

WESTVIEW ON THE LAKE HOMEOWNERS ASSOCIATION
SPECIAL MEETING MINUTES
Friday, April 30, 2010
536 Heron Drive, Buffalo Junction, VA 24529

1. CALL TO ORDER. Bob Rounds, President WLHA, called the meeting to order at 5:15 PM.

2. PURPOSE. Bob called a special meeting of the Board of Directors to review the WLHA Declaration of Easements and Restrictive Covenants and gain “consensus” as it relates to compliance/standards for fencing within our community.

3. COMMUNITY DIALOG. Two members provided written comments to the Board and an attendee provided verbal comments. Parties expressed a desire to maintain an upscale community where property values would be protected. Generally, community governance should be only to the extent required to enforce the covenants and other governing rules and regulations. When a homeowner proposes to do something that would diminish property values or threaten the upscale nature of WLHA, the community should intervene. If fences are approved, they should only be constructed of the highest-grade materials available such as wood, stone, brick, etc. Wire, chain link, chain, wire mesh, plastic, rope, etc., should not be allowed.

4. NEW BUSINESS. Bob asked each of the Directors first to review the Purpose and the Fences paragraphs of the covenants (provided as an attachment) and secondly to state if they believed that the covenants only allowed for wooden or split rail fences. Following is a summary of the discussion and consensus of the Directors.

- A. It is the intent of the covenants to provide a neighborhood that is harmonious with our rural, country lifestyle and any fences should be constructed of as many natural materials as possible so as to integrate into the generally wooded landscape of our home sites. Additionally, the fence should maintain/enhance the value of the owner’s property as well that of other members. To the extent possible, we should strive to live without fences, but when a homeowner requires a fence, we should only approve the construction of a fence that would be approved for any WLHA home site. The Fences paragraph of the covenants does allow for a variety of fences. Fences cannot be restricted to backyards as many lakefront homes sites are very close to the COE land. Therefore, any approved fence must be acceptable anywhere on the homeowner’s property, be natural looking to the extent possible and be acceptable and eye-appealing to all residents, regardless of whether it can be seen on a particular lot or not (as other homeowners are entitled to construct the same fence on their lots).

- B. Following are some interpretations of fences that might be readily acceptable to the membership and meet the intent and guidance of the covenants.

1. Split Rail. Two rails connected through posts, approximately every 6 – 8 feet. The rails and posts are commonly cedar or treated wood and are left in their natural state. The top rail is 36” off the ground and the lower rail is spaced midway between the bottom of the top rail and the ground.
2. Stacked Rail. Three or four rails stacked on top of each other at alternating angles to allow the inter-locking of each succeeding section of three or four rails. This type of fence is common in Southside Virginia as well as around Civil War battlefields. The rails are commonly cedar and are left in their natural state and are not stacked higher than 3 feet.
3. Farm Fence. Two 1 x 6 boards fastened to 4 x 4 posts at 6 – 8 foot intervals. The top of the upper board is 36” from the ground and the lower board is spaced half way between the bottom of the top board and the ground. The boards and posts can be left natural or stained (most commonly black, brown, gray or another subdued color). Most farm fences are constructed of treated wood although there are many manmade products that would work very well and minimize future maintenance.
4. Stone/Brick Rail. Two rails connect through “posts” constructed of stone/brick. The post is approximately one foot square and is spaced approximately 6 – 8 feet apart. Commonly, the rails are natural cedar but could be 1 x 6 boards, which could be left natural or stained.
5. Wireless Fence. In keeping with technology advances for the control of pets, a buried electronic fence is very effective, efficient and the least intrusive on all concerned, as it cannot be seen and only controls the owner’s pet. The animal wears a collar through which a signal is received when the animal nears the buried fence. If the animal proceeds to the fence, a mild electric shock is administered. Collars are available that allow the owner to regulate the electricity, which quickly trains the pet not to venture near the buried fence.

5. COMMUNITY DIALOG. The Board of Directors asked that the WLHA members provide written/email/telephonic comments pertaining to compliance/standards for fencing within our community as soon as possible. Following receipt of member’s comments, the Directors will instruct the Architectural Review Committee to develop guidance pertaining to fences, which will supplement that contained in the covenants.

There being no further business a motion was made and seconded and the Special Meeting was adjourned at 6:30 PM.

EXTRACTS - EASEMENTS AND RESTRICTIVE COVENANTS

PURPOSE

The real property above described is hereby made subject to the protective covenants and restrictions hereby declared for the purpose of insuring the best use and most appropriate development and improvement of the subdivision and each building site therein; to protect the subdivision and the owners of building sites therein against such improper use of surrounding building sites as will depreciate the value of the property of each; to preserve so far as practicable, the natural beauty of the real property and especially the trees growing thereon, to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes, to insure the highest and best development of said property; to encourage and secure the proper siting and erection of attractive buildings and to provide adequate free space between structures; and in general, to provide adequately for a high type and quality of improvements on said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

FENCES

No fence, wall, hedge, or mass planting shall be permitted except upon the prior approval of the Declarant or the Architectural Committee. Wire fences or fences over 36 inches in height will be disapproved. Wire mesh fences may be made an integral part of a wood or split rail fence such to serve as a security barrier for children and pets.