

Woodland Pond Phase 2 Qtrly Board Meeting

Meeting called to order at 6:58 PM by Fred Sundstrom

Board Members Present: Fred Sundstrom, Aubry Tarkington, Dorinda Davidson and Lewis Mustian. Doc Holliday was not in attendance; a quorum was present.

Financials, were reviewed and currently all budget areas are within anticipated cost.

Landscaping

- New Landscaper, A&N Landscaping is doing a good job. The owner, Andy, is very responsive when called
- HOA Phase 2 Is Not paying the Landscaper to cut any homeowner properties along the parkway; Homeowners/Property owners are responsible for maintaining their property.
- WPHOA Inspection team makes list of properties not in compliance with grass cutting and other property standards and sends to ACS West
- Letter is sent by management company (ACS West) instructing property owner to cut grass on their property as shown on their Chesterfield County plat or rectify any issues where the property owner is not complying with the Phase 2 Architectural Standards
- After 3rd letter attorney sends notice of lien, so far no liens have been filed as property owners have complied once letter of notice is received
- 3 parties that received letters, have resolved the issue identified in their letter.
- Nash Road Fence being painted still! Some prep work been done already. Weather related issues have slowed the progress.
- Nash Road Entrance Sign has new landscaping and flowers planted by A&N, continued upgrades anticipated to shrubbery and flowers.

From annual meeting suggestion that street signs and mailboxes be painted it was decided to contact a resident about painting street signs and request his interest and cost to paint the street signs.

Mail boxes are responsibility of the homeowner and they can contact Daniel Spenser directly for him to paint their mailbox.

Due to recent storm damage to many roofs, have been receiving phone calls about roofers/shingles/etc.

Question have been raised about Grand Manor shingles warranty period?

The warranty information is posted on the CertainTeed Web Site.

Next meeting Sept 11

Meeting was Adjourned at 7:40 PM

(signed)

Fred M Sundstrom

President WPHOA P2