

# **Veranda Neighborhood Association**

## **2020 Annual Meeting Minutes**

### **Board Members:**

Tom Cumpson, Carolyn Staszak, Galen Miller, Dr. William Spitler, Dr. Lyn Schmid

### **Item 1: Introduction and Welcome: (TC)**

**\*President Tom Cumpson introduced all executive board members and WCPAM.**

### **Item 2: State of the Association:**

#### **A. 2020 Accomplishments (TC)**

\*President Cumpson provided homeowners with 2020 community accomplishments and updates: (1) landscape improvement updates including additional tree trimming and common area landscape replacements (the board continues to work well with RPI and appreciates their service to the community), (2) power-washing of all mailbox pavilions (the board thanks Galen Miller for lubricating mailbox locks after the power washer cleaned the mailboxes – the board thanks Galen for his efforts and encourages homeowners to contact WCPAM if they have trouble with their mailbox locks), (3) fiscally responsible budgeting which has once again allowed the board to not increase HOA dues for 2021, (4) governing document enforcement of violations (board wishes to remind all homeowners that each has a duty to adhere to the governing documents of the Association and asks that homeowners report violation and/or community concerns to WCPAM), power-washing/painting all common area fences throughout the Association, (5) continuation of monthly meetings of the executive board being held throughout the pandemic in order to properly oversee the Association (the board thanks all community members for their efforts to help keep community members safe & wishes all community members good health), (6) thanked the social committee for their efforts to provide social distancing events for the community, (7) the board voted to retain WCPAM for another two years as we have appreciated their partnership to help manage our community, and (8) relandscaped the mailbox pavilions on Banner and Drake and planted nine trees along the Sylvan Road border.

#### **B. Financial Report (WCPAM)**

##### **Veranda Agenda & Financial Snapshot** **Ending CH/Savings Balances Date: September 30, 2020**

**\*Information will change**

#### **Ending Balances for Checking & Savings account as of September 30, 2020:**

Checking - \$11,409.60

Savings - \$63,050.98

**Total - \$74,460.58**

### **\*CD Account Information**

- CD 1960 - Balance is \$27,668.15 – Common Reserve
- CD 1979 - Balance is \$31,145.26 – Towns & Carriages Reserve
- CD 1755 - Balance is \$51,356.14 – Common Reserve
- CD 1798 - Balance is \$25,639.59 – Common Reserve
- CD 4366 - Balance is \$30,969.12 – Towns & Carriages Reserve
- CD 5645 - Balance is \$51,033.69 – Common Reserve
- CD 5653 - Balance is \$52,154.11 – Common Reserve

**Total CD Portfolio - \$269,966.06**

### **2020 Home Sale Totals: 8**

- 2/23/2020 Veranda Towns & Carriages Unit 1452 Banner Drive - Charles & Marian McKee
- 4/16/2020 Veranda Towns & Carriages Unit 1461 Hammock Way - Mark, Andrea & Grant Stanley
- 6/1/2020 Veranda Towns & Carriages Unit 1451 Hammock Way - Sebastian Garaycoa & Karen Roda
- 8/1/2020 Veranda Towns & Carriages Unit 1290 Vickery Lane - Mark & Julia Gilvey
- 4/4/2020 Veranda Common Area Unit 1313 Veranda Way - Huda & Mohsin Altufayli
- 4/21/2020 Veranda Common Area Unit 1468 Drake Lane - Charles & Phuong-Quyen Stehman
- 8/4/2020 Veranda Common Area Unit 1400 Amberly Street - Benjamin & Helena Proler
- 10/16/2020 Veranda Common Area Unit 1420 Banner Drive - David & Susan Snizik

\*WCPAM reviewed the 2020 financials with members of the Association and reviewed the 2021 approved community budgets.

### **Item 3: Old Business/Committee Reports:**

#### **A. A&L Committee Updates (WS)**

\*Dr. Spidler, chair of the A&L committee thanked homeowners for following the A&L procedure for the Association and reminded all homeowners that they must submit an A&L application before making any repairs and/or changes to the exterior of their homes.

To read about the A&L process and to find the A&L request form, please visit:

<http://www.vhoa.info/architecturallandscape-change-process.html>

**To assist you, please note the following guidance from the A&L Committee:**

**PLEASE check the A&L Guidelines before making a submission or scheduling with a contractor.**

**PLEASE make a formal A&L application if in doubt.**

**PLEASE notify management when making repairs or replacements which do not require an application.**

**DO submit an A&L application for:**

**A. New exterior construction, such as additions, porches, or decks, as well as change in style of doors, shutters, awnings, or the like.**

**B. New landscape.**

**C. New hardscape.**

**D. Roof replacements.**

**DO NOT submit an A&L application for:**

**A. Repair or replacement of exterior fixtures, including decks, stairs, railings, and windows, with improved materials, but unchanged appearance, excluding roof replacements.**

**B. Repainting with existing color scheme.**

**C. Replacement of existing landscaping with similar/like landscaping.**

**If you wish to make changes to the landscape or exterior appearance of your home, please complete the below "Veranda Submission Form".**

**Once completed, please email the form to:**

**Support@WooCatManagement.com. We will review the form with the Architectural and Landscape Change Committee and report back to you!**

**Most change requests will be approved promptly at the A&L Committee level, though in some cases, additional supporting information will be requested. Only rarely will a change request need approval on the HOA board level, at the monthly meeting of the board.**

**Please note that the Veranda community is committed to preserving property values and enforcing our governing documents. To further educate our homeowners, please understand that failure to adhere to the governing documents of the community will result in fines against your property.**

## **B. Seasonal and Holiday Decoration Rules & Regulations (WS)**

\*Dr. Spitler reviewed the approved Seasonal and Holiday Decoration Rules & Regulations with homeowners:

### **Seasonal and Holiday Decoration Rules & Regulations**

**At a regularly scheduled meeting (10/23/2020) of the Veranda executive board, the executive board in consideration of a committee's draft of the *Seasonal and Holiday Decoration Rules and Regulations* policy, approves the policy as outlined below. Motioned**

by Lyn Schmid, seconded by Galen Miller and unanimously approved. The policy will immediately go into effect, upon review at the annual meeting, and posting on the community website.

#### **Flags:**

- \*Display of the American flag is encouraged in accordance with established flag etiquette
- \*Historical, service, international, state, school, team, seasonal, and holiday flags are permitted
- \*Commercial and political flags (regardless of size, shape, or material) are NOT permitted
- \*One freestanding flagpole and two flag mounts are allowed
- \*A maximum of two approved large flags may be displayed simultaneously
- \*Small approved yard flags are permitted
- \*Approved buntings are permitted

#### **Decorations:**

- \*Any portion of the home and yard, except for the roof, may be decorated
- \*Seasonal decor may only remain for a maximum of three months
- \*Holiday decor is allowed for up to 30 days before and after the given holiday

#### **Permitted decorations:**

- Plaques, welcome signs, and the like on doors and porches
- Planters and pots
- Real or artificial greenery
- Clear and multicolor lights on homes and in yards
- Window candles
- Approved yard flags

#### **Prohibited:**

- Rooftop decoration
- Inflatables
- Projected images
- Outdoor audio
- Objects over 5' tall
- Objects in beauty strip
- Yard signs

### **C. Social Committee Updates (CS)**

\*Carolyn Staszak updated homeowners regarding community events and noted Covid-19 has created challenges. However, the social committee was able to host a few community events in 2020 and is looking forward to hosting more in 2021.

### **Item 4: New Business: WCPAM**

#### **A. 2021 Budget Presentation**

\*WCPAM and the executive board are proud to note that the 2021 budgets reflect the 2020 budgets and there will be no dues increases in 2021.

**B. Board Election – there will be a 10-minute break for WCPAM to count the final votes. If you have NOT voted yet or wish to submit a question, please do so here:**

<http://www.vhoa.info/10262020-annual-meeting.html>

\*The community elected Dr. William Spitler and Carolyn Staszak to serve the community. President Tom Cumpson thanked all community members for their interest in serving the community.

**Item 5: Member Q&A session (WCPAM will read previously submitted questions that were submitted by homeowners)**

1. As an owner of a carriage house, I have trees in the landscaped area of my home. I have a redbud tree in my front landscaping area and several trees in my courtyard area. The bushes and shrubs and grasses of my property are trimmed and shaped - but the trees are not. The redbud tree is growing into my siding and onto the roof. I see trees at other other townhouses & carriages that are the same. Why is this not a part of the landscaping service?

Answer: trees will be trimmed by winter.

2. When will the trees (sycamore I think) be trimmed around the Playlanda green space?

Answer: trees will be trimmed by winter.

3. Is the neighborhood going to have the trees treated to eliminate the spotted lantern flies that have been so abundant this year? Also, I would like some clarification as to the HOA position on noise control, as there have been numerous discussions in my end of the neighborhood as to how late is an appropriate time to have outdoor music and/or loud lawn equipment running. What is the current HOA policy on how early noise can start and how late they can finish?

Answer: The community will continue to follow the advice provided by the Association's arborist. Any specific noise concerns should be submitted to [Support@WooCatManagement.com](mailto:Support@WooCatManagement.com).

4. Hello, I would like to comment on two items: The mailbox kiosks throughout our neighborhood need some TLC! Several years ago the architectural committee denied my request for an attractive \$500 bird house to be placed behind my privet hedge in between my windows for fear of bird droppings in the commons area.....today we have some unsightly items such as bird feeders, decorative items, wind chimes, planter baskets, plastic planters, etc hanging in the trees IN the commons areas.

Answer: Mailbox kiosks were already power washed. The executive board follows up on all violation concerns that are submitted to WCPAM.

5. Is there a way to alert the zoom moderator during the meeting if I want to ask a question?

Answer: All homeowners will have the opportunity to submit questions during the meeting as the meeting agenda notes.

6. Why does the social committee use HOA money to buy alcohol?

Answer: The social committee immediately stopped using association monies to purchase alcohol for community events over a year ago when WCPAM notified the executive board that they should not continue with this practice.

7. Was there budget savings from the lack of snow fall in 2019 and 2020?

Answer: yes, there was budget savings in 2019 and so far in 2020.

Item 6: Adjournment