

**WTWHA ANNUAL MEETING**  
**Minutes**  
**St. Thomas Episcopal Church**  
**June 10, 2019**

- Introductory Remarks from Local Representatives – start at 7:30 PM
  - Dranesville Supervisor John Foust – discussed the Route 7 widening project
  - Delegate Kathleen Murphy – general remarks
  - Senator Barbara Favola – general remarks
- Regular Meeting begins at 8:08 PM
  - A quorum was declared based on 130 members and proxies
  - Election for position on the Board of Homeowners – Kerri Balint was elected by acclimation
  - Architectural Control Committee report – Lance Seberhagen
    - Discussed the purpose of the ACC to preserve property values by maintaining the character of the neighborhood
    - Stated that the Homeowners’ Handbook was created to describe the requirements for modifications/updates to property
      - Consult the Handbook before making changes and get changes approved by the ACC
      - Covenants are particularly concerned with preservation of tree cover
      - The ACC responds to homeowners’ complaints
  - External Affairs Committee report – George Dove
    - Marsha McAllister and John Dyer are new members
    - Smooth relations were reported with the McLean Bible Church and the McLean Islamic Center
    - A zoning change application was reported for property between Jarret Valley Drive and the Dulles Toll Road to construct three new houses
    - Route 7 widening project
      - The Sound walls are (possibly) eliminated
      - Easements for utilities at the Den are now extremely wide
      - Sloped earth borders are now in the plan for the retention ponds as opposed to a stepped wall
      - The retention pond near Laurel hill Rods is expected to cover two acres
      - We’re working with our elected representatives to reduce the size of the retention ponds, restore the sound walls, and to request the landscaping plans
  - Maintenance Committee report
    - Report on tree work (\$80 with \$4,200 pending) and lighting for the Den entrance (\$2,708)

- AllRec proposal for maintenance of courts in the Woods and Den came in at \$16,305
- Recreation Committee report
  - Annual Picnic in September
  - Woods & Den Book Club have monthly meetings
  - Suggestions requested for other events
- Nominating Committee
  - Forming now as per the By-Laws
  - Purpose is to inform homeowners of open positions
  - Request for volunteers
- Board Highlights
  - Kerri, who was just elected, replaced Mike Atwood in July 2018
  - Jack Crosby retired from the Board due to a move and was replaced by Tara Paikin
  - Report given on the actions taken to update the deer hunting procedures and safeguards
  - Howl newsletter released in March 2019
  - Full neighborhood meeting on Gateway Homes was held in April 2019
- Gateway Homes report
  - The operation of the Gateway House satisfies Virginia state requirements
  - The Board is acting within the law to mitigate the effect of disturbances
  - Contacts:
    - Wendy Rose (FCX-FC Community Services Board) [wendy.rose@fairfaxCounty.gov](mailto:wendy.rose@fairfaxCounty.gov)
    - Cate Powell (Gateway Homes) [cpowell@gatewayhomes.org](mailto:cpowell@gatewayhomes.org)
    - Laurie Heuple (WHWHA Board) [terpsrus@gmail.com](mailto:terpsrus@gmail.com)
- Financial Highlights – presented by Tom Manteufel
  - Approximately \$60,000 in operating funds
  - Additional \$105,000 in property reserves
    - About \$60,000 in laddered CD's, rest in Capital One account
  - Add about \$10,000 in property reserves each year
  - Income about \$70,000 from assessments and interest
  - 2019 expenses (budgeted) about \$60,000
    - About \$20,000 for grounds maintenance
    - About \$20,000 for common area maintenance
    - About \$20,000 for all other expenses incl. G&A, legal, picnic, insurance, Sentry Management, website, audits, etc.
  - Assessments in arrears: five are five months overdue
    - One is over a year overdue and turned over to our attorney for collection
- Thanks expressed for Jack Crosby's many contributions to the neighborhood
- Adjourn at 9:00 PM