Check your Junk Mail

As this is a new website with a new mail domain, even though the system is set up to follow anti-spam rules, it will take a while before the major mail services like Google fully "trust" our mail. You may find email from info@whitehall-square-hoa.com and events@whitehall-square-hoa.com go into your spam or junk folder because of this.

If everyone marks those mail items as not spam, they will be delivered to your inbox, and the more people who do that, the more our mail will be trusted by those mail providers.

Thank you for your assistance. If you have questions, please use the <u>Contact Us</u> page to send a note and we will respond as soon as possible.

2025-12-03 Annual Meeting Agenda

Welcome, Introductions, and Community Requests

- Opening remarks
- Homeowner questions or concerns

2. Community Updates from the Board

- Completion of No-Parking redline at the end of Chiswick Court
- Successful Whitehall Square Day (October)
- Announcement of new HOA website and email list
- Reminder to report all community maintenance issues to Vista Management
- Need 1—2 volunteers to join the HOA Board (Regent Manor or Hadden Manor preferred)

3. Property Maintenance Updates

- Removal of tree with broken branches Whitehall Drive
- Replacement of Chiswick Court Street sign
- Repair or replacement of damaged parking & towing sign at entrance
- Repair or replacement of community benches
- Repair of broken streetlights
- Installation of 8 new trash cans
- New gate installation at Regent Manor Tot Lot
- Possible updates: new swings at Whitehall Drive Tot Lot, replacement benches
 - Possible landscaping contract increase due to gas-toelectric transition

4. Architectural Requests (ARC) & Compliance

- Reminder: Architectural Change Requests are required for exterior modifications
- Twice-per-year inspections (yards, trashcan storage, home exterior upkeep)
- ARC process discussion confirm committee members
- Updated request forms and homeowner access procedures

5. Financials

- Review of 2026 budget and HOA fees
- Review of Reserve Study process
- Community requests: tot lot swings, sidewalks, trash cans, benches
- Updated vote on Fine Policy for second offense

6. Parking Reminders

- No parking at the end of Whitehall Drive during snow emergencies
- No homeowner parking in visitor spaces (extra cars must park outside the HOA community)

2026 Proposed Budget

You can view the 2026 proposed budget here (requires registering and signing in). We are proposing an increase of 5% to the dues, with likely similar increases for the next two or three years, largely dependent on the results of an upcoming Reserve Study. This will be discussed at the next Annual Meeting.

New Website

Welcome to our new website. Please check here for resources and answers to commonly asked questions. Registration is required to be able to log in and leave comments where applicable.

Meeting Minutes - 2025-04-23

The meeting minutes from the HOA meeting on April 23, 2025 are available to download here and are listed below.

1. CONTACT INFO FOR HOMEOWNERS:

• Vista will be sending out a contact form that must be filled out by all homeowners within 30 days.

2. WEBSITE DISCUSSION:

- What does the community want in a website?
 - List of Homeowners = Owners VS Renters
 - Having a calendar

- FAQ
- Copy of HOA policies and government documents
- Ashley husband can still maintain the website

3. LANDSCAPING and SPRING INSPECTION:

- Request Trash Can lid at the tot lot to be changed or purchase new ones
- Request to Repair/Replace Bulletin Board.
- Spring inspection in May has been done- Violation letters need to be sent to the homeowners
 - Check Storage of trash cans in the garage or back house (not in the driveway or front of house)
 - Maintaining the front door (painting if necessary).
 - Clean Siding
 - Exterior Painter: Carlos Paniagua 301-257-0206
- Request to remove Holey Bush remove by American Lawn- 2 trees in Bill and Sue house
- Request to re-do Cracked Sidewalks.
- Request to have more flowers- Bushes are dry
- Shed in tot lot for HOA stuff- Code is 1704
- Tent to be purchased- Takita requested = \$150
- Request to have a garden for herbs, food, organic plants = Scott will talk to American Lawn landscaping. (Julian and Yang volunteer)
- Tot lot of gear is broken at Hadon Manor = Scot will take a look
- Request from Megan about Dead Tree- call MC 311
- Jolomi Omatete = Volunteer?? 6027410608

4. SOCIAL COMMITTEE:

- Upcoming Social Day Event- September 2025?
- Volunteers needed: Takita have meetings
- Community Food drive event Donate Food

5. PARKING REMINDERs:

- Request by Homeowner Tim: Follow up on parking issues and paint- install the no parking sign at the end of Chiswick- parking violation: 1759 Chiswick
- Request from 1713= Two parking spot at Chiswick are always occupied by a random, untagged Van and sedan
 need to be towed