

1 **Wellington Community Association**
2 **Board of Directors Meeting**
3 **Approved Minutes**
4 **August 21, 2007**
5

6 A meeting of the Board of Directors was convened at the Wellington Community Center, located
7 at 9700 Wellington Road, Manassas, VA, 20110.
8

9 **PRESENT**

10 Board Members: Andrew Lopez, Christopher Sims, Bob Porch, Michele Samoy and Chip
11 Hierlihy.

12 Legum and Norman Staff: James McCormick, General Manager, Joyce Virgil, Assistant General
13 Manager, April Ludke, Community Manager.
14

15 Tim Violette and Suzanne Seaberg were absent.
16

17 **CALL TO ORDER**

18 Andrew Lopez called the meeting to order at 7:00 pm.
19

20 **POOL OPERATIONS**

21 Chris Waters, Winkler Pool, reported that the pool is losing about two inches of water per day.
22 The problem could be the patch to one of the skimmers, made earlier this summer, has failed.
23 The Board asked Winkler Pools to investigate and also to number the skimmers for easy
24 identification. If the patched skimmer is leaking then the 1-year warranty should cover the cost
25 of repair. Winkler Pools was asked to make repairs, at their cost, to the pump room door vent
26 that was knocked out by one of the guards.
27

28 **POLICE REPORT**

29 Lt. Tina Laguna spoke on possible, but not probable, reports of gunfire on Butternut. In most
30 likelihood, the sounds were fireworks given a 10-block reporting radius. There were 20
31 mailboxes smashed on Flowerden and Bens Way; and several unlocked cars were broken into on
32 Amaryllis. The Manassas City Police were asked to contact the Food Lion about the graffiti on
33 the back of the store.
34

35 **RESIDENTS FORUM**

36 Residents expressed the following concerns:

- 37 • The tot lot signs currently state the facility closes at dusk. Dusk is not a legally definable
38 term. It would be better to say sundown.
- 39 • Underage smoking at the tot lots.
- 40 • The Pool manager did a good job this year. Hope the Board finds time to express their
41 thanks.
- 42 • Management informing individuals, other than the homeowner, about violations.
- 43 • A tree next to 9019 Coriander Circle needs to be limbed up to stop people from using it to
44 get over the fence.
- 45 • Several people were in the pool fully clothed over the weekend.
46

47 **HEARINGS**

48 Twenty eight violation hearings were scheduled for the August 21 meeting. Twelve homes
49 corrected the violations prior to the meeting, based on management's final inspection the day of

1 the meeting. One homeowner from 10255 Calypso was present and informed that the most recent
2 inspection showed the violation on the shutters to have been corrected; and no further action was
3 necessary.

4
5 9019 Coriander Circle: The homeowners, although not in hearing, presented the Board with
6 evidence supporting their contention that their lawn did not need to be weeded.

7
8 9397 Cloudberry Way: The homeowner, although not in hearing, presented the Board with a
9 petition from the neighbors asking that the Board rescind its violation for a basketball hoop on
10 the sewer cap along the street, in addition the basketball hoop is on public property and not
11 subject to Wellington rules.

12
13 The Board will discuss these hearings and violations in Executive Session.

14 15 **COMMITTEE REPORTS**

16 Covenants Committee – Adil Godrej, Covenants Chair, stated that three applications were
17 approved at August meeting. One application was denied for technical reasons. Mr. Godrej spoke
18 about if wind chimes were brought to the Committee for approval – should they be addressed
19 given that it seems to be a sound and not an appearance issue.

20 Parking Committee – No report was given.

21
22 Grounds Committee- Tim Hughes reported that the dead tree removal list is three pages long and
23 the most comprehensive list made in several years. The trees will be cut flush to the ground,
24 timber and brush removed and the stumps chemically treated. He also expressed concerns that
25 the maintenance person is not working at an acceptable level. Management was asked to
26 investigate the tall shrubs near the Boys Club intersection for line of sight issues.

27 28 **MANAGEMENT REPORT**

29 James McCormick presented the management report for the Board's review.

30 31 **MEETING MINUTES**

32 The Board unanimously approved the July 17 minutes as amended.

33 34 **COVENANTS**

35 Joyce Virgil, Assistant General Manager, attend the meeting to answer any questions that the
36 Board may have on covenants reports. She reported that she made a final inspection of all homes
37 scheduled for hearings and the results are so noted in the hearing report.

38 39 **FINANCIALS**

40 April Ludke, Legum & Norman, presented the financial report. It was noted that actual net
41 surplus is \$64,673. In addition there is a CD coming due on August 29, 2007. The Board agreed
42 to reinvest the CD at the best prevailing rate for one year or less.

43 44 **EXECUTIVE SESSION**

45 Bob Porch moved and Christopher Sims seconded to enter Executive Session at 9:05 pm to
46 discuss contractual, employee, violations and legal issues. The motion was approved
47 unanimously.

48
49 The Board entered open session at 9:45 pm.

50

1 **NEW BUSINESS**

2
3 **Debtors Status Report:** The Board would like the Chadwick to issue its debtors status report
4 each month for inclusion the management report.

5 **Fall Flowers:** Bob Porch moved, s Chris Sims seconded, “to approve TruGreen’s proposal for
6 fall flowers.” Motion approved Vote 5-0-0

7 **Tennis Court:** Chris Sims moved, Bob Porch seconded, “To accept Bishop’s Tennis’s proposal
8 for the crack repair at the Coriander Court, and a back board.” Motioned passed Vote 5-0-0

9 **Pool Cover:** Chris Sims moved, Bob Porch seconded, “To accept Titan Poll’s proposal for pool
10 covers.” Motion passed. Vote 5-0-0.

11 **Wireless Phones:** The topic of continuing cell phone service was tabled, except the Board
12 unanimously agreed to halt cell phone service for the pool. The Board would like a spread sheet
13 with plan comparisons.

14 **Portable Signs:** Michelle Samoy moved, Chip Hierlihy seconded, “To purchase five portable
15 sandwich board style signs prohibiting putting trash out on the common areas, the wording
16 “Under Surveillance” will not be used.” Motion passed. Vote 5-0-0.

17 **Brick Repair:** Michelle Samoy moved, Chip Hierlihy seconded,” To approve Weston
18 Masonry’s proposal for the repair of the brick walk at the Community Center.”
19 Motion passed. Vote 5-0-0

20 **Software Requirements:** The Board would like to know what the computers’ maximum
21 capacity for RAM.

22 **Tot Lot, Basketball Court and Tennis Court Hours:** Michele Samoy moved, Chris Sims
23 seconded, “That the tot lot, basketball court and tennis court hours be from 9:00 am to sunset,
24 and there shall be no smoking in those named areas.” Motion passed. Vote 5-0-0 Management
25 is to install new signs with the new hours and separate sign for “No Smoking”.

26 **Hearing:** Chip Hierlihy moved and Chris Sims seconded, “To assess the all homeowners listed
27 on the hearing list (below) for covenants violations \$10.00 per day, with the exception of
28 improper storage of trash cans pending legal opinion.” Motion Passed Vote 5-0-0.

Address	Violation
10241 Calypso	Paint Front Steps
9381 Cloudberry	Trash Cans
10282 Calypso	Paint/repair front Steps
10884 Pennycress	Trash Cans
10284 Calypso	Paint/Repair Window Trim, Door trim, front steps & Shutters
10293 Calypso	Paint all window trim
10299 Calypso	Paint all window trim, mow grass
10222 Chervil	Paint door trim
10291 Calypso	Paint/Repair Fence
9002 Coriander	Paint/repair window trim
9014 Coriander	Clean siding
9052 Coriander	Yard Maint.
9022 Coriander	Repair fence gate
10280 Calypso	Paint/repair widow trim and steps
10272 Calypso	Repair railings on steps
10239 Calypso	Paint/repair window trim, shutters and front steps.
10288 Calypso	Paint/repair shutters

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30

1 **Cameras:** Chris Sims moved and Bob Porch seconded, “To purchase two easy share Kodak
2 cameras for Board use in violations.” Motion Passed Vote 5-0-0

3 **Certificate of Deposit:** The Board approved purchase of either a CD or Treasury Note, which
4 ever has the highest return, to replace the CD maturing on August 29.

5 **Flag Poles:** Discussion tabled pending receipt of legal opinion.

6 **Attorney Meeting:** Board would like to meet with Counsel Friday or Saturday at 5:00 PM.
7 Management will email the Board with dates of availability.

8 **Parking Policy:** The Board tabled the revision of the parking policy pending legal opinion. It is
9 also believed that perhaps the parking committee forwarded the wrong policy revision, as it was
10 missing verbiage about storage of vehicles. Management is to forward the parking policy to
11 Counsel for review. .

12 **RFPs:** The Board would like the Pool RFP available to them for review in a timely manner.
13

14 **ADJOURN**

15 There being no further business at hand, Chris Sims moved to adjourn the meeting at 10:25 pm
16 the motion was seconded by Bob Porch and approved unanimously.