

# Washington Plaza Cluster Association

March 10, 2009

## Annual Meeting Notes

The Annual Meeting of the WPCA was held on Wednesday, February 18<sup>th</sup>, at the Reston Community Center at Lake Anne. Below are the highlights of the meeting.

### **Treasurers Report**

The 2008 End of Year Balance Sheet reported Total Assets/Reserves of \$60,424.13. Net positive change of \$3,868.82 from the 2007 End of Year Balance Sheet.

### **Late Fee Rule Change**

Announced at the annual meeting, the rule regarding the late fee of payment of cluster dues has been changed. Below is the updated rule for Assessments. All of WPCA's rules & regulations can be found posted on our website at <http://www.lakeanne.net/wpca>.

#### Assessments

Cluster dues will be payable 30 days after the billing date. If full payment of an account's balance is not received by the due date, the account will be considered delinquent. A late fee of \$50 shall be assessed on any delinquent account on the first day after the account has been deemed delinquent. The interest rate penalty for delinquent dues is 12% per year simple interest on the unpaid balance, exclusive of any unpaid interest, accruing from the date of delinquency. In addition, the costs, including attorney's fees and court costs, of collecting delinquent dues and assessments will be charged to the property owner as provided for in the Reston Association Deed of Dedication.

### **Major 2008 Projects**

Due to a major tree root intrusion, the parking lot storm drain pipe in H Block needed to be dug up and replaced. In addition, the tree causing the root intrusion needed to be removed due to its location above the pipe to be replaced. New landscaping for the parking lot island is being planned for in 2009

The lakeside pathway lights along C Block were repaired and became operational again in 2008.

In September, a successful cluster workday was held with many residents participating. The plan will be developed to hold it again in September of 2009.

### **Cluster Standards Committee Report**

In 2008, the cluster standards committee was formed with the purpose of maintaining & recommending updates to the architectural standards associated with our neighborhood. Teri Westbrook & Craig Palmer were elected as committee co-chairpersons. Teri reported on the committee activities to revise our fence standard either to find contractors willing to build a similar style or to recommend to the board of directors a new style. She also reported on the

committee activities to develop a new standard for free standing air conditioning units to provide guidelines for homeowners that gain permission to add supplemental air conditioning.

### **2009 Budget**

The Board of Director's proposed a -\$8,500 deficit budget for 2009. The budget for Capital Projects includes money already spent in 2009 for the completion of the H Block storm drain project. Other Capital Projects budgeted for in 2009 include sidewalk inspection & repair, landscaping, tree maintenance, and new parking signs for Chimney House Rd.

### **Director's Elected**

Mary Ann Panarelli was re-elected as the Director representing K Block.  
Bryan Smith was re-elected as the Director representing B Block.

### **Facebook Group**

An open forum for WPCA has been started on the social networking website Facebook. This forum will allow us to discuss multiple topics, post information relevant to the cluster, add pictures of the neighborhood, create calendar events, and foster our community. If interested, you must first become a Facebook.com member (it's free). After joining Facebook, you may then search the groups for "Washington Plaza Cluster Association" and join our group.

### **RELAC**

Representatives from the Board of Directors along with representatives from the other cluster/condo groups using the RELAC system have been meeting with representatives from AquaVirginia & AquaAmerica (the parent companies of RELAC) and RA to discuss the future of our air conditioning system. AquaAmerica wishes to dispose itself of RELAC as it is not part of their "core" business. They desire to either sell it another party or turn it over to the users of the system or RA. At this point, neither RA nor the any of the cluster/condo groups seem aimiable to the idea of taking it over. In the short term, AquaVirginia will be applying for a rate hike to begin to cover their increasing yearly losses. More meetings are being scheduled & held with AquaAmerica and RA and separately by the cluster/condo group representatives ourselves.

### **Officers**

Immediately after the meeting, the Directors met and elected the following officers for 2009:

President	:	Bryan Smith ( <a href="mailto:BryanSmith@aol.com">BryanSmith@aol.com</a> )
Vice President	:	Dick Wensell
Secretary	:	Suzanne Larne
Treasurer	:	Van Foster

### **Board Meetings**

Board meetings are open to all homeowners and residents. The meetings will be held at Cafe Montmartre (until Reston Museum renovations are complete) at 7:00 pm.

The next board meeting is scheduled for Thursday, March 12<sup>th</sup>. Please refer to our website <http://www.lakeanne.net/wpca> for future meeting dates.