
WEST PARK COMMUNITY ASSOCIATION

Minutes of the West Park Community Association (WPCA) Annual Meeting, December 13, 2024

The Annual Meeting of the West Park Community Association (WPCA), held at Oak View Elementary School, was called to order by President Johny Ramia at 7:35 p.m.

Attendees: Johny Ramia, Mike Yang, Dan Clark, Jim Lancheros, Sara Vasquez and 15 others.

President Johny Ramia welcomed all, especially new attendees and explained the agenda for the meeting: Election of Officers, Reading of the previous meeting Minutes, Treasurer Report, Old Business, New Business and Adjournment.

Reading of the Minutes of the Last Meeting:

Secretary Sara Vasquez read the minutes of the December 13, 2023, WPCA annual meeting.

A motion was made to accept the minutes as read. The motion was seconded and passed unanimously.

Treasurer's Report:

Treasurer Dan Clark thanked those in attendance for another easy year as all dues were easily collected, except for one household that was hard to get a hold of. The board is looking into how we can handle households that don't pay dues as part of the review of the covenants. Dan then presented the 2024 budget and actuals, explaining some of the line entries: Income Items – This year we increased dues by 10%; \$1.08 was collected in interest; Expense Items - there were no administrative expenses; no tree removal expenses; Insurance was \$26 more than last year; and Website and email hosting was slightly less than budgeted.

The planned Asphalt Path repair was not completed, as the path remains in decent shape. Dan did receive a quote for this work and determined that the more economic choice would be to wait until the entire path needs repair as long as the path remains safe. Additional quotes will be gathered in 2025, if needed. No planned work for 2025 but will continue to add funds to the reserve for future costs on this item.

2024 ended with a net income of \$5,273 since the asphalt repair and tree removal projects were not needed.

Dan then presented the Draft Budget for 2025. The Board of Directors has approved that no increase in dues was needed so remain they at \$110. Admin expenses, incorporation fees and miscellaneous all remain the same but all other expense categories need to be increased due to increased costs. An increase to legal/professional fees was proposed to allow the Board of Directors to meet with HOA lawyers and review the covenants.

Dan noted we are in good fiscal health as an HOA but we continue to work to have the full reserves suggested by our Reserve Study. Dan plans to do a review of the Reserve Study assumptions in 2025.

Common area maintenance fees: A homeowner asked if the Treasurer obtains multiple quotes for the maintenance fees – which include mulching and mowing. Dan explained that while \$3,000 is a lot of money, the fees add up due to the frequency of services and getting materials and machines to that area. Another homeowner suggested that it would be helpful to the Board if we have a designated committee set up to obtain multiple quotes from companies each year. Additional feedback was

provided that the railroad tile-like steps from the Robinson access road down to the common area playground need replacing. Dan will contact Blue Sky to ask for a quote on the steps.

A motion was made to accept the 2024 Financial Report and approve the 2025 Budget. Motion was seconded and passed unanimously.

Election of Officers:

President Johny Ramia then discussed Electing our 2025 officers. The current process is for officers to serve one-year terms. Each of the current officers stated they are willing to remain in their positions if no one is interested in volunteering for their position. Cindy Sanzotta has chosen to step down as secretary and Sara Vasquez volunteered for the role.

The Slate of Officers presented for approval for 2025 are as follows:

President	Johny Ramia
Vice President	Mike Yang
Treasurer	Dan Clark
Secretary	Sara Vasquez
Member at Large	Jim Lancheros

President Johny Ramia reiterated, as was noted in the reading of the minutes of last year’s Annual Meeting, 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 2025, seconded and passed unanimously.

President’s Report

Old Business:

Updating Governing Documents: Jeff Peters provided materials with an analysis of the protective covenants. Many of the rules in the community covenants are redundant with county regulations; the proposal is to review and only keep enforceable rules within the covenants. A committee will need to be formed by early March 2025 to review the materials Jeff provided. The committee will bring findings to the 2025 annual community meeting with recommendations. Johny can provide these materials for review electronically and community members should contact Jeff to be on the committee.

New Business:

Pipestem driveway maintenance: A Stallworth resident who lives on the pipestem was curious about the driveway maintenance, as pipestem residents’ dues are higher with the extra money held in a savings account for use towards replacement/repair fees. Johny explained that the Board holds on to the money until pipestem owners choose to use money from that account towards replacement/repair fees. All other costs are the responsibility of the pipestem homeowners.

Robinson cut-through land: Homeowners in the Stallworth cul-de-sac brought up an issue in the cut-through area to Robinson at the end of Stallworth. The community member complained that after FCPS maintenance crews trim trees, they do not clean up the debris which becomes an eyesore and a nesting ground for mosquitos. Johny suggested that the homeowner contact FCPS facilities, as the area is

technically outside of our community. Johnny offered to share the FCPS contact information with the homeowner and asked them to follow-up with him if the county doesn't resolve the issue.

Common area clean-up: A homeowner on the Stallworth pipestem stated that there are a few trees in the common area that are an issue. He offered to do the work himself, but the Board had concerns about the liability. Dan will work with the homeowner to look at the trees and use the budgeted money for clean-up/removal, if needed.

Neighbor feedback on youth: A homeowner mentioned that about 10 Robinson students walk through her yard on their way to and from school each day. She stated that they are always very respectful, nice and brighten her day. Parents in attendance thanked the homeowners who allow their children to cut through yards for a more direct route to the schools. A different homeowner gave feedback on dealing with students from Mason who rent on the street. Discussion around open communication with community homeowners was had.

President Johnny Ramia made a motion to adjourn the meeting. The motion was seconded and passed unanimously.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,
Sara Vasquez
WPCA Secretary