

Minutes of the PWCA Board Meeting

Thursday, June 20, 2002

Robinson High School

The meeting was called to order at 7:25 PM.

In attendance were:

Jim McHugh – President
George Burgee – Treasurer
Elise Converse – Secretary

Don McBride
Rich Juchnewicz
Heather Villavicencio

Kevin Berry – Environmental Chair
Renata McHugh – Pool Chair

Absent were:

Paul Downey – Vice President
Joanne Biagi

Kristen Cigler

Jim motioned that the May Minutes be formally approved as written; the motion was seconded by Heather and passed unanimously.

Parking Committee:

The Board proceeded to the parking portion of the agenda to accommodate homeowner Jack Woodfine. Mr. Woodfine spoke at length about his parking concerns and noted that he understood and agreed with the need for rules and he is sure that most people, like himself, try their best to follow the letter and spirit of the rule. However, he said there is a van and a car with New Jersey tags that has parked in a visitor space on Malone Court almost continuously since Christmas and that the owner of the vehicle has figured out a legal way to conform to the rule. But, in Mr. Woodfine's opinion, he is not adhering to the spirit or intent of the rule since the end result is a monopoly of the space. He thinks this is unfair since this particular space constitutes 25% of the guest parking at his end of Malone Court. Mr. Woodfine made the suggestion that the Board limit the number of warnings given on a particular violation before a tow is performed. This way, he believes, the owner of the vehicle cannot continue to monopolize the space merely by turning his car around when notified that it had not been moved for the maximum amount of time allowed. He suggested that the Board give two warnings in 60 days and then subject the car to towing unless the car vacated the space for at least 48 hours.

Jim McHugh said he spoke with the owner of the vehicle and that he is a renter – in fact he rents only a room. He has two cars and remains a legal resident of New Jersey and his vehicles are all legally registered in New Jersey. Jim said he agrees that the spirit of the rule is being violated, but pointed out that the person in question is complying with the letter of the rule. Jim further stated that he enforces everything that he can.

Mr. Woodfine said that he and his neighbors are all frustrated with the situation and pointed out that there is plenty of parking for the renter on Roberts Road. He also stated that he canvassed the neighborhood and presented a petition to the BOD stating that all his neighbors resent the resident monopolizing the visitor space.

Jim said he doesn't disagree with Mr. Woodfine's opinion, but pointed out that it is hard to come up with a solution that doesn't also hurt other homeowners. He did agree to brainstorm the situation with the Board in order to find a solution that works for all spaces. A point was made about getting parking stickers for the community and Jim stated that the community has made it clear it does not wish to go that route. Mr. Woodfine said he understood the difficulty but stated that it is up to the Board to defend homeowner's rights. With that, he thanked the Board for their time; the Board thanked Mr. Woodfine for his interest in the community.

Homeowner concern:

Next, the Board digressed to financial matters to accommodate a homeowner. The homeowner objected to the strong letter he received about his dues being in arrears. He wondered why the Board could not make a phone call before sending such a harsh letter. Don McBride pointed out that the letter is not intentionally harsh, but that by law, there are certain statements that the letter had to contain in order to comply with the law.

Jim McHugh pointed out to the homeowner that he had received several reminders about his late homeowners dues prior to the letter being sent from the attorney's office and that homeowners are automatically referred to the attorney when they become two quarters in arrears. He pointed out that it is important that the Association be able to pay their bills on time and that in order to do that, the Association needed to receive all dues in a timely manner. The homeowner made the point that he responded immediately to the attorney's letter and said that he wished there were gradual steps taken before things got to that point. The Board and Jim pointed out that he received more than one notice from the management company concerning his delinquent account prior to referring his account to the attorney. The Board thanked the homeowner for coming and presenting his point of view to the board.

Pool Committee:

It was noted by the Pool Chair, Renata McHugh, that the pool house was painted and that the new doors were installed but that they still needed to be painted. Renata reviewed the pool financial statement, which is attached to these minutes.

Renata noted that the pool chairs were cleaned and looking better. She also noted that at the end of the season the Board should look at the possibility of restrapping some chairs and replacing some umbrellas. She also recommended that 4 new trash cans be purchased for the pool.

There was some discussion about what to do with the pool cover. It was noted that we needed to look for a watertight chest of some sort to containerize the pool cover during the season.

Renata said that things were on schedule for the pool party but that she needed volunteers to service food, to help set up and to clean up. She said flyers regarding the pool party were ready for distribution.

There was discussion about the pole lights surrounding the pool area and the need to have them repaired at a cost of \$1,830. **Jim motioned that the amount be approved, Heather seconded it and the motion passed unanimously.**

Treasurer's Report:

George Burgee reported that all names were corrected on the electric bills and that he will monitor the phone bill at the pool over the summer. He noted that the electric bills went up as a result of the pool being opened.

The Board discussed the amount of money held in its money market account and decided, if it could get 3%, to put \$75,000 in a CD for a year. **A motion was made by Jim on this; it was seconded by Heather and passed unanimously.**

Architectural Control:

Rich reported that ½ of the reinspections were completed and mailed and that the rest would be finished June 21, 2002.

Communications:

Heather said the next newsletter would be at the end of summer.

Community Watch:

George Burgee wondered why this continued to be on the agenda since not much was moving on it due to lack of community participation. **Jim made a motion to dissolve the Community Watch Committee; nobody seconded the motion. Motion denied.** The Board decided to discuss the continuation of this committee only when the Chair (Paul Downey) was in attendance.

Streets and Sidewalks:

Jim stated that our street contractor said the paint spilled on our asphalt would just wear off. He also said that Fairfax paving recommended a speed bump 48" wide and 4" high in order to slow down traffic. The cost to install new speed bumps would be \$500, to remove an existing speed bump and replace it with a new style would be \$670 and it would be \$300 to simply remove a speed bump and repair the street where it had been. Jim requested that the Board put thought into what it wanted to do with the speed bumps to discuss it at the next meeting.

Jim also had bids on the installation of a new trail at the pool (near fence) - \$1,500 and from the playground to the pool bridge - \$5,000.. He also stated that a concrete walk at the pool fence would be \$6,120 and the distance from the end of the fence to the handicapped ramp would be an additional \$2,000. No action was taken on the bids. Rich said he would contact the contractor who repaired the Roberts Road path. Jim also noted that he is awaiting a bid on various trip hazards throughout the community from the concrete contractor.

The flagpole for the entrance is in and Rich and Jim will work on the pole installation with the goal to be to fly the flag for the first time July 4, 2002.

Entrance Sign:

Don stated we are awaiting final approval on the building permit and that after one more meeting for the sign, we should be good to go on the installation.

Environmental:

It was noted that JL Tree service advised that the tree at 4818 Treasure Court is in OK shape and there is no need to remove it.

The Board discussed the heavily trimmed bushes at 4801 Carriagepark Court. **Rich motioned to table the issue for 60 days to see if the bushes sprout back to life, Jim seconded it and the motion passed unanimously.**

Kevin noted that with the exception of one stump removal, the spring work on trees is all completed.

The Board voted to remove a trash fine from a homeowner's account as her son was in the hospital on the day in question. Jim motioned to remove the fine, George seconded it. Yes votes were: George, Jim, Heather, Rich and Elise. Don McBride abstained. Jim also motioned to remove a trash violation fine from a homeowner's account on Malone Court as he had taken in the wrong recycling bin on time and had no idea one was left with his address on it in the common area. Again, the ayes were George, Jim, Heather, Rich and Elise. Don McBride abstained. The motion passed.

Jim motioned that the Board approve the landscaping repair (\$5,998) behind the houses on the 4900 block of Carriagepark Road backing up to Braddock Road on the drainage area behind 4900 block of Carriagepark Road in order to eliminate the erosion in that area. He noted that other bids were not possible at this point in time as one contractor was not interested in placing a bid and the other would only visit the property to look at the job if he were paid. Rich seconded the motion and it passed unanimously.

Unfinished Business:

The Board reviewed the letter sent by the BOD to a homeowner to rescind a bill from the account as discussed at the May meeting.

The Board also reviewed a "Thank You" letter to Sharon Bulova for her for her help in getting the pathway at Roberts Road re-surfaced and having the "No Parking Here To Corner" signs installed.

Finally, the Board discussed at length the change in managers assigned by Koger to the Association. Heather stated that she was not happy in that the Board was not consulted prior to making the decision to change managers. Jim stated that he was offered a solution by Koger Management and he took it on the spot and he felt that he had been empowered to do this by the letter the Board all signed and mailed to Judy O'Rourke and Robert Koger at the end of May stating our views on improvements needed in management. Jim was offended by the animosity of the BOD concerning the outcome of the situation. He pointed out that no BOD was this angry when Paul Downey had signed a contract, without BOD approval, extending the contract with Gib-Mor costing the community \$4,500. Jim pointed out that this cost the community nothing and was offered to him on the phone by the owner of the management company. George pointed out that Jim did not initiate the request for a new manager, that he simply accepted a solution offered by Koger in their efforts to correct a problem the Association had with their management. As tempers ran high in this discussion, George pointed out that the Board could not let personal feelings impact Board decisions. Heather stated that personal feelings played no part in her angst and she, in the end, had no problem with the change, but that she did not feel it was a Board decision and should not be expressed as such. Don McBride agreed with Heather, but stated that he did have personal feelings, against Jim, involved in his opinion. **Don McBride walked out prior to an official ending. Jim motioned that the meeting end at 9:20 PM, Elise seconded the motion and the remaining Board members adjourned the meeting unanimously.**