

PWCA
Board of Directors Meeting
Tuesday, April 8, 2003
Robinson Secondary School, Room 508

The meeting was called to order at 7:03pm.

In attendance were:

Rich Juchnewicz-President	Steve Lubore
Kristen Cigler-Vice President	Don McBride
Heather Villavicencio-Secretary	Brigette Peterson
George Burgee – Treasurer	

Absent: Susan Diamantes

Also in attendance:

Howell Thomas, Koger Management Company
Renata McHugh, Pool Chair

President's Report:

Rich discussed BFI and the lack of service we have been receiving as far as the trash guys picking up the loose trash or forgetting to pick up bags altogether. Howell will talk to BFI rep about service problems. Rich also discussed the spring ACC inspections—Howell is going to compare this year's violations to last year's violations to make sure nothing has been missed. A discussion followed about the Atlantic Pool and Professional Grounds contracts. Rich motioned to approve Professional Grounds' proposal to clean the streets. George seconded the motion and it passed unanimously.

Treasurer's Report

The assessments went out again with April 30th as the late date. Howell will look into having the date changed to the 10th. George also wanted to know the dates of service on the snow plow bills so that we can compare the snow storm dates to the dates of service on the bills. The snow plowing this year has gone over budget in the amount of \$6090. Howell informed the BOD that the front entrance light at Carriagepark Rd. is working for now. George gave Howell the information about the CDs.

Environmental

The BOD reviewed trash violations. Kristen reported that the tree was removed at Roberts Road. Kevin is scheduled to walk through the community with JL Tree Service this spring.

Pool

Renata informed the Board that the chairs were picked up for restrapping (30 lounge chairs and 25 armchairs). Chairs will also get new skid guards. Renata also ordered the new umbrellas, chairs, and bases for the umbrellas. The cost is around \$7,000 including tax. Renata did not know however, the cost of the delivery. Two baby changing tables have been ordered for \$130/each +shipping and Howell assured her that she would be reimbursed.

The community yard sale is scheduled for May 17th in the pool parking lot. Renata needs approval for ad and flyers to be mailed to residents.

Atlantic Pool also needs approval to repair cracked tiles around the perimeter of the pool. Fairfax County also has mandated that our pool needs a maximum occupancy sign at the entrance of the pool. Atlantic Pool has included the cost of the sign in its proposals. Rich motioned to accept repair proposals (4)—1 sign and 3 repair estimates. Heather seconded it and the vote was unanimous.

Renata will get the supplies—toilet paper, paper towels, tissues, etc.

Rich motioned to accept pool equipment/furniture proposal of \$7,000. Heather seconded it. The ayes were Rich, Steve, Bridgette, Don, and Heather. George and Kristen abstained. The motion carried.

ACC

Rich informed BOD of a homeowner that requested clarification on violation. Rich motioned to extend another homeowner's time frame for repairs from April 1 to May 1. Steve seconded it and the vote and it was unanimous.

Communication

Nothing to report for this committee.

Streets and Sidewalks

Rich and George will set up a meeting with Advanced Towing. Howell will check on the date for the speed-bump repair.

Rich and Bridgette will walk around and inspect the streets for cracks. What is the warranty on the sealant? Howell will check on this.

Don requested an inspection of the light at 4820 Treasure Court. It doesn't seem to be working properly.

Website

Jim McHugh sent statistics—web site hits are up.

Parking

No residents contested any tows this past month. George will look into commercial vehicles parking in the neighborhood overnight.

Management Report

Howell asked for approval to accept Professional Grounds proposal to sweep the streets. George made the motioned to accept the proposal, Kristen seconded it and the vote was unanimous.

New Business

Late fee of \$1.99 was discussed. Questions regarding whether or not this fee should be assessed every month the resident is late. Steve motioned that the Association start enforcing the fine provisions in Article 11 regarding assessments in the by-laws. Rich seconded it and the vote was unanimous.

Kristen motioned to adjourn the meeting at 8:45pm, Heather seconded the motion and the vote was unanimous.