

**Minutes of October/November 2007 Meeting**  
**Wellington Commons Homeowners Association**  
**Lee District Government Center**  
**November 6, 2007**

**WCHOA Board of Directors Members Present:**

Dick Schimkus, President  
Steve Bogart, Vice President

Olivia Dixon-Powers, ProCAM, LLC

Approximately 8 homeowners in attendance

**Call to Order:**

- The meeting was called to order at 7:35 p.m.

**Homeowners' Forum:**

- As approved at the September meeting, Pat Stoffel purchased signs suitable for posting notices at the entrances to the community. The signs cost a total of \$319.

**Approval of Minutes:**

- Minutes were approved as amended (Mr. Tsegay's name was misspelled in the minutes and is to be corrected)

**Management Report:**

- At the time of the last financial report, approximately \$25 remains in the Merrill Lynch account. Olivia will follow up with Thu Pham and find out why \$25 was left over when the community moved its assets out of Merrill Lynch.
- The Board inquired as to why the Secretarial charges seemed high in the finance report; the number of letters sent out for the covenant enforcement/architectural walks was the reason given.
- At the recommendation of the community's law firm, Steve Bogart moved, Dick Schimkus seconded and the Board unanimously passed a resolution regarding the disposition of Deferred Assessments in case of a budget surplus at the end of 2007.
- Management presented a quote regarding repairing the wooden posts at the main Wellington Commons sign at the corner of Van Dorn and Franconia. After some general discussion, the consensus was that it is a higher priority for the community to improve the posts in the interior of the community than the outward-facing fence at Franconia / Van Dorn.

(Internal locations of posts which need attention: 6900 Talavera, 5800 Apsley House / Across from 6193 Wellington Commons)

The proposal for the outside fencepost was tabled; the Board requested that ProCAM obtain proposals for repairing the interior posts.

**Committee Reports:**

- ARC – Laura Marsh:
  - Laura expressed concerns about the Spring Walk/enforcement effort and whether due process is being followed. Olivia responded with the timeline from ProCAM's perspective -- first letter went out in June, 2<sup>nd</sup> on July 26, hearing letters would go out shortly.
  - Plywood is not an approved material for fence posts. Cedar or pressure treated pine is acceptable.
  - Laura noted that she is still seeing some old homeowners' names in the files
- Grounds – Phyllis Schimkus:

- Fall Day happened in October – 3 people attended. The Clean Fairfax Council provided free materials for cleanup; we should remember to contact them for the same in the future.
- The community needs a new pond skimmer.
- The bags of mulch are gone from 5810 Parenham Way.
- Common Areas – Catherine Fitts:
  - There have been problems with the edging going too far into homeowners' grass; Olivia contacted Frank Jones of McFall & Berry, they admitted the problem and sent out someone to look over the problem areas and add new sod.
  - Did McFall & Berry do aeration & overseeding? Unclear.
  - Discussion of leaves and leaf-blowing – M&B will be blowing leaves out of the common area as more come down; it's still early.
  - Discussion of alleged weeds in the path by 6095 Talavera. Olivia will ask McFall & Berry about correcting the problem, getting a quote if necessary.
  - Landscape contracts – some bids have been received. Kingstowne Lawn opted not to bid. McFall & Berry will be asked to re-bid by Olivia.
  - The retaining wall by 6126 Wellington Commons needs maintenance; Olivia will follow up.
  - Replacement playground pieces have been delivered to the Schimkuses.
  - Fairfax ReLeaf (<http://www.fairfaxreleaf.org/>) may be worth contacting about improving our tree situation.
- Parking – Laura Marsh:
  - We have not had to ticket many cars lately.
- Land Use – Pat Stoffel:
  - There will be a Land Use meeting after the 2007 election, on November 16<sup>th</sup> at the Government Center at 7pm.
  - We should ask for volunteers to be Land Use Committee alternates.

**New Business:**

Homeowner John Tomko applied for the open Board position. Dick Schimkus moved to add Mr. Tomko to the Board, Steve Bogart seconded. Motion passed unanimously.

The Board entered Executive Session at 9:15.

The meeting was adjourned at 9:57 p.m.

*Minutes prepared by Steve Bogart, Acting Secretary*