

2025-12-03 Annual Meeting Agenda

1. 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-to-electric 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)
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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