



Winta Mengisteab

Associate
Community Associations

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Winta represents several community associations throughout the DC, Maryland, and Virginia tri-state area.

As a community association's attorney, Winta works with condominium and homeowners' associations to:

- Negotiate service contracts
- Obtain FHA pre-approval
- Transfer storm water management/maintenance facility responsibilities
- Draft easement agreements
- Defend lawsuits/complaints against the association (ex. for disputed contracts or complaints submitted to various consumer rights commissions)
- Defend complaints against associations for alleged Human Rights violations
- Negotiate condemnation/eminent domain matters
- Collect unpaid condominium fees and association assessments

Winta has been successful in completing complex storm water maintenance facility transfers. In one case, Winta assisted a client in drafting brand new easements and grants to the county in order to transfer several storm water management facilities thereby saving the association several thousands of dollars in future structural maintenance costs.

In addition, Winta effectively collects severely delinquent assessment accounts by pursuing aggressive legal action. In one case, Winta pursued a foreclosure of multiple units owned by the same investor owner, forcing the owner to submit payment in full to stop each foreclosure.

Professional Credentials

- Graduate, with honors, Virginia Commonwealth University
- Graduate, with honors, George Mason University School of Law
- Barred in Virginia, DC, and Maryland
- Member, Community Associations Institute, Washington Metropolitan Chapter

Articles

- "Dealing with Difficult Owners" (December 2010 *RB Community Associations Newsletter*)
- "Boards of Directors: Knowing Your Duties and Powers" (September 2010 *RB Community Association Newsletter*, reprinted April 2011, *Reston Magazine*)
- "Common Issues to Consider if Your Community Must Impose a Special Assessment" (March 2009 *RB Community Association Newsletter*)
- "A Brief Outline of Covenant Enforcement Procedures" (November 2008 *RB Community Association Newsletter*)
- "Skyrocketing Foreclosures and How It Affects Assessment Collection in Your Community" (September 2007 *RB Community Association Newsletter*)

DISCLAIMER: THE RESULTS OF ANY LEGAL ACTION DEPEND UPON FACTS UNIQUE TO EACH CASE. NEITHER REESBROOME, PC, NOR ITS ATTORNEYS GUARANTEE OR PREDICT SIMILAR RESULTS IN ANY FUTURE CASE UNDERTAKEN BY REESBROOME, PC OR ANY OF ITS ATTORNEYS.