



Waters Edge

AT MONTCLAIR

3561 Waterway Drive, Montclair, VA 22025

www.wetaatmontcalir.com

Board of Directors Meeting

Thursday, April 16, 2009

Minutes

Attendees

Charles Blevins, Director
Chris Waller, Director
Judith Uhrmacher, President
Debbi Hart, Treasurer
Muriel Garr, Secretary
Carlton Conley, Director

Guest

Judy Sweet, Owner Gold Star Specialty and American Asphalt

Proxy

Peter Uhrmacher (delegated to Debbie Hart)

The Board of Directors of the Waters Edge Townhome Association met for its regularly scheduled meeting on Thursday, April 16, 2009. The meeting was called to order at 7:40pm with a quorum present. One proxy was acknowledged.

Guest Presentation

Judy Sweet, Owner
Gold Star Specialty and American Asphalt

In addition to the written quote, Ms. Sweet provided an overview of Gold Star's work plan. Following are some of the highlights

- Primary objective will be to avoid car displacement. After the process cars should be able to park after roughly 10 minutes.
- Life expectancy will be 3-5 years. Additional thought should be put toward seal coating the entire surface area.
- Payment at completion of job.
- Work can begin upon receipt of a signed contract. Quoted amount will be billed amount. No change orders. Price per linear foot (26,650) is roughly

- .73 cents.
- Unit pricing for concrete work if homeowners are interested.
 - References will be provided.
 - An estimate will be provided for the replacement of the speed bumps

703.583.1111 American Asphalt & Concrete contact number

Old Business

Minutes

Minutes from the March 19, 2009 were reviewed and approved as presented.

Treasurer Report

Official financial report not available. Overview of available funds:

Roads Account: \$60,000

Certificates of Deposit: \$5,000 (restricted)

General Operating: Approx. \$57,000

The annual report from the State of Virginia was received. The previous secretary (Jeff) was removed and Muriel Garr added.

Collections

Payment received for two (2) of the aged receivables (past due Waters Edge HOA assessments). Currently 5 properties remain with outstanding assessments representing roughly \$1,000.

Community Service

Judy Uhrmacher supervised one student who engaged in a Waters Edge community service project.

Student Name: N/A

Total Hours: 15 hours

Volunteer Activity: Trash Pick-up

Northern Virginia Community College HOA Classes

Members of the board will not be attending the upcoming courses.

Realtor Newsletter

Debbi is finalizing the newsletter for distribution.

Community Building Access

Judy has rec'vd the access card and access rules for instructions. Every board receives a card with instructions for usage. The building is no longer available

for rental usage after hours.

Common Grounds Report

The seeding of the bare areas is complete and some bare areas were mulched for erosion controls. Mulched 7 islands and the area across from the Waters Edge sign. The seeding was complete today. The cost was less than \$1,000 (Less than the anticipated cost of \$2,000)

Tree Removal

No report

Roads Report

In addition to the estimate received from Gold Star, an additional estimate was received from Dan Constantino. In addition Judy has a proposal from an unnamed company. Carlton will follow-up on proposal to include proposal Judy has. Both companies will have the opportunity to present at the next meeting.

New Business

Annual Meeting

The annual meeting of the Water Edge Townhome Association is scheduled for May. The slate of officers needs to be mailed to all residents. Currently there is one vacant seat.

Annual Property Inspections

Inspections will start next week. Homeowners should be advised.

With no other business the meeting adjourned @ 8:57pm Debbie

Presented by: Muriel Garr



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WETA Board Meeting

Proxy

I am unable to attend the Board Meeting scheduled for

April 16, 2009

and would like appoint the following Board Member to vote for me in any discussions

that may take place at this meeting:

Judy Uhrmacher

Carlton Conley

Debbie Hart

Jeff Brewer

Celso Berrios

Chris Waller

Peter Uhrmacher

Muriel Garr

Thank you.

Peter Uhrmacher
Board Member

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. Their will be an upcoming Spring inspection by an MPOA Covenants Officer. Lets all make our properties lovely within these new guidelines.

PROPOSAL

April 2, 2009

Waters Edge Townhouse Association
15307 Inlet Place
Montclair, VA 22026

Attn: Judith Uhrmacher

RE: Inlet Place
Stream Side Court
Waters Edge Court
Spring Branch
Beachwater Court

SCOPE OF WORK – Hot Pour Crackfill

Clean roadway and parking areas of dirt and debris using power blowers –
Machine rout all cracks to remove grass and dirt for proper adhesion –
Heat crackfill to 450 degrees –
Install crackfill material to all cracks, double install for deep cracks –
Install crackfill along patch seam lines –

Inlet Place	\$ 4,403
Stream Side Court	\$ 4,110
Waters Edge Court	\$ 1,058
Spring Branch	\$ 7,651
Beachwater Court	\$ 2,220

*Judy Sweet, Owner
resident of PWC*

April 10, 2009

Wateredge Townhouse HOA
Dumfries, VA 22025
Fax:

RE: Crack filling of asphalt at the above address.

Dear Carlton Conley,

Below is a cost analysis for the asphalt maintenance of your parking areas as requested by your organization.

Specifications: Most materials used in the work described below are detailed in the accompanying manufacturer specification sheets.

CLASS A CONTRACTOR LICENSE #: 2705049804A

- 1. Crack Filling:** Isolated cracks greater than ¼ inch wide will be filled with *Spec+Plus* hot pour crack filler prior to sealcoating. Cracks will be reasonably cleaned as necessary to remove dirt and debris that may impede the curing of the crack filler. We measured approx. 23,825 total linear feet.

Springbranch Blvd Cost: \$4,416.00

Waters Edge Ter Cost: \$864.00

Beachwater Ct Cost: \$864.00

Stream Side Ct Cost: \$2,592.00

Inlet Pl Cost: \$2,700.00

Note: Areas of myriad cracking (numerous shallow cracks running together) will not be pre-filled; however they will be sealed water-tight.

Total Project Cost: \$11,436.00

(33% due upon ratification)

This proposal may be withdrawn if not accepted within 30days.

All material guaranteed as specified. All work will be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon clear written or verbal orders, and will become an extra charge above and beyond the written estimate. We can not be responsible for underground water or springs, or unsatisfactory sub-base conditions. All agreements are contingent upon weather, accidents, or other delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Collegiate Sealers is fully insured and employees are fully covered by Workman's Compensation Insurance. We are not responsible for damage to the seal coating done by vehicle or foot traffic prior to 24 hours after completion.

Payment in full is due upon completion of contracted work. A two percent per month service charge will be applied to all accounts receivable 30 days from billing date. It is further agreed that in the event this matter is referred to an attorney for collection, there will be additional charges for all cost of collection, including reasonable attorney fees, court costs, and interest. Should a subsequent visit be necessary (e.g. touch up sealant affected by rain) payment should not be delayed. All scheduled contracts are subject to a 7.5% service charge for postponement less than 48 hours before the work is scheduled to begin.

Notification to Tenants: *This contractor is not responsible for notifying tenants to remove their vehicle from the parking areas to be treated.* Vehicles remaining in the areas to be treated will be blocked in or the work will be rescheduled for a future date with the addition of the aforementioned postponement fee.

We sincerely look forward to doing business with you. If you have any questions or would like to schedule the project, please call our office at (703) 542-5555.

Sincerely,

Dan Constantino

Dan Constantino
Manager- Commercial Sales
Collegiate Sealers

Acceptance of Proposal: If this proposal is acceptable please sign below and fax this proposal to Collegiate Sealers at (703) 327-6096. We will contact you to schedule the work.

Accepted: _____ **Date:** _____
Authorized Signature



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April 18, 2009

Dear WETA Homeowners,

Each year WETA homeowners vote for their Board of Directors. Please complete the enclosed ballots and **drop them in the mail by Friday, May 8th** so that they arrive in time for the annual Board of Directors meeting on Thursday, May 21st. In order to vote and/or hold a position on the WETA Board of Directors you must be a homeowner in good standing. Write-in nominations are allowed on the enclosed election form.

WETA Board Members Needed.

Several residents have volunteered to serve on the board this year, but we still have one vacant position and we would welcome any additional help on committees and special projects.

The WETA board is a group of up to nine ordinary homeowners who meet for an hour each month to oversee common area maintenance, administer the budget, respond to residents' inquiries and occasionally assist with different projects throughout the month. You don't need any special qualifications or experience to join the board, but you must be a homeowner in good standing.

Common Area Maintenance.

We would like to remind our fellow residents that while we hire a grounds keeping contractor to help us in our common areas, we all share in the responsibility to keep our community clean and attractive. Simple things like picking up litter and leaves in our yards and parking spaces and picking up after our pets make a big difference.

We will be applying asphalt sealer to cracks in our streets. This "striping" is a preventive maintenance task that will help keep our streets in good repair. We will provide further details on the striping when we get closer to having that work done.

Outdoor Activities.

As warmer weather arrives residents are reminded that WETA boat ramps and storage areas and wooded common areas are off limits after dusk. Also please help us keep our children safe by not allowing them to play or skateboard in the street and by observing the community speed limit of 15 MPH.

Parking.

Abuse of the visitor spaces and illegal parking in the community continue to top the list of complaints received by the WETA board each year. Water's Edge provides only two parking spaces per townhome; all other resident vehicles must be parked outside the community. Please respect your neighbors by following the WETA parking guidelines! Also, note that parking along the yellow-striped areas is grounds for immediate towing. Please alert your visitors of this regulation as well.