

Windsor Mews Board Meeting

Date of Meeting: 10/21/09
Location of Meeting: Legato Road Firehouse
Type of Meeting: Monthly Board Meeting
Board Members Present: Jacinta Mascarenhas, Julie Emery, Cherlyn Castaldo

Minutes

Agenda Item: Minutes from September Board Meeting

Discussion: Minutes from 9/23/09 Board Meeting were not ratified by Board. Once ratified, Minutes to be on ArmstrongConnect and on our Windsor Mews websites.

Conclusion: Once ratified, Julie to forward Minutes to Vivian at Armstrong and to Ed for posting.

Agenda Item: Update on Violations / Hearings

Discussion: Ed and Bob did a limited walk in neighborhood to ensure that the various compliance issues addressed at the hearings have been adequately addressed. There are four homeowners who have provided no response.

Neighborhood walk is needed for general compliance issues and an evening walk is needed for assessing any issues with lighting. Lights must be out on three separate occasions for letter to go out.

Conclusion: In the cases of the four (4) owners who have made no response, we will request that Armstrong send out letters letting owners know that next step is the fine process.

Need to thank folks who did take care of violations – via our newsletter.

Agenda Item: Tot Lot Issues

Discussion: Edging options need to be examined for area outside tot lot.

Action Item(s): Cherlyn to look at some new swings to update existing swing-set. Julie to look at sign options for tot lot asking residents to clean up after themselves. Julie to have 6"x6" on top of swing-set assessed to see if it should be replaced.

Agenda Item: Landscaper

Discussion: Edging ideas for area outside tot lot. Do we want to landscape the major cut-throughs in the neighborhood to discourage people from accessing our neighborhood?

Action Item(s): N/A

Agenda Item: Tennis Court Issues (Surface Repairs / Lock / Security / Signage)

Discussion: Any resurfacing of court to be tabled until next Spring.

Had one report of people from adjoining neighborhood using our court and saying that there is a reciprocity agreement in place for them to be able to use our court facility. There is no such agreement in place.

Customized Sign has been hung up at court.

Lighting options have been explored by Cherlyn. Dominion would charge \$3,000 to install a light on a 15' pole. There would be other hurdles to get over as well.

Lock issue is being reviewed. Also looking at how we would get the word out on that – newsletter?

Action Item(s): Cherlyn to meet with Fencing companies regarding lock system. Newsletter to include an update on tennis court issues and requesting feedback.

Agenda Item: Costco Proposal

Discussion: Costco Proposal — David Gill's firm and Costco rep came out and provided an update to Board Members and interested Residents regarding the Costco Expansion Proposal. The gas station concept was pulled from this proposal but is not off the table for the future. The improvements involve three areas: Expansion of the store by 12.5%; Circulation Improvements in parking areas; and Turn Lane Improvements on West Ox Road. The project is 18 months from breaking ground and will be a 5 month project.

Action Item(s): Let residents know of upcoming Fx. Co. Planning Commission Hearing.

Agenda Item: Community Newsletter

Discussion: Discussed the idea of letting people advertise in Newsletter and what the cost structure would look like. Need to examine how much Armstrong charges to send out newsletter to see if we could do it cheaper ourselves.

Need to include a reminder about proper downspout placement so back yards do not get soggy.

Need to promote the reciprocal agreement for use of a local swimming pool for the 2010 season.

Action Item(s): Obtain some advertising rate information from other community newsletters. See what Armstrong is charging us. Include a reminder about downspout issue. Provide swimming pool information in 2010 Newsletter.

Agenda Item: Centex /Fair Chase Issue

Discussion: Fair Chase is not performing. Fairfax County is not enforcing. Bond has not yet been released though that is likely to happen.

Action Item(s): N/A

Agenda Item: Block Party / Social Committee

Discussion: Some folks seem interested in getting involved in a Social Committee and trying to put some events together.

Action Item(s): Promote participation on the Social Committee via the community Newsletter.

Agenda Item: Creation of a List of Preferred Contractors

Discussion: We can ask owners to submit names of Contractors with whom they have had good experience(s) so all could access their names and contact information. We may want to include in our newsletters as well.

Action Item(s): Ed will add a section to our website to house this information. Ed has an initial list of contractors to add to this section of our website.

Agenda Item: Guidelines for Decks and Fences in our HOA Bylaws

Discussion: The existing guidelines covering Decks and Fences are outdated.

Action Item(s): Vivian (from Armstrong) is looking at the work being done by other communities to address their old guidelines and will let us know what she finds out.

Agenda Item: Idea of starting up a Neighborhood Watch in Windsor Mews – Cherlyn made inquiry.

Discussion: Sophia, a Fairfax County Police Officer from the Fair Oaks District provided a presentation on the Neighborhood Watch Program. We would need 5 to 6 people for our size neighborhood. This is not a time consuming volunteer job – it is more of an awareness issue. They provide training and a monthly newsletter as well as alerts.

Conclusion: Need to promote idea in upcoming newsletter and ask for participants.

Agenda Item: House Numbers must be visible from the street.

Discussion: Julie was advised by Fx. Co. Police that many houses in Windsor Mews do not have their house numbers readily visible from the street. This is a law in Fairfax County and has obvious implications in terms of delaying Police and/or Fire & Rescue Personnel from getting to your home as quickly as possible.

Conclusion: Will put information in next newsletter and look at whether enforcement will prove necessary after that.

Agenda Item: Signs in Neighborhood to promote Board Meetings

Discussion: Cherlyn suggested that we may want to order menu board type signs to place at our neighborhood entrances letting residents know of Board Meetings.

Conclusion: Idea tabled for now

Agenda Item: Schedule next month's Board Meeting

Discussion: The date of our next Board Meeting is to be determined.

Conclusion: Establish Meeting date.

