

**Champlain Homeowners Association Annual Meeting
March 6, 2006**

Attending: Jill Abraham, Ben Dennis, Joannene Hudak, Bob Moser,
Mike Waterhouse, Shireen Ambush (Abaris)

Meeting called to order 7:15 P.M.

HOMEOWNER CONCERNS

Mr. Chan, owner of 2920 McGee Way, attended the meeting at the invitation of Board, to discuss his tenants leaving. The lease is up March 31, 2006, and Mr. Chan has given some kind of notice that the lease is terminated. There is discussion about Mr. Chan's options as a landlord. The Board's concerns are that the tenant go "peacefully" and that Mr. Chan obtain a "good neighbor" as his next tenant. Shireen A. asked that Mr. Chan keep the management company informed about events and when the tenant is expected to vacate the premises.

ELECTION OF OFFICERS

President – Mike Waterhouse, Vice President – Ben Dennis, Secretary – Joannene Hudak, Treasurer – Bob Moser. Jill Abraham gave notice that this is her last meeting, as she has sold her townhome and will be leaving the community by the end of March. She will send a formal resignation to Shireen A. This means there's a vacancy on the Environ Board, too.

Mike Waterhouse & Bob Moser's term is up December 2008
Jill Abraham's position/term would have been up December 2007
Joannene Hudak & Ben Dennis' term is up December 2006

MINUTES FROM FEBRUARY 6, 2006 MEETING

Minutes from the February 6, 2006 board meeting are approved unanimously.

A & W LANDSCAPE

The French drains that were installed in a number of problem areas around Champlain are working well overall. A couple areas might need "touched up" and A&W Landscape is willing to meet with Abaris & Board to discuss repairs under warranty. Abaris will arrange a meeting (at the pool house), first choice Wednesday 3/15/06 at 5:15 pm or second choice Friday 3/17/06 at 5:15 pm. Ben D., Bob M. and Mike W. will be able to attend either of those dates.

VANDALISM

On Saturday night, March 4, 2006, an SUV drove up the fire lane on McGee Way and over the lawn toward the tot lot and along the edge of Champlain property & the field. Mike W. has photos of the tire tracks and a cable box was knocked askew. Residents at 2940 and 2920 heard the commotion, as well as Mike W., but by the time they all got outside, the vehicle was gone and no one could be identified or charged. The incident could also affect the French drainage that's just under the ground.

GRAFFITI

The children of a tenant and some friends are responsible for graffiti on the parking lot and sidewalk near the tennis courts. The owner of the unit has been notified and the tenants have been told they have to clean it up. Black paint has covered the parking lot graffiti and that is satisfactory. White paint has covered up some obscene words on the sidewalk and that is not satisfactory. Bob M. asks about other markings (not words) that are on the sidewalk – could they be the work of some “official body” like “Miss Utility”, Pepco, etc. Shireen says not at this time. There is concern that some of this graffiti could be gang-related.

The Board decides to hire a professional to sandblast the sidewalk clean and bill the owner of the property. The owner will be notified of the action.

PARKING LOT PAVING

The report of a problem regarding the paving done in the fall 2005 has resulted in Chamberlain returning to Champlain. A set of parking spaces on O’Hara Circle will be blocked off tomorrow, Tuesday March 7th, and Chamberlain will check the slope of the paving that seems to result in puddling and ice in the winter. It should only take them a day or two to repair.

CONCRETE ISSUES

Ben D. brings up some issues of uneven and cracking concrete on common areas. We have no plans to authorize any repairs in 2006, since we’ve incurred such high expenses in the past year for other projects (primarily paving the parking lot).

TRASH

Large furniture has been left by the tennis court for several days now. It’s not even a trash pick area.

Article that Mike W. wrote for the last newsletter mentioned potential fines for residents who do not use covered trash containers, as discussed at the February 2006 meeting. But no one discussed how this was going to be enforced. Ben D. and Mike W. to look into vendors who would go through trash and report back who is not complying.

STREET LIGHTS

There’s a disabled light post on McGee Way that was inside a courtyard – it was leaning. The repair vendor removed the post and took care of exposed wiring. The light post will be replaced. No one knows how it happened; the resident who reported the problem did not say if he/she knew.

Some lights around the property are “flickering”.

CABLE BOX

There is a white electrical line extending from the cable box near the pool house along the entire length of the pool (behind O’Hara Circle homes / patios). The line is above

ground. There is concern that someone is “stealing” cable service and the line is a safety issue. Shireen will contact the cable company and request they investigate.

ARCHITECTURE COMMITTEE AND TREES

The Architecture committee will try to schedule a walk through at the end of April or beginning of May. Many homeowners who had work to do requested extensions and all deadlines should be up by April 30th. We’ll request that they note any trees that need trimming on the walk through. Joannene H. requested that they look at the pine trees behind #21 O’Hara Court.

NEXT MEETING

The next meeting is on Monday, April 3, 2007 7:15 PM at clubhouse. Meeting adjourned 8:40 PM.