

Washingtonian Towns Homeowners Association
Board of Directors Meeting
Thursday, May 4, 2006

Meeting Minutes

Attendees:

Shireen Ambush, Abaris Realty
Joshua Smeltzer, HOA Board President
Dean Zuras, HOA Board Vice-President (via conference call)
Jim Donato, HOA Board Treasurer
David Chung, HOA Board Secretary

The meeting was held at 24 Pontiac Way and was called to order at 7:35 p.m.

The April 2006 Board meeting minutes were approved unanimously. Motion to approve from J. Smeltzer and second by J. Donato.

Landscaping: The Board discussed the proposal from Facility Service Company to remove the existing landscaping at the front planting bed at the entrance to the community and to replace it. Additionally, Facility Service Company, upon request by the Board, provided a proposal to add additional flowers to the island plantings throughout the community. Both items were approved by the Board, with motions to approve each from J. Smeltzer and second by J. Donato.

Agenda item G regarding 26 PW newly installed windows was tabled for the next meeting. The property owner has been asked to provide the Board with cost information to have grids added to the windows and the Board will consider whether or not to ask the owner to take action to have them added or to allow for an exception in this case.

Parking committee: The Board voted to establish a parking committee and to enlist a resident who has expressed interest to chair the committee. Abaris will provide a letter to the resident with an explanation of the scope of authority, noting that the committee should only sticker vehicles with 1) dead tags, 2) commercial vehicles parked illegally in the community, and 3) clearly inoperable vehicles.

Old/New Business:

a) Request from 108 PW for the removal of a wooden deck and installation of a stone or brick paver patio was approved by the Board. Motion to approve by D. Chung and second by J. Smeltzer.

b) Architectural request from 414 CFL for the installation of a peach tree in the rear yard was denied by the Board. Abaris will send a letter of notification and provide the resident with a list of approved trees that may be installed.

c) Review of proposals to replace the front entry sign to the community. The Board agreed not to move forward with the replacement at this time due to cost and the potential going forward to leverage the sign replacement as part of a project that could potentially receive matching funds.

Going forward, Abaris will provide a cost estimate to the Board via email for having a contractor paint the existing sign. The Board agreed to provide a vote via email on the proposal once it is received.

d) The Board approved the proposal for Webster Communications to create a website for the WTHOA as proposed. The Board selected the url www.washingtoniantowns.com as the preferred address for the site and Abaris will send a letter of notification to the contractor to get work underway. J. Smeltzer agreed to take photos around the property to submit to Webster Communications, but the Board noted that the photo submission should wait until after the new landscaping projects have been completed. The photos will be added to the website at a later date.

e) New business – J. Smeltzer proposed creating a landscaping committee for the Board. There was general concurrence with the recommendation and Abaris will prepare a mailing to announce that the Board has established a parking committee and wishes to establish a landscaping committee. Additionally, the mailing will remind residents about the ARC and encourage any interested individuals to join one of the three committees.

The review and discussion of the architectural guidelines for the community was tabled for the next meeting.

The meeting adjourned at 8:10 p.m.