



Coves at Wilton Creek E-Bits

March 29, 2017

March 20, 2017 Board of Directors Highlights:

Board members present were Steve Hayes, Maggie Hurt, Jack King, John Koontz, Peg Meushaw and Carolyn Schott. Property manager Mary Amparo and six homeowners attended as well.

Mariners Point: Exterminating, tree work, and erosion projects have and/or will be completed. A notice to owners was sent in reference to securing their washing machine drain hoses. A roof leak in Building 2 occurred in December leading to a plan to replace the roof this year. The Annual Spring Day Work and Lunch for MP will be on May 6th.

Villas Report: General maintenance has been done and a problem with the septic lines between Buildings 2 & 3 has been identified and needs repair due to tree roots. Mike Stephens is due to return to the Villas by the end of May.

President: Peg Meushaw offered thanks to everyone for continuing to work together.

Vice President: Jeff Loustaunau reminded the committee chairs that revised charters are due by the May meeting. He urged everyone to walk, bike, skate board and use scooters safely on the proper side of the road and for all drivers to remember that the speed limit in the Coves is 25mph.

Treasurer: Jack King reported that the Coves financial picture is exceptionally good. 2016 Financial Statements have been completed and they were approved by the Board. The Board also approved the payment of the 2016 taxes, the opening of an EVB money market account, to direct CBM to transfer the operating surplus to reserves, to ratify the opening of the checking account at EVB done in February in response to these motions by Jack. Jack also reminded the Board that we should begin now to make preparations for working on the 2018 Budget with special attention to the reserve requirements and the Water/Sewer operating costs. He is preparing a detailed analysis of expenses (2014 – 2016) to assist committees in their budget requests.

Communications Committee: Carolyn Schott stated that the committee is well into the production of the new Directory and urged all owners to respond to the letters sent requesting contact information and permission to be included in the directory, **even if members provided this information and permission for the first publication.** The Board approved a not-to-exceed budget of \$800 for the publication. The last Coves Chats was also a social with a presentation by Chris Lindbloom, who did a great job of comparing and contrasting Baroque and Jazz music. Participation in the Chats programs has been tenuous at best and she did not recommend continuing the program without more support from the community.

Social Committee: Maggie Hurt reported declining support and volunteers for the socials. The Board approve the following socials: July 4th, Annual meeting Dinner, Holiday Dinner and Valentine's Day (2018).

Water /Sewer Committee: John Koontz stated that both systems are in very good condition. Other activities include:

- Routine maintenance has been performed
- A 2018 W/S Budget proposal is being considered to account for the increased monthly spending on Sydnor services and plans to rehab wells per the triennial plans.
- Digital meters are continued to be evaluated.
- New projects include the feasibility of deploying a solar array to decrease monthly electrical costs for pumping water.

Building and Grounds: Steve Hayes reported that the tennis court repair contract has been signed and work should begin soon, a new clubhouse cleaning vendor is being sought, bids for cleaning the white fence are being sought, concerns for window and carpet cleaning are under consideration and Carolyn will investigate the purchase of a bathroom cabinet for the storage of paper products.

Ponds and Dams: Jeff Loustaunau's report stated that after intense research, he determined that the Cove Association does own the ponds. The fallen tree in Heron Pond will not be removed, but the branches along the shoreline will. The committee recommended that \$1000 be added to their budget to finance work to be done by Solitude Lake Company that includes controlling the growth of phragmites, controlling other invasive vegetation, treating and controlling algae in all ponds and cutting dying phragmites in Otter Pond. Total costs per year is \$4,806. The work this year (\$3662) will be a trial before consideration is given to continue.

Landscaping Committee: Mary Galloway stated that the project is staying within its budget. The waterline installation will be April 3rd- 7th which **will not** require entry and exit lane closures. GLF Services will be planting after the waterline work is complete and VDOT gives their final approval. The estimated date of installation is April 10th. Then the committee members and volunteers will install the drip irrigation at each of the new beds.

Old Business:

- **The ACC Document Revision:** Still under review.
- **Signage Project:** Carolyn reported that the project should be complete within a couple of weeks.
- **Tending Dock:** John stated that the permitting process should be complete in a couple of weeks and the installation would be completed shortly after. A tree overhanging the tending dock had to be removed which increased the cost of the project.
- **Electric fireplace:** Steve will discuss and review this with B & G Committee

New Business:

- **Small Conservatory:** This item was tabled until next year
- **Walking trails:** This item was tabled until the next meeting.
- **Sound Absorption for the meeting room:** This item will be addressed at a later date.
- **Heating the Pool:** John will investigate the equipment and installation cost as well as the impact on our HVAC and the pool maintenance.

Open Forum: The following topics were addressed in the two Open Forums: ACC document review (A member wants notification as to when this will come to a vote by the Board.), Responsiveness of Board members, heating the pool, FBYC members attendance at the last Coves Chats, repainting the exercise room floor, county water project impact on the Coves, clubhouse window cleaning, trimming trees around the pool, striping the tennis court for pickle ball, Mary Galloway volunteered to work on the walking trails project, Phillip Franklin volunteered to obtain quotes for tree trimming around the pool, Joyce Livingstone volunteered to work on the greenhouse concept, and guardrails along the road by the pond.

Other Bits:

Damage to tennis courts: The Board is requesting all members to help in preserving the surface of the courts by reminding their children and/or their children's friends to not ride bikes, skateboards and scooters on the surface. We will be spending considerable money in the repair of the courts shortly and would hope that they will be used appropriately to insure the life of the court before the next repair is necessary.

A slip for rent: Slip #11 is now available for rent at \$175/month. If you are interested, contact John Suddarth (804) 405-0480 or john@suddarth.net.

Neighborhood Mailboxes: Some are very sad because they need a little TLC. Please check your mailbox to see if it needs to have its frown turned into a smile while you begin your spring cleanup.



Water Saving "Bit":



When you hand-wash dishes, never run water continuously. Wash dishes in a partially filled sink and then rinse them using the spray attachment on your tap.



The Coves at Wilton Creek Board of Directors will hold an **Executive Board Working Session Thursday, April 20th at 1:00 pm in the Clubhouse.**

Stay in touch with your Board Members:

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E-Bits are published by the Communications Committee of the Coves at Wilton Creek Owners Association. The purpose is to keep our owners aware of what is happening around the Coves and in our area. If you have any items for the next E-bits, send them to covesatwiltoncreek@gmail.com, which is maintained by the Chair of the Communications Committee.