

Minutes of the Nov 26, 2012 Meeting  
Strawberry Knoll Elementary School

**Board members present:** Clyde Lutter, Steve Schuyler, Tom O'Brien, Patrice Johnson, and David King

**Home owners present:**

David Aparicio of 26 Bannister Ct  
Herna Farips of 19016 Harkness Ln  
Serouj Badalian of 9148 Centerway Rd

President, Clyde Lutter, called the meeting to order at 7:05 PM.

**Members Time:**

Herna Farias of 26 Bannister Ct complained that he has his house for sale and some buyers withdrew from offering a contract to buy the house because two of his neighbors won't take care of their houses. One of the houses is at #6 Bannister Ct and this house has paint peeling on the exterior, ivy growing through the fascia board, no yard work performed, and rotting wood laying about the exterior. The owner is renting out the house. In addition, there is a shed, which is 8 foot tall, made of plywood with no paint and severely dilapidated. The WCHOA covenant says that 7 feet is the limit to the height of any shed. The house at #1 Bannister Ct. needs yard work done. Steve Schuyler said that he would write letters to the owners of the homes. The letter to #6 Bannister Ct will say that the condition of the home is jeopardizing the property values of the neighboring houses and the letter to #1 Bannister Ct will say that yard work needs to be done.

David Aparicio of 26 Bannister Ct complained that a pine tree covers a county owned public light fixture. The board informed him that the issue needs to be resolved by the county government, since the public lights are owned by the county. David also mentioned that he is a potential volunteer.

Serouj Badalian of 9148 Centerway Rd had many complaints, all of which will be enumerated below. and Tom O'Brien mentioned that he will take the action to speak with Zac about these.

1. Serouj first complained that Zac was leaving leaves in the public area and he needs to pick up the leaves if he moves them, not just blow them into the common area and leave them. Tom O'Brien mentioned that he will speak with Zac about this.
2. There was an erroneous delivery of construction materials from TW Perry

- Incorporated. Apparently this construction company erroneously left material in the common area at the top of the parking lot circle as well as tire track damage in the grassy area. Steve mentioned that he spoke to the manager of the company about the damage to the area. Steve mentioned that the tire indentations were only 1 inch deep and could possibly be easily fixed with a rake and some grass seed. Tom O'Brien mentioned that he would talk with Zac about this to see what could be done to fix it.
3. Serouj complained that there was soil erosion in a region near a curb which could potentially collect water and freeze during the winter thereby creating a slip hazard. This area was near the end of 9100 Centerway at the end of the parking lot area. The board decided to wait until the springtime and decide how to handle this issue, so the issue was tabled for the moment.
  4. Lastly, Serouj mentioned that some tree branches need to be cut near the parking light of 9042 Centerway. When the wind blows the branches hit the light and the tree generally obscures the lighting.

### **Ongoing Business:**

The board wants to defer action on secretarial support until after the 2013 election of new board members.

The board also wants to obtain additional feedback from Hank at Allied on cost to provide contract support. The board will defer action on obtaining a contracts person until we get this feedback.

### **Treasurers Report:**

Patricia discussed details about the secretarial and contracts support as well as details on striping the townhouse parking lot. Patricia obtained a bid from Precise Striping and Sealing as well as walked the contractor through the parking lot indicating what we desire to have done. This Company quoted us a price of \$1200 for the big parking lot and \$700 for the small parking lot. The company mentioned that they could do the work as soon as the 1<sup>st</sup> or 2<sup>nd</sup> week of December. The board then decided to issue the parking lot striping contract to this company (Precise Striping and Sealing Inc).

The board discussed details on how the work should be performed and the issue of how to ensure that the parking lot was empty of cars during the day that the painting was scheduled to happen. The board decided to have Hank draft a letter informing the residents that the cars must be moved on the day that the striping was to be performed.

The board settled on the 10<sup>th</sup> or 13<sup>th</sup> of December as good days to have the painting done, with the 10<sup>th</sup> of December being the primary day of service and the 13<sup>th</sup> being the backup day, should weather not permit the job to be done on the 10<sup>th</sup>.

### **Architectural Report:**

There were no requests to discuss this month

Steve wanted to address issue with a house at 18904 Glendower Rd owned by Tammy and David Nocket. They were building on both sides of the property, however, one side remains complete while the other side of the property needs a fence. Steve brought up the fact that there is a childrens play home which is two stories tall in violation of the covenant. There was some questions about whether the board should send out a letter to the resident requesting that this structure be taken down. There were some questions about whether a letter could be sent out for this particular structure since it had been in existence for many years. The board decided to have Steve draft a letter requesting that a fence should be constructed around the 2 story tall play structure so as to obscure the view. The letter should explicitly state that the owners have a deadline of April 15 to comply with the request or they will be fined.

**Other Ongoing Business:**

Tom will contact Mrs winters to see if we can order 5 new WCHOA signs.

Meeting adjourned at 8:45pm.