Laws 1918 - 01W HOA Law Basic

Saturday April 26 Laws 1919 -01W HOA Law Advanced

Newsletter to Realtors

Judy and Debbie have consented to work on a marketing document for the realtor community. It's important that we work on branding the Waters Edge Community and highlight the various waterfront properties and beach areas.

Community Building Access

The board was advised of changes in MPOA staffing which impact access to the community center. Going forward the access to the center will be restricted to normal business hours. MPOA will provide each association with an access card and security code for the building.

Treasurer's Report

The bank statements were provided to the accountant. An updated financial statement should be available by the April meeting.

Common Grounds Report

Special attention should be given to the upcoming spring inspection and the new guidelines. These guidelines will be strictly enforced.

Article 5, Section 4.7 (1) (See attached)

WETA Signage

Assemblage near completion. PRI will be submitted for approval. There are two signs. One will be placed at the top of Streamside and one at the top of Inlet.

Grassmasters

According to Ellen at Grassmasters seeding the bare areas would be an additional cost to WETA. A motion to approve the additional cost was submitted by Judy and seconded by Peter. With no objections the motion

was approved.

The board was advised that the pre emergent application will be limited to certain areas.

Trees

Trees at the following locations were noted for attention

15232 Streamside
Water's Edge & Beach Water Ct.
15320 Inlet Place.

Peter will work with Treebark Tree Service to address this matter.

Roads Report

Carlton will follow-up on the roads estimate. Judy reminded Carlton that WETA does not have the space to clear out the neighborhood or close the streets for the road project. This could impact pricing. The speed bumps also need to be replaced.

Parking Report

Continuing to have sporadic fire lane violations. We need to remind residents of the importance of keeping the fire lanes clear at all times.

Dominion Towing

Dominion was recently in the news for overcharging customers for towing. Residents with questions regarding this matter should be directed to Dominion.

Other

Pete and Judy will be out of the country from April 4 -10th. Carlton will be responsible for the voice mail during their absence.

With no other business, the meeting was adjourned at 8:50pm.

Submitted by: Muriel Garr

Water's Edge Townhome Association News

Reminder: Amendments to the Community Guidelines

Amended October 8, 2008

Article 5, Section 4.7 (1)

Decorative Objects

- 1. For Water's Edge Townhome Association:** Decorative objects are limited to a total of 2 objects in the front of any property – 1 hanging object, and 1 sign
- 2. (i.e. welcome sign or family name).** Hanging objects are limited to wind chimes and flags (American or other national flags). Up to 3 planters (non-hanging) with appropriate living plants are also permitted. Prohibited objects include but are not limited to statues, swans, flamingos, ducks, windmills, deer, birdbaths, storage benches made of plastic, wood, metal, stone or other material and lights other than the front door light and walkway landscape lights. Decorative objects are prohibited in side yards.

Please abide by these guidelines to your property. There will be an upcoming Spring inspection by an MPOA Covenants Officer. Let's all make our properties lovely within these new guidelines.