

MINUTES OF THE MARCH 9TH 2019 CWAH ANNUAL MEETING

9:30 AM. The meeting was called to order by CWAH President Gus Muller at the Sterling location of the Loudoun County Board of Supervisors Conference Room, 21641 Ridgetop Circle, Sterling. Board members in attendance were Gus Muller, Mike Segura, Burgan Pugh, Pat Hogan, Joy Malmberg, and John Wilson. Absent: Chris Phillips. Approximately 35 homeowners were present. Invited guest Sterling Supervisor Koran Saines also attended. Refreshments were provided by Joy Malmberg.

President's Remarks. Gus thanked Supervisor Saines for providing a meeting space that was ideal for our meeting and thanked those homeowners present for attending. He encouraged homeowners to be engaged in the community by serving on the board or volunteering to assist board members in performing their duties.

9:35 AM. Gus introduced Supervisor Koran Saines. Koran noted that there is a lack of affordable housing in Loudoun County and this is being addressed in part by requiring new housing developments to include affordable housing in their proposals. Given that Sterling residents are using a variety of trash removal companies that results in truck traffic everyday often in the same area, he is looking into the feasibility of assigning areas to a particular company using competitive bidding. Adding street lighting to various districts in Sterling is also being investigated. The Sterling Community Center on Enterprise Drive is being re-designed/developed. The old PNC bank near the DVM is being looked at as a temporary location for Sterling Fire and Rescue services. Construction of the new Community Center is expected to begin in 2020. The 2020 County budget is moving forward and most needs are being addressed. The addition of several new data centers has produced significant revenue so that the property tax rate may not need to be increased. Amazon coming to Crystal City has improved the local economy.

9:50 AM. Colleen Ellis, Cooley LLC, gave a presentation on the proposed Pulte Homes Montebello Farms development adjacent to Connemara Woods. The application is being updated since it was first presented to the Planning Commission public hearing in January. Colleen noted that keeping the property at the current R1 zoning would result in no proffers to the County or Connemara Woods. Connemara Drive would be extended into the new development. The current application is for rezoning to an equivalent R4 (consisting of townhomes, condos, and single family homes) and adding proffers. The proffers include improvements to Potomac View Road and an additional right turn lane from Potomac View to Route 7 East. Proffers for Connemara Woods include 1) terminating Connemara Drive to pedestrian and vehicle traffic, 2) constructing a split rail fence along the boundary line separating Montebello Farms from Connemara Woods, 3) fixing draining issues at the end of Connemara Drive, and 4) providing a path on Montebello Farms common area property that would connect to the common area path that currently exists in Connemara between homes located at 115 and 117 Connemara Drive. This access point will be mutually accessible to both the residents of Connemara Woods and Montebello Farms. This will provide Connemara Woods

residents walking access to Claude Moore Park and the walking paths in Montebello Farms. Much of the hardwood behind homes on Tramore and Connemara Drive would be retained to the extent feasible. The proposed Montebello Farms property will be purchased by Pulte Homes once the rezoning application is approved by the County Planning Commission and Board of Supervisors.

10:35 – 10:45 BREAK

10:50 AM. The business portion of the meeting was called to order. Gus made a motion to dispense with the reading of the March 2018 annual HOA minutes. The motion was seconded and approved by the HOA members. (Copies of the 2018 annual meeting minutes were available at the registration table).

Gus asked John Wilson to come forward and presented him with a clock from the board in recognition of his many years of service on the board and to the community.

Reports from Mount Sterling, the Shoppes, and Eastern Loudoun Sheriff's Office – John Wilson (See appendix A).

ACC Committee Report – Chairperson Mike Segura. There were several Architectural Change Requests submitted since the March 2018 HOA meeting. One was denied for non-compliance with the Covenants. A couple ACRs for installation of solar panels were either approved or are anticipated. The spring walk-thru is scheduled for the first week in April.

Grounds Committee Report – Chairperson Pat Hogan. New No Parking and No Trespassing signs were installed at the entrances to the emergency access road. A pet waste dispenser was installed at the side walk running through the common area next to the Verizon building. A dead Crape Myrtle next to the Connemara Woods entrance sign was replaced by a similar tree. The HOA will likely have to repair or replace the wooden steps leading to the common area behind the houses on Connemara Drive. Also, once Montebello Farms construction is underway or nearing completion, improvements to the common area leading to the steps will be needed.

Treasurer's Report – Burgan Pugh. The 2019 budget shows expected income of \$8,260 and expenses of \$7,416. To accommodate anticipated expenses, a reserve fund of \$1,400 was established. As of March 6, 2019, there was \$9,778.30 in the checking account and \$22,213.96 in the savings account. John Wilson suggested the Board move some of the savings account money into a CD or Money Market account to get a better interest rate.

Election of New Board Members – Secretary John Wilson. With John and Gus Muller resigning from the board effective at the adjournment of the meeting, there were two board vacancies to be filled. Tyson Malmberg and Sam Kaleen agreed to have their names placed on the ballot. Secretary Wilson asked if there were any nominations from the floor. Being none, a motion was made, seconded, and passed unanimously by the

HOA members to approve the election of Tyson and Sam to the CWAH board of directors for 3 year terms.

Door Prizes – Mike Segura. Mike solicited contributions to door prizes from several local businesses (Millers Ale House - \$20, Zoup - \$10, Olive Garden - \$25, (Sandie Byer), CAVA - two \$10 cards, and Burton's - \$50). Door prize winners were Sandie Byer, Marshal Cone, Nancy Wilson, Christina Odum, Sam Kaleen, and John Pricci.

New Business and Community Concerns – Gus Muller. A question was raised about documenting the proffers that Pulte made to the CWAH and how to enforce them. John noted that they will be included in the application for rezoning and if application is passed by the Planning Commission and Board of Supervisors, they are legally binding.

There were no new complaints about noise from the Event Center, dog waste not being picked up and no updates regarding construction of an extended stay hotel across from Cascades Overlook.

A question was asked about whether there would be a gate between the common area paths separating Montebello Farms and Connemara Woods. No gate is planned.

In response to an earlier query about hiring a company to do snow removal, the board reported that it was not legal or feasible since the roads were VDOT maintained.

A comment was made about uneven sidewalks. Some work had been done last year by the County or VDOT. Complaints should be made to VDOT.

11:30 AM. A motion was made to adjourn the meeting. The motion was seconded and approved unanimously.

APPENDIX A

Shoppes at Potomac Corner

To date, we have signed the following Tenant's, in addition to the existing Souvlaki Bar and Potomac Nail Spa:

Newk's Eatery

AT&T Wireless

D'Stonz Fine Custom Jewelry

We are also negotiating six additional leases but the ink is not dry yet and I am unable to disclose the Tenant.

Loudoun County Sheriff's Office

Eastern Loudoun Assistant Station Commander

Due to the dynamics of this intersection I requested that our Motor unit conduct enforcement and evaluate potential issues with the intersection, they were able to conducted enforcement during the morning hours on February 14 and 18. There is a sign posted to not block the intersection and a stop line for traffic waiting to cross the intersection. During their enforcement 3 citations were written on the first day, 2 for blocking the intersection, and none were written on the second day. They will conduct future enforcement but these were the results so far.

Mount Sterling Update

As you may have seen, the County approved approximately \$6M from the county trust fund for the 98 Affordable Housing Units. The project will now file a request with VHDA for additional funding to be able to move the project forward. VHDA will make a decision by July 2019.

On the market rate product, we have submitted a preliminary plan to the county for the 74 townhouses and expect it to be approved by July 1. Thereafter we will submit Construction Plans and Profiles (CPAP) to the county for the townhouses which should be approved by the first quarter 2020.

The county requires a Site Plan for the 144 condos and we plan to submit it by June 1. It should be approved by 1st Quarter 2020.

We expect to break ground on the project in the 1st Quarter of 2020.

Keep in mind all of these plans require administrative approval from the county and do not require any public hearings.

We continue to work with Pulte on Potomac View Road and expect to move forward with the design once Pulte's zoning application is approved. As of now, it is still our intention to design all 4 lanes and build them at the same time.