

Wainwright Cluster Association  
Annual Meeting  
February 12, 2013

Attendees: Mark Waddell, Damien DeAntonio, Heather Robertson, Dick Benjamin, Tom Kamstra, Becka Manglanathan, Claudia and Erick Osman, Richard Zolenski, Erin and Ben Russell, Ann Waters, Ruth Ruttenberg.

Meeting convened at 7:37pm the Rose Room at the Lake Anne Community Center.

All three members of the board who are up for reelection – Damien DeAntonio (Landscape Committee), Mark Waddell (President), and Erin Russell (Board Member), were reelected by unanimous vote.

Mark introduced the Board members. No other residents volunteered to join the board.

Mark reported out on activities in 2012:

- tree work for the year
- annual volunteer day activities
- spring clean up disappointments
- carport post repairs
- concrete repairs on sidewalks and patio area in middle cluster
- Durecho (very windy storm) debris clean up in June
- there were three leaks in the public water supply systems
- Clean up in the fall and annual barbeque

Typical complaints from residents this year:

- Trash and animals

Annual service Contracts:

- Trash, Snow removal, landscaping, and insurance

A resident suggested that other residents contact Dominion Power to buy the \$5/month insurance that covers the main lines (including water supply) into the houses.

Financial Report from Dick Benjamin

Distributed the Financial Summary Reports to all attendees

Reported out the budget summary for 2012, explaining the amounts budgeted for 2012, funds used, and balances. The Cluster spent less than the budget by \$6253. No big storms or no snow. We overspent on landscaping.

We currently have \$42,438 in reserves.

The difference between our income and expenses in 2012 resulted in a surplus

of \$9,323 by the end of the year. This was intentional as we raised the dues and needed to build up our cash reserves. We are on track to meet our objective of having enough in reserves equivalent to a whole years operating expenses. As a result we are in much better financial shape than last year.

A presentation on what to expect for 2013, including projected income, and a projected surplus of \$3,476 was made.

The details of the 2013 budget were presented, including large expenses for trees, carport repairs, and landscaping.

Landscape activities in 2012 were presented, including large drainage and runoff investments. Ivy clean out, rock edging, and cleaning and weeding. The only major investment still on the list from 2 years ago is some drainage along 1761. Additional investments may be more ivy clean out, privacy planning, tree replacement.

Resident brought up privacy planning requests along Wainwright behind 1773. Tom Kamstra suggested we consult with a landscape architect to help advise on appropriate choices of planting. Previous attempts to do privacy planting without expert advice resulted in inappropriate selections of trees.

Planned landscaping projects for 2013 include:

More landscaping

Tree replacements

Lighting replacements

Asphalt repairs (2015)

Carport repairs

Curb repairs

Stamped patio in lower cluster

Retaining wall and stairs in upper cluster

Improving grass cover

A resident noted moss on lower carport walls and gutter repairs needed on upper cluster carport.

The cluster board is always soliciting ideas from residents about ideas about how to improve our cluster.

## RELAC

Mark explained the attempted purchase of RELAC from Aqua by a newly formed company called Reston RELAC LLC. Mark is one of the three owners of this new firm. The VA commission is reviewing the purchase now. Cooling towers are on site and will be installed by spring 2014. There will be a public website, a way to handle service calls locally, and ideas for future improvements.

Residents asked about impact of Vantage Hill air problems. Residents also asked how rates would be affected, given the change in ownership. As the sale

has not been finalized yet, Mark is taking all comments and complaints into consideration.

Annual meeting concluded.

February 2013 Monthly meeting:  
January meeting notes approved.

Voted in 3 board members. No changes in positions.

Discussed the need for additional tree limb removal, mainly in the middle cluster.

There is a RELAC and cluster president meeting on Saturday February 16th hosted by RA. Tom will attend.

Ivy removal needed prior to spring cleanup, while everything is not yet overgrown.

Erick Osman will host on the 12<sup>th</sup> at 1773 Wainwright Drive. The time of the meeting is 7:30

A motion was made to adjourn the meeting. The motion was seconded and passed. The meeting adjourned at 8:38pm.

Any questions may be sent to President Mark Waddell at [markw83@verizon.net](mailto:markw83@verizon.net)

Respectfully submitted,  
Heather Robertson