

CWHA Annual Meeting, September 18, 2021
held outside at the end of Connemara Drive

4:10 PM. The meeting was called to order by CWHA President Sam Kaleem outside at the end of Connemara Drive. Due to COVID-19, the board decided not to serve food, to avoid the spread of COVID, especially in the unvaccinated youth of our community. Board members in attendance were Michael Cao, Catherine Hawkins, Sam Kaleem, Joy Malmberg, Tyson Malmberg, Mike Segura, and Pat Williams. Approximately 17 homes were represented. Invited guest speakers were Sterling Supervisor Koran Saines, Jeff Edelman from Pulte, and Officer John Miller from the Loudoun County Sheriff's office. Sam welcomed everyone, introduced the board, and thanked the guest speakers for coming.

Officer Miller presented a slide show going over the history of the neighborhood watch program, what it is, and the different options on how CWHA could set up one for our community. Questions were answered and Sam thanked Officer Miller for coming and giving this helpful report.

Supervisor Saines gave an update on Sterling area happenings including the Sterling Community Center renovations, the Mount Sterling development, which is now called Loudoun Overlook, VDOT changing left turn light signals, closing Potomac View Road in the summer to get utilities installed for the Montebello Development, (Jeff Edelman, from Pulte, gave input regarding this concern as well.), the upcoming project of making crossings on Route 7, COVID updates for our area, and the possibility of Route 7 changing its name back to Leesburg Pike from Harry Bird Highway. He encouraged home owners to sign up for the newsletter to receive important community information by emailing him at KoranSaines@Loudoun.gov.

Jeff Edelman from Pulte reported on the Montebello by Del Webb development adjacent to Connemara Woods. First road should be paved in November of 2021. Models should be open in about a month and open sales will be out of the Vienna office in November. Changing the ground from the forest floor to support the development will take 12-18 months. Houses will be built as they sell. Michael Cao asked about the 50 foot buffer and Jeff indicated that it will consist of sod, large trees, and landscaping. Their HOA will be maintaining the buffer. Tyson brought up that the marketing map needs to be updated as it is not reflecting the accurate place the path that Pulte plans to construct, which Jeff agreed to update it. The actual pond shown on the marketing map will be smaller. Michael Cao also brought up his concern about the temporary pond. Jeff stated that the temporary pond is there to capture sediment and rain water. It is a wet pond, which helps with nitrogen collection. Behind the pinewood is an outlet structure for the overflow of water. It should be removed in about a year. The entire development is predicated to be finished in roughly five years, if the market continues as it is currently. Regarding dust control, Jeff talks to the construction site managers every two weeks and they have reported that they have a water truck onsite that runs daily, that sprays to keep the dust contained. Some homeowners complained about construction work beginning in the 5 am hour. There is a Loudoun County Noise ordinance, which permits work to start at 7 am. If work is starting too early, Jeff advised homeowners to contact the police. More blasting will continue to prepare for new sewer and storm drains to be installed. The plans for blasting behind Connemara Drive has not been approved yet. The blasting permit is governed by the Fire Marshall. There will be a fence going up where the current one is standing.

At 5:29 pm, the business portion of the meeting was called to order by President Sam Kaleem. It was determined that we had a quorum. Tyson made a motion to dispense with the reading of the September 2020 annual HOA minutes. The motion was seconded and approved by the HOA members. (Copies of the 2020 annual meeting minutes were available at the registration table). Tyson then made a motion to approve the minutes from the 2020 annual meeting. The motion was seconded and approved.

President's report- Sam Kaleem: Sam Kaleem reported that the board has been working on a lot of issues this year. All meetings have been held using the Zoom platform. Most of the ground improvements have been funded by the reserve funds. Our HOA taxes are current and our HOA is in good financial state.

Vice President's Report- Catherine Hawkins: Catherine had no report. Sam mentioned that Catherine has taken the lead on sorting through the old documents from former secretary, Mary Hylton. Tyson thanked her for her effort.

Treasurer's Report –Pat Williams: Pat Williams presented his financial report and indicated that the Reserve Fund is on track, as the HOA is following the Reserve Study Recommendations. No questions were asked.

ACC Committee Report – Chairman, Mike Segura: Mike Segura reported that there were five ACR requests this year, for siding and garage door replacements. Houses have been selling quickly and HOAs exist to keep property valuable. The fall walk through is scheduled for October 2-9.

Grounds Committee Report – Chairman, Michael Cao: Trees were cleaned up from the storm last year, and the Y was sealed/patched. There are cracks that need to be resealed and the board has agreed to handle this themselves. The old planters have been replaced with new durable plastic containers that should age well. Michael

asked homeowners to please be sure that the gate, at the Y, closes after opening it, as sometimes it is found opened. Dog waste containers are available at the entrance and near the Y.

Election of New Board Members – Secretary Tyson Malmberg: With Mike Segura finishing his term and not seeking re-election, and Michael Cao finishing his term and seeking re-election, there were maximum of three board vacancies to be filled. Vice President Catherine Hawkins nominated Elizabeth Nassar, which she agreed to run for office. No other nominations were made, so Elizabeth Nassar and Michael Cao were voted on by acclamation. They were unanimously approved to serve on the board for a three year term. President Kaleem thanked Mike Segura for his faithful service on the board over the years, as he has held many positions.

Door Prizes – Mike Segura. Mike solicited contributions for door prizes from several local businesses, which included Cava and Burtons. Names were drawn from a jar and the door prizes were distributed to the winners.

New Business/Community Concerns: Pat Williams and Sam Kaleem brought up the issue that our HOA has seen an increase in rodent population, due to construction blasting. Mice and large rats have been seen. Rodents have been entering homes through broken windows. Pest Now has been used by several home owners to try to remedy this situation.

A car, with its windows opened and full of trash, has been parked for four weeks at the end of Edenberry. Officer Martin said he would look into it.

5:52 PM. A motion was made to adjourn the meeting. The motion was seconded and approved unanimously

After the annual meeting, a brief meeting was held for the reconstruction of the board. The new board positions were voted on by the new board and are as follows: Sam Kaleem, president; Catherine Hawkins, Vice President; Elizabeth Nassar, Treasurer; Tyson Malmberg, Secretary; Pat Williams, ACC Chairman; Michael Cao, Grounds Chairman; Joy Malmberg, member at large/assistant to Tyson. Meeting was adjourned around 6:00 pm.