

*Washingtonian Towns Homeowners Association
Board of Directors Meeting Minutes
Meeting Location: 22 Pontiac Way
Date: June 7 , 2007*

Attendees:

Board Members	Management	Homeowners/Address
Dean Zuras	Shireen Ambush	In Sook Kim (6 PW)
Jim Donato		Craig Dart
Frank Skinner		
David Chung (by phone)		

Dean Zuras called the meeting to order at 7:02p.m.

Update on delinquencies:

No new updates on delinquencies

Correspondence to/ from Management

Item 6c – Letter was received by management regarding parking violations and children skateboarding in the street along the 200 block of Whitcliff Ct. Shireen will respond to the letter by asking residents to advise their children not to play in the street, as it is potentially dangerous. Also, a follow-up letter will be sent thanking the citizens for reporting such incidents.

Item 6k – there has been no response from Mr. Jarquin regarding the denial of his deck.

Item 6l – The City of Gaithersburg responded that they will be looking into the cleaning and replacement of light fixtures around the community.

Board action on issues:

Item 6g- The Board voted, 3-0 to approve the sidewalk repairs in front of 809-811 CFL.

Item 7a- The Board voted, 3-0 to approve the deck request, **without the stairs**.

General Discussion (Old/ New Business):

New Business

- There was a brief discussion of advantages/ disadvantages of asphalt sealant and whether it would be a suitable project for this community. Sealant is best applied when asphalt is first put down. As such, it would not work for this community. Additionally, the City of Gaithersburg owns the roadways and is

responsible for their maintenance, while the community only has the responsibility for maintaining the stalls.

- The owner of 6 PW, Mr. Kim, brought plans to the meeting, outlining his request to add a deck to his house. Dean suggested the Board look at his home first to determine if a deck is allowed under the HOA regulations before making a decision on the plans.
- Mr. Craig Dart, owner of 90 PW, attended the meeting to discuss his progress in renovating his property after a fire had destroyed much of the back portion of the property. As much of the siding on the exterior was destroyed, Mr. Dart brought in a piece of the proposed replacement siding that matched the siding that was previously on the home. **The Board approved the use of this replacement siding as it was a very similar match to the old siding.** Mr. Dart also expressed that the interior will be renovated and that he is ordering sliding glass doors, windows, landscaping and updating the home in hopes of attracting renters to occupy the property. The Board reminded Mr. Dart that the sliding style windows will need to be replaced with the similar white sash and 6x6 pattern style window that was originally on the home. Abaris will send the homeowners adjacent to the property on 90 PW a notice of the progress that is being made through the renovations. Abaris also relayed to Mr. Dart that the previous owners had intimidated the neighbors and that it is Abaris' policy only to contact homeowners when they receive a written complaint regarding a situation. Shireen thanked Mr. Dart for attending the meeting.

The meeting adjourned at 7:45 p.m.

Next meeting: Thursday, July 5, 2007, 7:00 p.m.
TBA