

Grounds Committee Report Lafayette Village Community Annual Meeting October 19, 2009

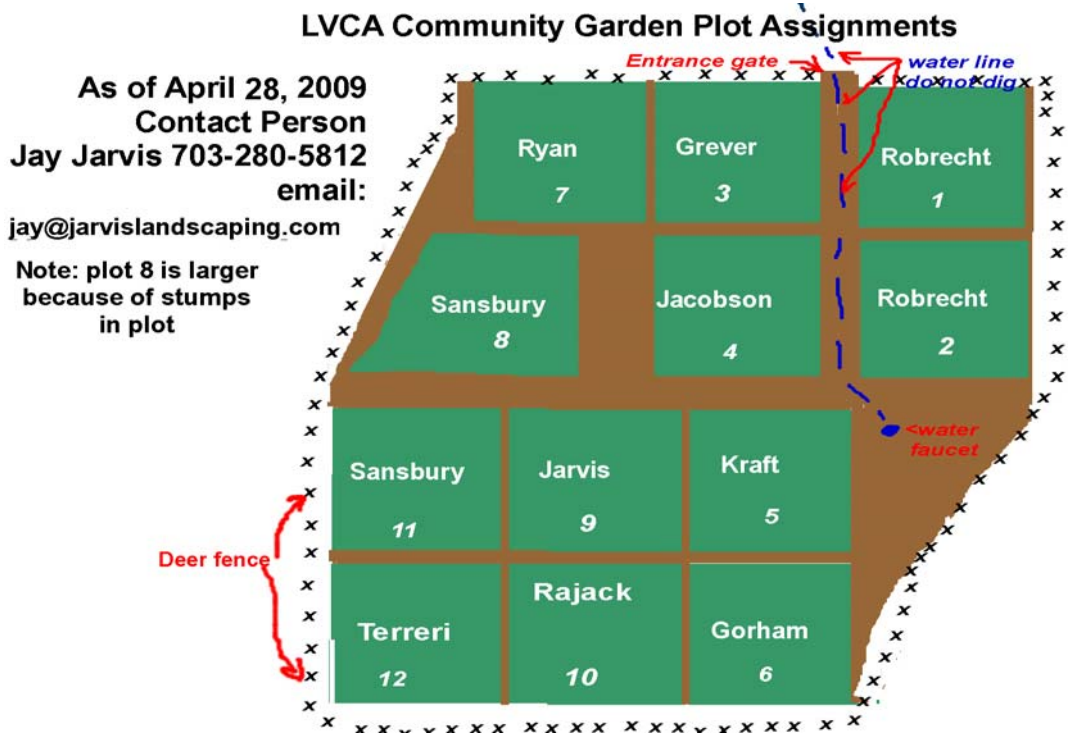
**Grounds Committee Members: Sudan Dudley, Terri Clark, John Alexander, Carl Iddings,
and Jay Jarvis**

1. Power Line Land

a. The community garden is doing well for those that have tended their plot. The area to the north of



the garden is being cleared and planted in grass. To improve the growing soil, new soil is being added the weekend of November 1st. The water line from the Pool House was accidentally cut while our Grounds Maintenance Company was aerating. They repaired and reburied the hose. The pool maintenance company turned off all water when they closed pool. For next year, we request that the water not be cut off until the end of October to allow our community gardeners to water their plants. The cost of the garden is by those who participate. Those interested in the 2010 season will be able to sign-up early in 2010 Our community gardeners assigned plots are :



- b. On September 8th, Pat Fox noted a large truck that drove over the grounds in front of his home and around the garden area. Dominion Power was inspecting the area in preparation of increasing amperage on the power lines. They mowed one swath under the power lines all the way to Gallows Road. Committee member Carl Iddings attended a meeting with Dominion Power and other to discuss the right of way area along the Beltway. (His notes are attached to this report.) Jay Jarvis met at Lafayette Village with Dominion Power's Drew Cooney last week and was told our community's impact would be almost nothing. We will have only one Locus tree removed at the end of Brunswick Forest.

- c. The committee has been taking a look at different uses for the remaining 10 acres of land under the large power lines. We have discussed trails, planting it all in grass, and renting out part of the land to a nursery. Our legal counsel advises that renting the land does not seem to be something that can be done because Section IV of the community's



Declaration of Covenants, Conditions and Restrictions. He writes, *“the rights of the Association to restrict the use of the common area by encumbering it are set forth in Article IV, Section 1 of the Declaration. That Section says the easement that all owners have to use the common area can be subjected only to the restrictions listed in that Section. The restriction in that Section that is closest to granting authority to the Association to lease a portion of the premises is Section 1(f). That gives the Association: ‘the right ... acting by and through its Board of Directors, to grant licenses, rights of way and easements for access or for the construction, reconstruction, maintenance and repair of any utility lines or appurtenances, whether public or private, to any municipal agency, public utility, the Declarant or any other person; provided, however, that no such licenses, rights of way or easements shall be unreasonably and permanently inconsistent with the rights of the members to the use and enjoyment of the common areas and community facilities.’ I do not interpret this as granting the Association sufficient authority to do what is proposed for two reasons. First, the Section authorizes easements and licenses for utilities. I do not believe the nursery would be deemed a utility. Second, any use pursuant to an easement or license cannot be inconsistent with the rights of the members to use and enjoy the common area. To the extent that there would be a significant number of visits by nursery personnel to the property to put in and remove plants, that activity is likely to be deemed to be inconsistent with the right of the owners to use and enjoy the common area.”*

2. Trees

- a. The Board approved funds for a Tree Survey in 2009. The survey was completed of the more than 300 trees, not including those in wooded areas. Of those trees, Certified Arborist Mike Dollard recommended some be removed, some treated for disease and others be trimmed. We are using the survey, along with our long range plans to replace most of the pines in our community, to determine actions this fall. A number of trees will be affected. The biggest complaint the committee has received has been from sap dripping on cars. We are working to minimize this problem consistent with the overall goals of maintaining an attractive community. Trees that will have work this fall will have ribbons tied around them. Not all trees have yet been tagged.

- b. The Arbor / Earth Day celebration on April 25th was another success. The trash clean up did not produce as many people as last year and there was not as much trash collected. Part of the reason for less trash was that the group did such a good job last year; there just was not as much this year to be cleaned. There was confusion as to where to take the trash; it should have been to the Pool House for John Alexander to sort, but a lot of it went to the



park. The trash was trucked back to the Pool where John sorted out two bags of recyclables. Chef Carl Iddings cooked and served 40 hot dogs were used and no veggie dogs, 24 small bags of chips, 36 soft drink cans, and used 12 juice boxes. The Redbud Tree was planted by Delegate Vivian Watts and LVCA President Joaquin Tremols. The

committee agreed that next year the tree planting should be before the cook-out. The day before we also had four other trees planted behind the homes on Trammel Court. And the Committee was notified that LVC received the County Tree Award for our tree management. Supervisor Penny Gross made a formal presentation of the award to President Joaquin Tremols during a Board meeting last spring and the plaque now hangs in the Pool House lobby.



- c. Tree trimming of limbs over sidewalks is becoming a serious problem. All homeowners should make sure there tree limbs are at least 7' above the center of the sidewalk in front of their home. We can make special arrangements to have our grounds maintenance contractor do the work.

3. Erosion and Grass

- a. Committee member Susan Dudley took soil samples from various parts of our community and sent them to Virginia Tech for analysis. The results have come back and have been given to the community grounds contractor to apply lime to areas based on the results.
- b. Grub worms can damage our lawn by chewing on grass roots. In late August Milky Spore was applied to grass on common grounds and the front lawns. Milky spore is a biological control product used to kill the grubs of Japanese beetles. Applied as a powder, the bacteria quickly grow to lethal levels after being consumed by the insect. The products effect will last for a number of years.
- c. Terri Clark continues to battle the bamboo that is growing between Byrds Nest and Merrimac Trail. Volunteers cut down last year and ground it. Terri applied another coat of environmentally safe herbicide to kill off the bamboo.
- d. During the remaining months of 2009 work will be done to lessen erosion at the back corner of the last house on Yorktown Village Pass, behind the homes at the east side of Byrds Nest Pass and between Mt. Airey and Byrds Nest.

4. The LVCA reserve study calls for a few streets each year to be resealed. The Grounds Committee recommended that Yorktown and Newport were the streets that needed the work most and the Board agreed. A Chamberlin Contractors repaired the streets and then repainted the strips and numbers.
5. The committee began work on identifying which mailboxes need to be replaced and which need to be cleaned and painted. No action is expected in 2009.
6. The Grounds, Neighborhood Watch, and the AC Committees have identified two areas where additional lighting will be a benefit to the community.



One is near the mailboxes at the northeast corner of Butterfield Lane and the other near the mailboxes on Newport Glen. Once the Board acts on the recommendation, it then most go to Dominion Power who will need to plan and install the lights. It is doubtful the work can be done in 2009.

7. Contracts for Grounds and Trash- The committee has reviewed contracts for both Trash and Grounds which expired in 2009. The committee recommendation to renew the current trash contractor contract (American Deposal Systems) with some wording changes was accepted by the Board and the contractor agreed to changes. The major change is that if no trash can be collected due to weather, they will collect the next business day, weather permitting. The Committee recommends the contract with BladeRunners be renewed with some changes in wording including providing an emergency telephone number. Last year, the contract had a load of mulch dumped on one half of Lafayette Village Drive late one day and we had no way to contact them after hours. The committee also asked for dates in advance of leaf blowing so residents could remove cars if they so desire. The LVCA Board has not yet had chance to review the Committee's recommendation.

Respectfully Submitted,

E.J.(Jay) Jarvis
Grounds Committee Chair

**Vegetation under Dominion Virginia Power Lines
Running Along I-495 between Gallows and Braddock
September 30, 2009 Meeting**

Principal On-going contact:

Andrew (Drew) Cooney, Coordinator, Electric Transmission Forestry, assigned to territory in 2008
11133 Fairfax Blvd Fairfax, VA 22030
703-934-6714 andrew.l.cooney@dom.com

Also attending from Dominion:

D. Aaron Jonas, Mgr, Electric Transmission Forestry, 804-257-4683
Michael Brucato, Technical Advisor/Certified Arborist, 804-257-4907
Phil Sparks

Attending from communities:

Karen Fuentes, Fx Co Office of Public Private Partnerships. Lives on Briar Creek.
Carl Iddings, Lafayette Village

Also Invited: Dan Helfgott representing homes outside I-495 between 236 and Braddock
Late invite extended to:

Charles Smith of Fx Park Authority 703-324-8741 charles.smith@fairfaxcounty.gov
Jim McGlone, Fairfax office of Va Forestry 703-324-1489 jim.mcglone@dof.virginia.gov

Background:

The August 2003 Northeast Blackout that affected 50 million people was caused by an arc from a transmission line to a tree below. The more power flowing through a line (to meet peak AC demand) and the hotter the ambient temperature, the more transmission lines sag. While a tree must actually touch a line going into a house to arc, the greater the power flowing through a transmission line, the greater the distance that can be arc without actual contact. On 8/14/03, a transmission line sagged enough to arc to a tree below and shorted, causing more power to flow through other lines which increased their sag and produced still another to arc to a tree below triggering the Blackout.

As a result, as of June 2007, all power companies must comply with FAC-003-1, a national standard, that set a minimum radial clearance around each transmission line that increases with line voltage. The transmission line that runs along I-495 is governed by standards for 250K volt lines. Vegetation must be kept low enough so that it would never grow within 10 feet of a maximum sag of 25-feet. In addition, vegetation must be kept at least 10 feet from where a line could be blown by the wind to the side.

The clearance standards for lower-voltage distribution lines is set by Dominion with the main focus to avoid customer power outages due to wind damage. Growth under distribution lines can be up to 25-feet because the sag is less because the wires are strung tighter and the lower voltage results in less sagging due to heat and voltage.

Current Dominion Power Activity:

Vegetation under transmission lines is cut back on 3-5 year cycle. Dominion Virginia Power is conducting **the first cutting along I-495 since the standards became mandatory; therefore, it might appear more drastic.** They will attempt to inform all residents along their ROW/easement before starting work. **Carl Iddings will give Drew Cooney the property management contact for Lafayette Village. (done)** Homes along Thor and Pence don't seem to have an active association and there are a number of homes on large lots the end of Ridgewood, Rebel, Antiopi, and Wendy Ridge that were individually built. **Absent contact information, Dominion will distribute notices at the door. Delegate Watts will share this write-up with a couple of the residents in the Wheatwheel condominiums** who have the longest record of being regular voters with the hope they will provide information about who is a good contact in that community for Dominion as well as HOT Lane information.

Dominion determines vegetation height and needed clearance using helicopters equipped with light technology (LIDAR), using laser rangefinders, and/or using GIS/GPS. Dominion cuts back to edge of 30-foot ROW and selectively spray trees such as oaks, maple, and sweetgum with an eco-safe herbicide "Habitat" (According to Jeanette Steward of Virginia Land

& Water this herbicide is approved for use in the watershed.) The herbicide kills the tree; whereas, cutting the tree leaves a root base that simply supports new multiple stem growth. Dominion applies the herbicide directly to each tree; they do not broadcast. The goal is to create a “meadow” containing shrub species that don’t need to be topped, as well as deep-rooted native herbaceous plants that can best endure lack of water. The meadow can fan to dogwoods and redbuds.

Dominion is revising their current **list recommended plantings** with the help of Amy Gould of the Fx County Restoration Project to eliminate invasive and exotic species and to include native species that will have the best chance of survival. This list will be **available to the public**. Dominion has a program to **help pay for** plantings (up to \$2,500) because it is to their advantage to have homeowners take an interest in planting the right cover and help maintain it. Note: Lafayette Village owns over 10 acres. Details of the program **will be posted on [www/dom.com](http://www.dom.com)**. See the photo below for an example of a cooperatively managed ROW, in this case transmission lines leading to Burke Lake:



HOT Lanes:

Dominion’s transmission line ROW dominates any restoration that can take place from Gallows to Little River inside the Beltway and from Little River to Braddock outside the Beltway. **Delegate Watts requested Dominion to help identify 2-3 places inside Beltway between Gallows and Little River where trees that grow over 10-foot can be planted and/or sustained** to contribute to reforestation and to break up the view of the controlled growth meadow that will appear rather barren to passing drivers.

Dominion expressed concern about tall trees that have suffered root damage or loss of water table due to HOT Lane grading. Typically, these trees will die within 3 years. Dominion will pay for removing trees they deem to be in danger of falling on their transmission or distribution lines. Dominion’s technical advisor, Michael Brucato, said studies show trees fall in direction of their weakest point (ie, damaged roots) not the direction of the wind or of their top weight.

Note: VDOT needs to define the responsibility of Fluor-Transurban to remove dead trees that may fall on private property or on to VDOT ROW. It is assumed that most will fall towards I-495 because of root damage; however, residents may be affected by the healthy side of the root system pulling out of the ground, especially if there is soil erosion under the roots.