

**Woods of Wimbledon Homeowner Association Board**  
**Monthly Civic Association Meeting**  
**February 11 2004**

**In Attendance**

Meeting was conducted at the home of Charles Tovey, 5135 Wightman Court at 7:30pm. The following Board members were present: G. Clifton, C. Tovey, M. Dennis, N. Backes, B. Hearn, Chris Burns. Absent: J. Bosh, L. Pearson.

**Old Business**

**Board members**

- > George raised question of Lynn Pearson being on the board.
- > George will contact Lynn to determine if he is on the 2004 BOD.

**Spring WOW Get-Together/Block Party**

- > Holly Hearn and George met with block captains during the previous week to discuss project. It was a good meeting with lots of enthusiasm regarding block party.
- > Wayne Fields volunteered to coordinate the event.
- > This event is intended to be a social event and will not have bands, disc jockeys, or formal activities for children.
- > Event will be held on the south cul-de-sac of Marlebone Court
- > Every street will be assigned to bring a dish and the subdivision will supply the meat entrée.
- > Residents will be responsible for bringing their own tables, drinks, and seats
- > The board voted and approved \$250 to buy brisket for the event.
- > George will continue to meet with block captains, Wayne Fields, and Holly on a regular basis to continue planning the event.

**Social Activities and Clubs Update**

- > This project was solicited to the WOW residents via flier to initiate neighborhood clubs and interaction.
- > Mim Dennis made contacted Huntwick to investigate their social activities. Huntwick has many clubs but they pay additional fees to use clubhouse and fund activities. Not much chance of joint activities with Huntwick.
- > Woods II is a more promising partner since they are similar size and do not have club infrastructure created. Woods II representatives will get back to Mim. Mim reported that the WOW bridge club is currently active.

**Block Captains / Deed Restrictions**

- > General discussion on block captain responsibilities and how they would operate in supporting the newly adopted post card system of informing residents of deed restriction violations.
  - Deed restriction enforcement through post card system
  - Discussion on the process for post card system
  - Board resolved: Block captains will be the primary contact for sending out violation cards. They may either mail the cards or deliver it to the residence. Board members who see a violation should contact the appropriate block captain for the card to be delivered. Each time a card is delivered to a resident, the block captain should send an email summarizing the violation to WOW president.
  - There will be 2 block captains per street; one for each side of street

- Resolved: Residents will be advised of this new method of deed restriction violation notification, through an upcoming newsletter. George has taken action to begin drafting the newsletter
- Neil Backes discussed the need for WOW to continually do things to support property values. Suggested that part of the WOW activities should include involvement in local area improvement groups that are working to improve the 1960 area. Neil will do research on how residents can get involved in these groups and report back to the board.
- General discussion on the issue of houses that have many cars in the driveways and residents that use cul-de-sacs as parking areas. A number of streets were identified. George took the action to send post cards to houses with violations.

### **WOW Website**

- George reported on his meeting with Bill Addington (from Marlebone Ct.) on the design and maintenance of the subdivision website. Addington has agreed to host and administer the website for no charge.
- Issue of website security was discussed again. Anything further than the homepage is closed to non-residents. User has to logon and fill in information and email address along with ID and password. Admin would review and approve with email acknowledgement for access. User would not get access to an online phone book or resident emails.
- Addington to put out a prototype for review within next month.

### **New Business**

#### **Annual Homeowners Maintenance Fees**

- Bill Hearn reported that 17 homeowners are still delinquent in maintenance fees.
- There was general discussion regarding Frankoff maintenance fee situation. George reported about a letter received from our attorney from Frankoff's attorney stating that due to bankruptcy filings, payments may only be practical to be recovered from 2000 through current year. A request was made to accommodate Frankoff making necessary payments via credit card. George took the action to investigate how this could be accommodated.

#### **Capital Account / Perimeter Wall**

- George sent a letter to residents that have the perimeter wall as part of their property and requested that they remove and keep the ivy off of the interior of the walls. This letter was distributed to Marlebone Court residents. George will give letters to block captains on other streets to complete distribution.
- Discussion on the issue that was raised by Mike George regarding the capital fund and contingency plans for maintaining and rebuilding the perimeter brick wall. Bill Hearn and George took the action to meet with Mike George and discuss Mike's specific concerns

### **Adjournment**

- Meeting adjourned at 9:00pm
- Next meeting is Wednesday, March 10<sup>th</sup> at Mim Dennis' house at 7:30pm