

## **Windsor Mews Owners Assoc. 2014 Annual Meeting**

Date of Meeting: 1/29/2014

Location of Meeting: FirstService Residential Offices, 11351 Random Hills Road, Suite 600, Fairfax, VA 22030

Type of Meeting: Annual Meeting

Board Members Present: Jacinta Mascarenhas, Hung Tran, Dan Shedd, Adam Lesser, Julie Emery

Covenants Committee Members Present: Freddy Feliz, Adam Lesser, Tina Foley, Mike Foley; Jay Varkey

Management Company Representative Present: Vivian Whitestone, Senior Community Association Manager, FirstService Residential

### **Minutes**

1. The Meeting was called to order at 7:30 p.m. The members of the Board introduced themselves.
2. There was a required quorum with 25 members represented – 12 present and 13 proxies.
3. The notice of the meeting was mailed out to all members on January 7, 2014, and was verified.
4. The minutes from the previous annual meeting held on January 30, 2013, were reviewed and approved without modification.
5. Reports of Officers and Committees – Jacinta Mascarenhas (President of the HOA) gave a brief overview of the work that was accomplished during 2013 and the plans for 2014. She also touched on the issues facing the Association and future priorities.
6. There was one vacancy on the board. Jacinta called for nominations from the floor. Julie Emery was the only nomination submitted for the one vacancy and was voted in by acclamation.
7. Unfinished Business – topics included:
  - a. Speed Bumps – Though speed bump installation idea had been tabled due to mixed feedback from residents, we did have white bars painted at some neighborhood stop signs to draw attention to them. The consensus was that the bars have helped with the speeding issue.
  - b. Shutter & Door Color Spreadsheet – has been completed for half of the neighborhood. Will be continued and completed in the spring. The idea is to

post the spreadsheet on the website by residence so homeowners can reference the appropriate door and shutter colors.

8. New Business / Open Forum -- topics included:
  - a. Roofing Contractors may be approaching residents. Shingles last about 25 years. Would want to look at pooling jobs to receive a better rate for replacements.
  - b. Percentage of Owner Residents v. Rentals in Windsor Mews:
    - In 1996, 60% of the units were owner occupied.
    - In 2013, 85% was owner occupied.
  - c. Can some more of the old trees be cut down? Landscaper has indicated that more trees have to be cut down – they are at the end of their life expectancy and are falling over. This will be costly for the HOA. The Fairfax County Arbor Plan calls for a one for one replacement (and sometimes a two for one) of a native species. The tree has to be a type that will last for 15 years in a harsh urban environment.
  - d. HOA Trees v. County Trees
    - i. County position is that they don't do anything – it's a wild, wooded area.
    - ii. If County trees fall across our trail, then it becomes HOA responsibility.
  - e. Are Residents being responsive to violation letters?
    - i. Yes, in 2013, residents were largely responsive in taking care of any noted violations.
  - f. Crime issues in Windsor Mews? There have been no incidents to report.
  - g. Will we get sand removed from streets at the end of the season? Yes, we will have the sand removed after the season.
  - h. Do sidewalks get shoveled as a service? No, too expensive and too difficult for townhouse communities, because there is no place to put the large piles of snow.
  - i. Trash Cans being left out or put out too early – can send out violation letters to chronic offenders.
  - j. Concern about landscaping/mowing quality of work – we did have a very rainy spring. Overall, new landscapers have been very responsive and reliable.
  - k. Drainage Pond – overgrown; standing water; filled with trash – owned by Kimco and is their responsibility. County knows of issues and will come back to assess. Dan Shedd has cleaned it out before which has been a big help to the neighborhood. Could try to use the 24 hour drain angle with the county. Vegetation is allowed to grow now that the County no longer uses chemicals.
  - l. Issue of stagnant water being observed by County biologist on most of our properties – leads to mosquito issue. We will be getting another report this spring.
  - m. Issue of cracks in the roadway – we have done spot repairs in the past and will look at that again this spring.
9. Covenants Committee: Chad Williams join the Covenants Committee. Jay and Freddy will remain on the Covenants Committee.
10. The meeting ended at 9:00 p.m.