
WEST PARK COMMUNITY ASSOCIATION

Minutes of the West Park Community Association (WPCA) Annual Meeting, December 7, 2022

The Annual Meeting of the West Park Community Association (WPCA), held at Oak View Elementary School, was called to order by President Jeff Peters at 7:32 p.m.

Attendees: Jeff Peters, Johny Ramia, Dan Clark, Cindy Sanzotta and 17 others.

Reading of the Minutes of the Last Meeting:

Secretary Cindy Sanzotta read the minutes of the December 9, 2021, WPCA Annual Meeting.

A motion was made to accept the 2021 Minutes of the Annual Meeting. Motion was seconded and passed unanimously.

Treasurer's Report:

Treasurer Dan Clark noted that it was another good year as all dues were easily collected. Dan then presented the 2022 Financial Report and Draft 2023 Budget. He reviewed column items of the 2022 Budget vs. actuals noting some of the line entries: Tree expenses were \$900 this year; Insurance was as expected; we thankfully continued to have \$0 in legal fees; and Website and email hosting was slightly less than budgeted. Dan continued to fund our Reserve Fund noting that it is required by Virginia State Law for HOAs to show their ability to maintain their capital equipment (for us that is our asphalt path and playground equipment) or to remove it should the association membership choose. 2022 ended with a \$1,255.61 profit for the year.

Dan reviewed the Bank account assets outlined on the bottom of his prepared report.

Dan then presented the Draft Budget for 2023. The Board of Directors has approved an increase in dues from \$100 to \$110, an increase of 10%. Dan notes that we are getting close to the optimal dues to cover both annual and capital expenses as noted in the previous Reserve Study. The amounts for Reserve Fund allocation, Admin Expenses, Tree Expenses all remain the same from 2022. The Common Area Maintenance Fee goes up to \$2,725 and insurance to \$1,000 for 2023. Dan highlighted a major expense of \$5,000 for Asphalt Path repair in 2023. About every five years we must review the path and make any necessary repairs. This cost is a major factor driving our dues. It is also time to redo the Reserve Study and Dan intends to do so in 2023, to price the true extent of the costs to continue to repair and/or remove the path and playground for accurate budgeting going forward. The projected loss of \$3,564.50 noted for the 2023 budget will be covered by our assets in the bank.

Dan then did a brief explanation of the back of his prepared report noting the history of the Association's Profit/Loss as well as Tree, Landscaping, and Insurance expenses.

Discussion of the budget by attendees ensued with questions from the members. One member asked about repair to the asphalt path at the end of Stallworth Court. Jim Emery spoke up as Past President

reminding all that the path is owned by Fairfax County Schools and is not the responsibility of the HOA. Same member mentioned he had been calling to try to reach the right person about the path as it is much used and very worn. Jim suggested he should talk to Bill Evers, Robinson Asst Principal with responsibility for the physical school property. Paul also noted it is dark at the end of the cul-de-sac on Stallworth and thanks to his contact with the Supervisor's Office work has begun to put in wiring for a new streetlight. Members thanked Paul for his outreach. Another member asked for clarification on the 10% increase in the dues. Dan reiterated that, based on the past Reserve Study analysis, the intent is to raise the dues to approximately \$130 to cover expenses and to cover our capital expenses, when needed, such as in 2023 for the asphalt path repair. Again 10% is the limit the Board is allowed to raise dues without a full HOA membership review. Member then followed up with a question about the playground maintenance and didn't we use Boy Scouts in the past? Dan noted we have used Boy Scouts but currently we do not have a project that needs assistance.

A motion was made to accept the 2022 Financial Report and approve the 2023 Budget. Motion was seconded and passed unanimously. Members in attendance applauded Dan for his efforts.

Election of Officers:

President Jeff Peters presented nominations for Officers for 2023. Due to life issues, Jeff felt he couldn't uphold his intended accomplishments as President. He would like to nominate Vice President Johny Ramia as President in 2023 and Johny is willing to serve. Dan and Cindy, as current officers, have agreed to remain in their positions if no one volunteers for their position. The VP position and Member at Large positions are vacant. Mike Yang offered to fill the vacant VP position.

The Slate of Officers presented for approval for 2023 are as follows:

President	Johny Ramia
Vice President	Mike Yang
Treasurer	Dan Clark
Secretary	Cindy Sanzotta
Member at Large	vacant

President Jeff Peters reminded all that our rules require a vote by secret ballot. It has been common practice in the past to simply elect officers by voice vote when there is only a single nomination for each office. A motion was made to authorize election of the nominated slate of officers for this year by voice vote, was seconded and passed unanimously.

A motion was made to accept the nominated officers for 2023, seconded and passed unanimously.

President's Report:

President Jeff Peters again noted his inability to get his intended tasks accomplished. Johny Ramia thanked Jeff for all his efforts. Jeff then detailed the process of the official HOA Complaint Policy as found on our community website. Members of WPCA have the right to complain to the Board of Directors using the formal complaint form sent to the Board by mail or email, concerning any action, inaction, or violation of

the governing documents by a member of the Board. The Complaint Policy is not a process by which to complain about a neighbor.

Jeff also noted that even though he intended to, he did not form a committee to go through our governing documents for updating. He noted that often the issues brought up concern what is the role of and the rules governing the Architectural Committee. Jeff quoted from the WPCA governing documents concerning the committee noting the control over “new” buildings, not maintenance of old buildings.

Old Business:

Covered in President’s Report.

New Business:

Storage Box Usage: One member asked the status of the MY BOX storage unit on a front lawn on Stallworth Court. Jeff and Johny will discuss the situation with the homeowner to get accurate information. Jeff suggested that, when individuals have concerns in our community, the best approach is for neighbors to talk to one another.

Signs: Same member also asked what was the WPCA requirement concerning signs as he noted a new sign between the sidewalk and the street advertising Creative Memories. Discussion ensued with Jeff noting that we are not allowed signs of any sort in the neighborhood per our covenants except small (10 x 15) For Sale or For Rent signs (smaller than the currently used size we see). As far as operating a business from a home, only medical or legal professions are allowed to practice from their home. Discussion ensued about the nature of this particular sign, the Fairfax County Sign Ordinance which allows for such signs, and how to deal with the discrepancy between our “Protective Covenants and Restrictions” and current county ordinances. Jeff noted that the county currently allows for something like 12 square feet of signs. Discussion moved to commercial signs vs. non-commercial and extended to commercial vehicles or vehicles with commercial logos or signs on them. Paul Maxwell offered to work with Sara Ramia and Alice Karr of the Architectural Committee to review both our covenants and the county ordinances since he brought up the subject. Johny Ramia stated as President he hopes to: 1) get agreement in our community on what laws to enforce, 2) communicate with neighbors first so that they know their rights and what the HOA rules are, and 3) provide a process and procedures to address these issues so we can improve over time to make it better for all. We all want to keep our sense of community and neighborhood.

President Jeff Peters asked for a motion to adjourn. One member made a motion to adjourn the meeting. The motion was seconded and passed unanimously.

The meeting was adjourned at 8:33 p.m.

Respectfully submitted,
Cindy Sanzotta
WPCA Secretary