

**Powhatan Place Community Association, Inc.**  
**Meeting of the Board of Directors**  
**Powhatan Secondary Clubhouse**  
**Charter House Lane**  
**6:30 p.m. Tuesday, October 25, 2011**

The Meeting was called to order at 6:30 p.m. at the Powhatan Secondary Clubhouse on Tuesday, October 25, 2011.

Board members present: Larry Mounts, Bernie Fitzgerald, Glenn Rother, Cory Cathcart. And Mary Lorenzen

Also present: Ed Robbins, Property Manager, Berkeley Property Management

A quorum was established.

**Approval of Minutes** – A motion was made to approve the minutes from the August 30, 2011 meeting of the Board of Directors. The motion was seconded and approved.

**Treasurer's Report** - Glenn Rother

- The Financial Report for month ending September 30, 2011 was presented.

**Association Manager's Report** – Ed Robbins

- Copies of the Financial Statement as December 31, 2010 as reported by DesRoches & Company, Certified Public Accountants were distributed to the Board.
- Transfer of accounts from previous Property Management Company to Berkeley is going well and should be completed by the end of November.
- Resurfacing of walking path along News Road – A letter was sent via e-mail to TF Franks requesting a date be scheduled for the resurfacing. No response yet. Ed will follow-up.
- Ed will be contacting Dan Bauder of Ace ProWash concerning scheduling of fall gutter cleaning.
- Ed will be meeting on site with Mike of Virginia Lawn and Landscaping to discuss landscaping issues and irrigation issues. During the irrigation season, the Board would like monthly inspections of the irrigation system with a written report on the findings sent to the Property Manager.
- Ed will get a proposal for the drainage problem behind Wind River Run.
- Ed will follow-up with CJ regarding the overgrowth of grasses/weeds onto the PCSA walking path from Lawrence Beamer's commercial lot.
- Ed will be requesting bids to correct erosion of soil along edges of water grates.

**Architectural Review Board** - Bernie Fitzgerald

- No pending applications.

**NO Executive Session was held Tuesday, October 25, 2011**

**Unfinished Business:**

- Items discussed with Property Manager:

- Resurfacing of walking path along News Road.
- On-site meeting with Mike from Virginia Lawn and Landscape.
- Obtain proposal for drainage problem behind Wind River Run homes.
- Obtain proposal to correct erosion of dirt along edges of water grates.
- Contact Dan Bauder of Ace ProWash concerning cost of re-pitching gutters as needed.
- Re-activation of the Rules and Regulation Committee will be tabled until after the first of the year.

### **New Business:**

- Ed will contact Ace ProWash concerning scheduling of fall gutter cleaning.
- Follow-up with PCSA Property Manager concerning the overgrowth of grasses/weeds onto the PCSA walking path from Lawrence Beamer's commercial lot.
- Residents concerns about the rapid growth of Hydrilla in the ponds.

### **Committee Reports:**

- **Beautification Committee October Update** – Charlene Rother

#### Old Business

1. Irrigation: Over the past 2 months we have met with Rich from Virginia Land and Landscape and some of the concerns have been met:
  - A timer was replaced due to a lightning hit.
  - Irrigation schedule was provided.
  - A number of heads were replaced but some water continues to spray in the streets.
  - A couple of leaks were repaired.
  - System needs to be checked on a monthly basis for any adjustments that need to be made.
  - Research protective devices for sprinkler heads to prevent repeated damage.
2. Resurfacing of walkway along News Road.
3. The request for an additional water source near the timber walkway has been withdrawn.
4. Plants purchased with County PRIDE Grant have been planted on shore along lake. Final paperwork has been submitted to the County along with Thank You letters
5. Pruning schedule and leaf removal for fall needs to be established.
6. Removal of dying Leyland Cyprus between Chickasaw and Wind River Run especially behind 4432 Wind River this fall and 2 holly trees placed in area as replacement.
7. Grass replacement continues to need monitoring.

#### New Business:

1. Replacement of No Parking sign at end of Chickasaw Court.
  2. Address erosion behind homes on Wind River Run.
  3. Winter plantings of pansies in front entrance bed.
  4. Removal of River Birch behind 4404 Chickasaw Court to take place this winter.
- As of the end of October, the Beautification Committee is disbanded. This ad hoc committee has been working diligently over the years to enhance the community. The Board and community expressed their deep thanks for all the hard work. A notebook

Powhatan Place Community Association, Inc.

Board of Directors Meeting

October 25, 2011

containing information about all of the projects the committee has been involved with over the years was given to the Property Manager for his future reference.

**Neighborhood Watch** – Louise Pearson

- One of our residents had received a disturbing message left on her answering machine. Report any unusual phone calls to the JCC police.

**Homeowner's Comments/Questions**

- Reminder to residents that NO parking is allowed on streets. Our streets are narrow and emergency vehicles must have unobstructed access to all homes.
- Resident at 4412 Makah requested that the area between the home and the wooden walkway be checked for a water leak.

Meeting adjourned at 7:32 p.m.

Submitted by Mary Lorenzen