

TOLLGATE WAY ASSOCIATION BOARD MEETING

MAY 14, 1998

The monthly meeting of the Tollgate Way Association Board of Directors was called to order on May 14, 1998, by Vice President Jack Johnson. The following members were present:

Marge Zitzmann
Mary Klappa
Tony D'Erme

A discussion followed regarding the need for more detail in the monthly minutes. The minutes were then read and amended to include the name of Mr. Rifken in the Treasurer's report in the minutes.

Mr. Johnson then proceeded to ask clarification on the following items:

* Clarification on why the Kahn's kept changing their mind regarding the removal of the tree in back of their house. Mr. D'Erme informed Mr. Johnson that the Kahns had no choice of whether the tree was or wasn't removed as Falls Church City determined it to be dangerous and therefore to be removed.

* Clarification on Mr. Edwards refusal to have the maple in front of his property removed. Mrs. Klappa informed Mr. Johnson about her discussion with Mr. Edwards and therefore his approval to move the maple tree to the designated spot as so deemed in last year's Board meeting which was to transplant said tree to the front of the Leonards's home. Mrs. Klappa informed the Board that it would be the Association's responsibility to remove the tree in the event that either a water or sewer problem occurred in either the Klappa or Edwards's home as the tree was not only sitting directly over both lines but it also was encumbered on both water meters. Although the tree is only approximately 4' tall at this time, the expense would be far greater to the Association when it reached much higher heights. It was then decided by a vote 4-0 to remove the tree to the Leonard sight.

* Discussion insured regarding the plantings on the West Parking Pad. Mr. Johnson received letters from past Presidents Mr. Bond and Mr. Regan voicing their opposition to removing the holly's. Mr. Bond also presented a petition with 10 signatures with same request. This represented opposition by 1/3 of the Association's home owners. The Board moved to keep the said trees as status quo.

* The letter from Mrs. Powell was discussed. It was determined that the bushes she had requested on the north side of the house and the privacy tree screen from her deck were not present at time of purchase and therefore were not the responsibility of the Association. She submitted a planting plan provided by Living Color that conforms to the Association's landscape

master plan. A vote of 4-0 was taken to approve that proposal that Mrs. Powell could plant at her own expense. It was decided that the President would notify her in writing of the Board's action on this issue. The request for planting along the chain link fence between the Powells and the Beyers was tabled until the next meeting giving each Board member another chance to observe that area and understand what is needed to fulfill the betterment of all of Tollgate Way Association. Mr. D'Erme was directed to get an appraisal from Living Color as what this type of planting would cost if the Board votes to screen the above area.

* A suggestion was made by Mrs. Zitzmann that the Article VIII of the By-Laws be amended to include owner plantings to be approved by the Architectural Committee.

* The Board directed the President to include in her next newsletter the request for all of the owners of Tollgate Way to inform the Landscape Committee if they observe any problems on either their own property OR ANY OTHER PROPERTIES regarding trees, bushes etc. It was noted that it is the responsibilities of the owners to be aware of all the planting needs and not just individual needs.

* The Treasurer's Report was read and accepted. All members were given copies of said report.
SEE ATTACHMENT

* The Board directed the President to contact the Chairman of the Architectural Committee to give her guidance on procedures for handling architectural requests. It was determined that not only does each committee member have to look at plans requested by owners but then a meeting of all the committee members should convene to discuss such requests. A copy of the Indenture of Covenants should be given to all committee members. As of this May meeting, Mrs. Klappa said no decision had been made on the Zawinski request for deck construction.

* The Lamppost Committee's last inspection occurred on April 20, 1998. No further inspection has been made due to several days of rain.

* The Board directed the President to add a statement in the newsletter to remind the owners that the alleys in back of the houses be left open for egress and agrees at all times. It was noted that blocking any of that area for storage was not permitted.

* The Landscape Committee reported on the request of Mr. Rifken to check his maple and magnolia in front of said property. Living Color recommended trimming the maple and took a sample of the leaf damage on the magnolia for further review. A motion was made, seconded and past to continue the Landscape Committee report at a special meeting called by the President. Mrs. Klappa said she would like to see more of a proactive rather than reactive response to the landscape needs. She felt that the committee should be looking at the entirety of the plan and not just individual requests.

* Mr. D'Erme read a letter from Mrs. Powell requesting a bench be placed between her property and Beyers, at her expense, to hide the transformer. The Board decided that this area is

common property area and therefore cannot be used for single owner. The Board also felt that this could solicit unwanted guests. The Board directed the President to write a letter to Mrs. Powell informing her that this area was common ground and that permission for her bench was rejected.

* The Board decided that there would not be any meetings in July and August unless deemed urgent. Mrs. Zitzmann will be able to be contacted during that time at 302/539-6570.

* The next meeting will be held at the Zitzmann home on June 11, 1998

The meeting was adjourned at 9:20pm.

Respectfully,

Mary Klappa
Secretary
Tollgate Way Association Board