



Willow Warbler

The Willow Shade Homeowners' Association Newsletter

Winter 2020

Board of Directors

President
Ann Newman
Vice-President
Fred Stapleton
Secretary
Ray Finefrock
Treasurer
Elke Cardinal
Member
Richard Pullen

Trash Collection

Do not leave trash cans out in front of homes after trash pick-ups. The Association's regulations provide that trash cans are not to be kept out in front of homes between pick-ups. Also, it is a misdemeanor under the Town of Culpeper's ordinances, to not properly store containers.

When Grass is Cut

Periodically, there are incidents of damage to the siding on homes during the cutting of the grass. If homeowners are concerned that this may take place at their homes, they should look to see if this has occurred, after the grass has been cut. It is very important that damage be reported as soon as possible, because after some time has passed, it becomes difficult to determine when and how the damage occurred.

Next Board Meeting

Thursday, March 5, 2020
at 1662 Sally Lou Lane
beginning at 7:00 P.M.
All are welcome!

Management Company

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Association Meetings Held

Thanks to the homeowners who attended or provided proxies so that a quorum was present and business could be conducted, the Willow Shade Homeowners' Association was able to hold its Annual Meeting on Thursday, December 12, 2019.

The minutes from the last Annual Meeting were approved as presented, and the financial status of the Association was reviewed. As of the end of November, the balance in the Association's checking account stood at \$27,311.86, and the Association's reserve funds totaled \$92,393.04.

The President of the Board, Ann Newman, provided information regarding situations involving the Association during the last year. An inspection of the playground area, which community associations have now found it is necessary to have conducted each year, was done, and needed renovations were made. Two trees in the common area behind a home on Duke Street were impacting the property, and were removed. A tree located at the pond was leaning over, and it too, was removed. Erosion had occurred near one of the concrete drainage inlets located behind some of the homes in the community, resulting in sink holes forming. The holes were filled in, and a project to make changes to how water enters this inlet is being considered, in order to prevent this from happening again. A one-year contract had been signed to have the condition of the pond reviewed monthly and needed treatments applied, with a firm that provides this service. At the end of the contract, the Board will determine if it would be good for the Association to continue receiving this service.

Extensive discussion was held regarding grounds maintenance services. The current contract expires at the end of this growing season. Several homeowners have expressed their feelings, that another contractor should be found to provide grounds maintenance services. The Board had stated that a committee should be formed, to look for another contractor, but homeowners have not been enthusiastic about joining such a committee. During the meeting, a Board member volunteered to serve on this committee.

The Board term of John Brown was expiring. He had decided not to run for re-election. The Board term of Fred Stapleton was expiring, and he had agreed to run for re-election. Ray Finefrock was nominated to run for election, and he accepted. As there were no other nominations of homeowners to run for the open seats, and there were two volunteers running for two open seats, nominations were closed and Mr. Finefrock and Mr. Stapleton were elected to the Board by acclamation. Mr. Brown was thanked for his years of service to the community, and Mr. Finefrock was welcomed to the Board.

The business to be conducted during the Annual Meeting having been concluded, that meeting was adjourned and a Board of Directors' Meeting convened, during which the Board members determined that the officers of the Board would be as noted in the sidebar of this newsletter. Discussion was conducted concerning activities of committees and a matter of the collecting of unpaid assessments.

The evening of meetings ended at 8:45 P.M.

Search for Grounds Maintenance Provider

As noted above regarding what took place during the Annual Meeting, several homeowners have expressed dissatisfaction with the services provided by the current grounds maintenance contractor. However, when the Board of Directors suggested prior to the Annual Meeting, that a committee be formed to find another contractor, no homeowners responded to volunteer to sit on this committee.

When further discussion was held on the matter, another suggestion was made, that homeowners and Board members who know of any contractors, or see contact information for any contractors, who they feel would provide good service, they should give this contact information to the office, and the contractor will be asked if that firm would like to bid on the project. And homeowners are still welcome to volunteer to sit on this committee!

Stormwater Inlets

If there is one of the concrete stormwater inlets located behind your home, you should check it periodically, to see if the water is flowing into it properly. If any holes in the ground near it are developing, or you see anything else that would warrant having the inlet inspected to see if repairs to it are needed, contact the office.