

**Washington's Headquarters Homeowners Association  
2015 Unit Homeowners General Meeting**

**Issues for the board or the management company can be emailed to  
[board@washingtonshq.com](mailto:board@washingtonshq.com) or telephone 914.512.8129**

Annual Presidents Report

- Washington's Headquarters HOA enters 2016 in stable and healthy financial condition with \$160k in reserves. However, necessary infrastructure repairs will stress our condition in the coming months.
- There have been a series of unit sales over the past year with several new owners joining our HOA.
- Operating costs have increased this year due to the following:
  - Stonework and roadway temporary repairs
  - Stabilization of retaining walls
  - Engineering services to identify, design and budget for necessary maintenance projects
  - Full property painting project
  - Increased insurance costs
  - Repairs to irrigation system
  - Increased Utility Costs
- The board undertook a series of projects or activities that were identified at last year's HOA meeting.
  - Engaged the services of Margaux Agency to assist the HOA with day to day property management.
  - Begun carpentry repair and repainting of all buildings on the property.
  - Engaged an engineer to assess deterioration of the roadways and drainage system, as well as the wall on Broadway and develop plans for remediation.
- Over the next calendar year, the board will address the following issues:
  - Complete survey of aboveground and underground property and utility services and document.
  - Complete repairs to the retaining wall adjacent to the tennis court.
  - Develop RFPs for bids to repair the roadway drainage system and surfacing and for bids to repair the Broadway wall.
  - Develop a strategy for funding infrastructure projects.

Financials

- The HOA has operated with a budget surplus over the past year and is on track to adding ~\$28K to reserves.
- Eli Cohn has begun exploring options to fund future infrastructure projects and will solicit the broader homeowner group for input as plans begin to take shape.

### Committee Reports Highlights

- Restorative plantings in shared common areas – Trees, shrubs and perennials replaced dying and storm damaged plantings around the property.
- Deertek deterrent system – System installed to reduce intrusive damage caused by deer to plantings, minimize ticks, feces and urine in the central shared garden.
- Repairs made to the Irrigation and sprinkler system.
- Completed repairs and re-lamping of property.
- Pool Cover – Installed cover to reduce the pool opening and closing costs related to draining and refilling the pool annually.
- Maintenance and cleaning of the pool building – scheduled thorough, regular cleaning.

### Board Elections

- Eli Cohn and Sabin Meyer were re-confirmed as board members.
- Uwe Steckhan (Unit 6) was elected to replace Jeff Coyne on the board.

### Washington Headquarters Website

- Uta Steckhan agreed to take over maintenance and updating of the Washington's Headquarters website – [www.Washingtonshq.com](http://www.Washingtonshq.com).