

WOODS OF WIMBLEDON BOARD MEETING

MARCH 1, 1993

Present: Jeff Wand
Barry King
Sheila Spire
Polly Black
Bill Martz
Dee Wasson
Paula Baker

Absent: Craig Andrews

Guest: Ken Miller

Meeting came to order at 7:40 P.M.

Ken Miller attended the meeting on behalf of the Architectural Control Committee. Their last meeting was February 16 and they have decided to have quarterly meetings. Ken stressed that the function of the Architectural Control Committee (ACC) is one of responding to requests by homeowners to make improvements on their property while staying within the guidelines of the restrictions. Their function is not ENFORCEMENT; that is the responsibility of the Homeowners' Board. The ACC was formed in 1982 and has 5 life time members.

Ken informed us that we may have a possible problem on Benfer. Mr. Fasnacht has submitted a request to build a 3 car garage in his back yard. This would be in addition to the 3 car garage attached to the house. The ACC has rejected this request, and he was told to speak to the Board for further action. Ken told the board that Barry King (who lives next door to Fasnacht) is in violation of the restrictions with an unapproved carport and that he has been requested to take it down.

At this point, Ken left the meeting.

Sheila informed us that Huntwick has just redone their deed restrictions and we will be given a copy when they are published.

Barry motioned we approve the minutes of the previous meeting; Polly seconded; all in favor. The treasurer's report is attached. Polly has sent by certified mail 11 late notices for the '93 dues; 8 cards were returned. The foreclosure house on Benfer has paid the 92 and 93 dues and penalties. Polly said the tax exempt status application Mike George had submitted was returned as unacceptable. He is working on a new one and will have to file for an extension.

Jeff recommended we split the CD to try to get a better interest rate. Barry said to roll it for 30 days.

Polly has sent letters to 9 homeowners who have refinanced their mortgages to get the transfer fee. In our subdivision, the homeowners' fees are subject to the 1st lien.

Jeff and Ken Miller will make a "good neighbor call" to the house on Marlebone to discuss the roofing and siding problem.

Polly called Mr. Kanyo who did the wall repairs about pressure cleaning the wall. We need to be careful because the bricks are soft. Sheila asked if the companies need to be bonded and insured. She will get 2 separate prices for the walls - they will need a certificate of insurance.

We discussed the possibility of mailing each homeowner a copy of the deed restrictions. Barry suggested we put them in the phone directory where they would be a permanent record to all homeowners. It was suggested that there should be a complete set of Deed Restrictions in the new Homeowners' packets.

Dee motioned we start mosquito spraying every other week in March due to the unusual amount of rain and the presence of standing water. Bill seconded. All in favor.

There has been no answer to date from the County on the "No outlet" sign we requested at the corner of Marblegate and Rose Cottage.

Jeff reported there have been no calls to the phone number that is published on the bulletin board. Sheila motioned we treat both entrances the same - either we have 2 bulletin boards or none. Barry moved we spend the money to buy a board for the Strack entrance. Sheila 2nded only if the other board remains. 3 were for and 3 were opposed and 1 abstained. Barry motioned we table any action on the 2nd sign until the annual meeting - Polly 2nded and all in favor.

Sheila wants someone to call BFI and tell them their service is unacceptable. She feels we are getting trainees picking up our trash because they leave a lot of debris. Barry offered to call if he can get a copy of their contract.

Polly has block captains for all streets except Wightman.

Our next meeting will be on April 7, Wednesday, at 7:30 P.M. at Polly's house.

Sheila motioned we adjourn - Jeff seconded.

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Paula M. Baker