

*Washingtonian Towns Homeowners Association
Board of Directors Meeting Minutes
Meeting Location: 22 Pontiac Way
Date: May 3, 2007*

Attendees:

Board Members	Management	Homeowners/Address
Dean Zuras	Michelle Grayson	Daniel Jarquin
Jim Donato		Allan Jarquin
Frank Skinner		Karen Quittman

Dean Zuras called the meeting to order at 7:07p.m.

Regarding the matter of building an above ground deck at 106 PW, the owner, Mr. Daniel Jarquin, stated that he had spoken with Shireen Ambush of Abaris and had received a letter from Abaris Realty stating that he is prohibited from building a deck. Mr. Jarquin stated that he had hired an architect to draft plans for the proposed deck and he proceeded to explain the plans to the board. Mr. Jarquin stated that the deck will be used solely to enjoy with his family and asserted that it would increase the value of his property and the surrounding properties. Mr. Jarquin also informed the board that there was an unauthorized deck built within the last month at 301 Whitcliff. He also was concerned about a red Ford Explorer that is continuously parked in the visitor spaces adjacent to 104 PW

In response to his statements, Karen Quittman of 104 PW stated that she had bought her property specifically because of the privacy and that a neighbor's above ground deck would impinge on that sense. In addition, the owners of 108 PW expressed their concern about the proposed deck.

The Board voted to deny the request, 3-0

Update on delinquencies:

No new updates on delinquencies

Correspondence to/ from Management

Item 6a – The Board reviewed the letter requesting a waiver of a \$500 dumping fine. The Board voted 3-0 to deny this request and uphold the fine.

Item 6f – Dean suggested that a letter be sent to the owners of 811 CFL informing them of their ability to prune back any limbs that overhang their property. The issue was also discussed as to whether the letter to the Board constituted a formal notice of the safety hazard posed by the cracks in the sidewalk between 809 – 811 CFL, and whether the Board would be liable for any future problems. Michelle, of Abaris Realty, stated that

she would contact their engineer and have him inspect the cracks to find out if they were a safety hazard and to determine if they needed to be repaired.

Board action on issues:

Item 6a- The Board voted, 3-0 to deny the request to waive the dumping fine.

Item 6c- The Board voted, 3-0 to deny the request by the owner of 106 PW, Mr. Jarquin.

General Discussion (Old/ New Business):

Old Business

Abaris Realty will send a follow up letter to the City of Gaithersburg regarding the cleaning of the lights along Suffield Road.

Item 6b from April 2007 – Dean suggested that next time the parking spaces are re-striped that the Board considers moving the location of the reserved spaces to their pre-1994 assignments.

New Business

Item 7a – The Board approved the planting of annual flowers at the entrance sign beds, but not the interior flower beds

- It was requested by the Board that a letter be sent to residents informing them of increased parking enforcement that will be occurring. The letter should remind residents that it is their responsibility as members of the community to report violators to Abaris Realty or an HOA Board member. The letter should also state that the visitors spaces are intended for short-term guests of residents, and are not to be used as a “commuter lot”.
- A parking violation notice is to be posted on a white truck with flat tires located on Whitcliff Ct., informing it that it is considered inoperable and must be moved or risk being towed.
- An assessment of the annual inspection fines is to be conducted to update the recurring charges totals and to notify violators of their costs.
- A discussion of the planning and notification of upcoming annual inspection of community units is to be held at the next WTHOA meeting.

The meeting adjourned at 8:03 p.m.

Next meeting: Thursday, June 7, 2007, 7:00 p.m.
Fields Road Elementary School