

MINUTES

GREENSPRINGS WEST OWNERS' ASSOCIATION, INC.

Annual Informational Meeting

Monday December 11, 2006 @ 6:45PM

Community Clubhouse

- I. 6:45 PM **Member Sign-In**
Attendees at this month's meeting included: Cindy Renault, Toni Webb, Jon Jaruseski, Tony Licata, Fran Dragone, Retta Morris, Tim Crowder, Chris Basic, Ron Metzger. Guests included Adam Kinsman, Alan Robertson, Jim Yatzek, John Lowenhaupt, Jim Bennett.
- II. 6:50 PM **Call to Order– Chair**
- III. 6:50 PM **Introductions - Chair**
- IV. 6:55 PM **Association Business**
- **Report on Matoaka Elementary Development**
 - **Alan Robertson, JCC Facilities Manager**

When asked if a pathway would be constructed so that our children could walk to school, he mentioned that it was certainly a possibility. It's been done at other schools.

Said that Brick Bat Road will be widened from Centerville to the school entrance. It will be widened away from GSW.

Drainage basin was constructed at back of Matoaka property. When asked about recent neighborhood flooding, explained that root cause was the fact that drainage basins had not yet been finished due to property line disputes. Problem has been resolved. New filtration system will be completed within weeks.

Athletic facilities are also being constructed for competitive use (nice fields). They will be lit fields, and lights are designed to minimize spill out lighting. Athletic fields will be jointly used and maintained by JCC and the school system. It is expected that the traffic generated by these fields will not be overwhelming, in part because the Warhill facilities will handle most community activities.
 - **Jim Yatzek – Construction Manager**

Described construction and drainage plan for Matoaka property. Designed to drain water away from GSW to fenced bmp at rear of Matoaka property. Underground water storage tanks are being implemented in this project.

A tree buffer will be maintained in front of property.

- **Adam Kinsman – JCC Asst. County Attorney**
Spoke on his role with Mataoka Elementary School – he is responsible to getting easements for projects such as this. Sewer and water must be brought to site. Connection will be made at the end of Westover Ridge and Thorngate, in common area behind neighborhood. They are not tying in to GSW water supply.
- **Developer Report**
 - John Lowenhaupt and Jim Bennett (Jamestown LLC) mentioned that Section 6 has 55 lots and is being built out now. Section 7 (at end of Thorngate Drive) is zoned for 18 lots and will be started in 2008 or 2009.
 - New turn lane is being constructed for the new section.
 - Front signage will be updated at the original entrance to mirror the signage at the new section.
 - Visibility coming out of new entrance will be improved for safety reasons.
 - Street and stop signs in the new section will be the same as in the original neighborhood, as will streets and gutters.
 - Sidewalk along Longview Landing is being done by JLLC and has been a lower priority among their ongoing projects. Anticipate that it will be completed by the end of Spring 2007. Surface will be exposed aggregate and will be behind the drainage ditch.
 - Regarding a new home and an 8-foot fence, the developer permitted this fence to be constructed due to proximity of home behind the property. The new home is within 5 feet of the property line. JLLC insists that the new home was located within setback requirements.
 - Advisory Committee has no real approval authority regarding architectural guidelines or approvals. The Advisory Committee is not notified of revisions to the covenants.
 - UPA has recently been involved in flagging unusual home designs in GSW and notifying DMA (Design Management Associates). Although UPA and DMA have no legal authority to enforce any change, they are going to make an effort to effect change.
 - Bottom line: neighborhood covenants have been modified during the life of GSW, and declarant (JLLC) has always been permitted to allow changes and variances to the covenants.
 - We are realistically looking at transitioning control of the neighborhood to an HOA in about a year or two.
- **2007 Adopted Budget**
 - Questions arose about pool maintenance, irrigation maintenance, and builder lot fees.

V. 8:00 PM Advisory Committee

- **Tot Lot**
 - Picnic table will be installed by next summer.

- **Second Entryway**
 - Event notification is necessary at both entrances. Recommended that a bulletin board be installed to improve aesthetics. It will happen once our roads are turned over to VDOT.
- **Neighborhood Watch**
 - Has been implemented in our neighborhood. Email notification has not yet been established.
- **Landscaping/Grounds**
 - Topsoil and seed has been put down on property in and around clubhouse. Mulching will also be put down.
 - Section signage upkeep in original sections begins tomorrow. All signage will be improved. Gardening Club will be involved in future.
 - Christmas decorations at entrances need to be built into plans for future.
 - Dead/threatening trees have been taken down this fall. More will be attended to in spring. For lots on the golf course, the course will send someone out to look at it and then act on it.
 - Landscaper is responsible for emptying trash cans on common areas.
- **Pool**
 - Pool lights will be fixed in spring.
 - Landscaping around pool will be improved with additional plantings to improve erosion.
 - A call has been made to Greensprings Plantation to permit reciprocal use of their pool when our pool is being used by the swim team.
- **Clubhouse/Pond**
 - Outdoor electrical repairs have been recently completed. Pond fountain has been repaired.
 - Pond drain needs to be cleared of debris. Golf course is responsible for this.
 - Golf course is also responsible for unauthorized fishing in pond. Developer says to call the police. Builders should be addressed of subcontractors who fish the pond.
- **Violations**
 - Letters are continually mailed to residents who violate architectural and maintenance standards. Within the next quarter, hearings and fines will likely be instituted for those who do not respond to a “good neighbor” policy.

VI. 8:28 PM

Homeowner Forum

- **Temporary Play Area at end of Thorngate**
 - Dumping by contractors and others needs to be addressed in this area. Developer is open to placing signage there that prohibits dumping. Developer will also speak to golf course and builders about this.
 - Proffers for GSW call for two play areas. One is here at the clubhouse, and the second is for an area yet to be determined. The plan is still to have a play area near the temporary play area.

The county and developer will support the suggestions of the residents, depending on cost. The new site will be roughly half of an acre. Initial recommendations consist of a grassed field with some benches. There are no plans to cut a road from the end of Thorngate to Brick Bat.

- If homeowners want minutes to monthly meetings, they can contact UPA. UPA is looking to develop a resident email list to keep residents apprised of minutes, announcements, etc.
- Regarding how people can get on the Advisory Committee, individuals are free to apply. UPA will review applications, looking for what individuals can bring to the neighborhood.
- New payment coupons will be sent out this month.

VII 8:45 PM Adjourn Meeting