

1
2 LAFAYETTE VILLAGE COMMUNITY ASSOCIATION

3
4 **BOARD OF DIRECTORS MEETING**

5
6 **January 9, 2006**

7
8 **Mason District Government Center**
9 **6507 Columbia Pike**
10 **Falls Church, Virginia 22042**
11 **7:00 P.M.**
12

13
14 **BOARD MEMBERS AND COMMITTEE MEMBERS PRESENT**

15
16 **MARY MCFADDEN** **PRESIDENT**
17 **JOAQUIN TREMOLS** **VICE PRESIDENT**
18 **CARL IDDINGS** **SECRETARY**
19 **LINDA BOONE** **TREASURER (Absent)**
20 **KATHIE FRENCH** **MEMBER AT LARGE**
21

22 **COMMITTEE CHAIRS**

23
24 **HATTIE WALDEN** **ACC/GROUNDS**
25 **LINDA WITHAM** **POOL/RECREATION (Absent)**
26 **BRENT THOMPSON** **WEBMASTER**
27

28 **MANAGING ATTENDEES**

29
30 **BETH HARRISON** **MANAGEMENT AGENT**
31 **DAVE CICCARELLI** **MANAGEMENT AGENT**
32 **LAURA WILSON** **RECORDING SECRETARY**
33

34 **EIGHTEEN HOMEOWNERS IN ATTENDANCE**

35
36 **I. CALL TO ORDER**

37
38 Ms. McFadden officially called the meeting to order at 7:03 p.m. She introduced the
39 Board Members, committee chairs and management attendees. Ms. McFadden noted that
40 Linda Boone, Treasurer, was absent due to a family emergency.
41

42 **II. HOMEOWNER INQUIRIES**

43
44 The Shapiros, 7865 Hampton Village Pass, have an issue regarding a drainage problem.
45 They stated that they have emailed LMA and have not heard back. Ms. Harrison said she
46 forwarded the email to Springfield Nursery and asked what could be done about the

47 problem and she has not yet heard back. Ms. McFadden said that the email was dated
48 Sunday, December 11th. Ms. Harrison said she would get back to the Shapiros.

49
50 Ms. McFadden said it would be helpful if when dealing with an issue to keep the
51 homeowners apprised of the status of the problem. Ms. McFadden asked for a separate
52 section on the action list for homeowner inquiries. Mr. Ciccarella said he does not do that
53 for any other HOAs. Ms. McFadden stated that the previous management company
54 provided such poor response to homeowners' requests that homeowners are sensitive to
55 the issue regarding management response time. She asked that a homeowner inquiries
56 log be tried for the time being. She also asked that management follow up with each
57 homeowner who had communicated with them via the means their original
58 communication was received (email, telephone, mail) in order to close the
59 communication loop.

60
61 A homeowner who lives on Trammel Court asked to whom they should respond when
62 they receive a notice from the management company, the Board or management. The
63 homeowner stated that they had received a notice regarding their lights noting that they
64 have not been touched in 22 years. The homeowner reported that he sent a registered
65 letter to the management company and carbon copied Mr. Tremols and Ms. McFadden on
66 it as well. He has received no response and is concerned that it has dropped into a hole
67 somewhere, and agreed with Ms. McFadden's statement that historically there has not
68 been good response from the management company. Ms. Harrison stated that she agreed
69 with him regarding his concern and explained the delay in their response. Ms. McFadden
70 explained why LMA was sending out those notices and stated that they were asked to do
71 an early fall walkthrough.

72
73 Pat Fox, 7922 Brunswick Forest Pass, spoke with Ms. Harrison during the last inspection.
74 He stated that the erosion is really bad from the left side of his home, down through the
75 sewers and the ground is caving in. He wanted to make sure that the issue is in the
76 management company's records. Ms. McFadden asked Ms. Walden if the ACC is
77 handling it. Ms. Walden said she believed Ms. Harrison was going to see if it was county
78 property or not. Ms. Harrison said that she found a map and believes that the area is
79 indeed on association property. This particular issue is on the ACC erosion list and will
80 be included in the ACC's erosion management plan for 2006.

81

82 **III. COMMITTEE REPORTS**

83

84 **A. ACC/GROUNDS COMMITTEE:**

85

86 Ms. Walden said she had one homeowner request for improvement, a copy of which she
87 gave to LMA tonight. Fall inspections have been completed and letters have been sent
88 out. There was a discussion on the violation letters. Ms. Walden reported that she has
89 received copies of letters and emails from homeowners who have gotten violation letters
90 and were disputing them and asking questions trying to get clarity on the issue. She
91 asked what procedures are currently in place to get clarification regarding violations. Ms.
92 Harrison said typically they call LMA and talk with Melissa who will communicate with

93 her if she needs to follow up. She stated that she hasn't received many issues and asked
94 if Ms. Walden had received many communications about the inspections. Ms. Walden
95 discussed the names and corresponding issues of the people from whom she had received
96 communication.

97
98 Discussion ensued further on the subject. Ms. Harrison advised that she will make sure
99 Melissa understands that she needs to bring these issues to her. Homeowner Patricia
100 Campagnone said she had received a response back from Melissa who thanked her and
101 told her that a letter would be put in her file. Discussion on the process continued
102 amongst the Board, the management company and the homeowners.

103
104 Ms. Walden reported that the ACC has prepared a draft 2006 tree management plan and
105 she can provide an overview of the direction the ACC is heading. The community's trees
106 are overgrown and dying. The plan, which is based on the budget, is to review the
107 community section by sections each month to address pruning and removal issues. The
108 ACC will create a log of every tree that has been removed in the community and assess
109 whether it should be replaced. In 2007 the ACC hopes to replace those trees as the tree
110 budget permits. A homeowner said that in the past, several beautiful healthy trees have
111 been removed and wanted to know if residents will be notified prior to the removal of a
112 healthy tree. The resident also wanted to know when these trees would be replaced. A
113 homeowner who lives at 7806 Ashley Glen reported that they were aware of a tree that
114 needs removal and asked how to get on the removal list. Ms. Walden said that the
115 proposed plan is to perform tree maintenance service on a rotational schedule by doing
116 two to three streets each month and continue this process annually.

117
118 Mr. Tremols said that the ACC meets the third Monday of every month at Ms. Walden's
119 house and the meetings are open to anyone who is interested in attending.

120
121 The three newly installed streetlights were illuminated immediately after the last Board
122 meeting. Additionally, the overgrown trees near these lights have been pruned to
123 maximize the effects of the lights. Ms. Walden said she did speak with homeowners on
124 her street and they are very happy with their light. A homeowner asked if lights would be
125 added to the rest of the community. It was explained that while 11 lights had been
126 proposed initially, the Board approved only 3 lights due to budget constraints. Those
127 lights were installed in the areas that needed it the most, based on safety and security
128 considerations, as recommended by Fairfax County Police. The focus of the lights is for
129 safety and security not just ambience. Several homeowners brought up the issue of raised
130 sidewalks and potholes; they were asked to contact LMA who will then contact the
131 county.

132
133 Regarding trashcans there is old hardware that has not been picked up on the street as
134 well as pipes, poles and concrete. Ms. Walden said she would have it taken care of.

135
136 **B. POOL/RECREATION/SOCIAL COMMITTEE:**

137

138 Ms. McFadden said that she has spoken with Ms. Witham, chair of the Recreation
139 Committee, and not much is going on right now. One item she did want to discuss is a
140 yard sale that Christine Magulas usually heads up in the April/May timeframe. Ms.
141 Magulas is expecting a child so she would not be able to do it this spring but Ms. Witham
142 had said she would help someone if anyone wanted to be a volunteer to lead the effort.
143 Mr. Iddings said that he would volunteer for this.

144

145 **C. NEIGHBORHOOD WATCH:**

146

147 Ms. McFadden noted that this committee still needs a Chairperson. Mr. Tremols reported
148 that Brent Thompson caught some car thieves in the pool parking lot last night at
149 approximately 11:00 p.m. while he was walking his dogs. Mr. Thompson said it was four
150 Latin American males in a white compact car were parked next to a new Ford Explorer.
151 County police reported that the tags on the compact car did not match the car.

152

153 **D. NEWSLETTER/MEDIA/WEBSITE COMMITTEE:**

154

155 Mr. Tremols asked everyone if they had checked the website out and what they thought.
156 A homeowner said she found the website very useful by reading the meeting minutes.
157 Mr. Thompson asked if anyone had a favorite handyman or contractor to do an
158 advertisement on our website. Mr. Iddings said that as Secretary he has been sending the
159 minutes to Mr. Thompson who has been posting them promptly. Mr. Iddings noted that
160 minutes are only posted after they've been approved at the following month's meeting.
161 Ms. French wants to change the newsletter a bit by adding an events section. She would
162 also like to have more details on what the committees are doing so the community is
163 aware of what is going on within the community. She requested that we get volunteers
164 for the neighborhood watch group. Ms. French would like to recommend having block
165 captains for each street in our community so that the Board is not getting all the emails at
166 once from the community. She stated that the Board Members email addresses are all up
167 on the website and to please email her if you have suggestions on articles that you'd like
168 in the newsletter. Mr. Thompson said that he has an email distribution list for 112
169 homeowners right now and that he sends out broadcast emails once a month. The
170 website is <http://www.lafayettevillage.org>. Currently the website is not easily accessible
171 by Google or other search engines, but the site will soon have keywords imbedded in it to
172 allow it to be easily found on-line.

173

174 **E. FINANCE COMMITTEE:**

175

176 No report was provided.

177

178 **F. TRAFFIC COMMITTEE**

179

180 Mr. Iddings discussed the two traffic-calming projects that are underway in the county
181 and his research into bringing them into the community. The February newsletter will
182 have a detailed article on these projects. There is a resident that has a number of vans
183 parked on Lafayette Village Drive; he is willing to park them on Trammel thereby freeing

184 up some parking spaces on Lafayette Village. A homeowner said he believed there is a
185 county law regarding the number of commercial vehicles that can be parked on one
186 street. A homeowner asks if anyone will regulate the parking on the street. People are
187 parking in no parking zones, blocking her vision when she pulls out of Butterfield Lane.
188 Ms. McFadden advised that we take a look at the bylaws to see what we've said about
189 commercial parking in the community. Ms. McFadden said that the Board is trying to
190 address this issue in order to help alleviate the huge parking issue that exists in the
191 community. A homeowner said she thinks that it is not fair to people whose vehicles this
192 affects when it impacts on their livelihood. Discussion ensued on the way to handle
193 parking on Lafayette Village Drive.

194

195 **G. SECRETARY'S REPORT:**

196

197 Mr. Iddings presented the December draft minutes to the Board.

198

199 **Upon a motion made by Mr. Iddings and seconded by Ms. McFadden, the Board**
200 **approved the December minutes. The motion passed unanimously (4-0-0).**

201

202 **H. COMMUNITY REVIEW:**

203

204 Mr. Ciccarelli passed out the action item list and reported on the issues listed. A
205 homeowner commented that now that the forum is available on the website, homeowners
206 should attend and speak up.

207

208 **I. TREASURER'S REPORT:**

209

210 Ms. McFadden stated that dues have been coming in with the January payments and
211 noted that all payments need to be received by the 15th of the month. She asked that if
212 there were any issues with the coupon books or any other similar issues that residents
213 please contact LMA; issues would be addressed on a case-by-case basis. Mr. Ciccarelli
214 asked about the audit for 2005. Ms. McFadden indicated Ms. Boone needs to be
215 contacted regarding that. Mr. Ciccarelli advised that there appears to be community
216 accounts that are inaccurate and that Armstrong Management needs to explain. LMA
217 will contact Armstrong.

218

219 **IV. OLD BUSINESS**

220

221 **A. VISITOR'S PARKING:**

222

223 Ms. McFadden said that the Board has received a number of complaints from residents
224 regarding the absolute and total abuse of visitor's parking. She stated that this is a
225 serious problem. When the Board looked at the American Striping bill they found that
226 the community has 55 visitor parking spaces. The Board was considering auctioning or
227 leasing the visitor spaces and placing the money from that into the reserve fund. A
228 homeowner asked where visitors would park. A homeowner asked how the prices would
229 be set for an auction. Ms. McFadden replied that the Board hasn't yet worked out the

230 details. A homeowner asked if the problem was that residents were using the visitor's
231 parking spaces. The homeowner said that if the Board plans on leasing the spaces then
232 they have to be held liable. Mr. Tremols and the homeowner ensued in discussion.
233 Discussion ensued between the Board and the homeowners on how to handle the visitor
234 parking spaces. Ms. McFadden and LMA said that they would take this idea to the
235 lawyers to get their opinion on it regarding what would be feasible and fair. Ms.
236 McFadden said they have considered implementing parking permits, but there needs to be
237 somebody available to handle visitor parking 24/7 and that is just not possible. A
238 homeowner asked if the decision would be open to the community before the Board votes
239 on it. The Board votes with input from the community. A homeowner applauded the
240 suggestion noting that they have never been able to use guest parking in all the years they
241 have lived here. It was suggested that the Board and Legal Counsel can come up with a
242 set price and present it to the community, instead of having an auction or doing a lottery.
243 All the details will be worked out with community input. Homeowner Charlie Robrecht
244 said that for the record he does not agree with auctioning off spaces to the highest bidder
245 and it seems to be all about the money, and he doesn't like the concept.

246

247 **B. CLOSING ARMSTRONG MANAGEMENT ACCOUNT:**

248

249 Ms. McFadden stated that for the record she can't believe that it took from August 31,
250 2005 when the contract ended with Armstrong until January 6, 2006 to close the account,
251 noting that the Board still does not have the cd's and savings accounts information, so
252 technically the account still is not closed.

253

254 **C. EROSION PROPOSAL:**

255

256 It was reported that the Board is still trying to find alternative companies since they never
257 heard back from Wise Guys. Ms. Harrison said she has called them numerous times.
258 Ms. McFadden said she's anxious to hear Ms. Boone's opinion since Wise Guys does so
259 much work with the county; she can't believe how unresponsive they are. Ms. Walden
260 said that there are about 6 other erosion issues in the community and that she has asked
261 LMA to look into bundling all the erosion problems into one. Ms Walden has prepared
262 a list of all the "severe" sites and has sent that list to Ms. Harrison. She noted that Ashley
263 Glen, Byrds Nest and Brunswick Forest Trail are the three that are really severe and we
264 should get one bid for those. She said that after those have been done the Board should
265 get a bid for the less severe erosion problems. A homeowner who lives at 7856
266 Butterfield Lane said she also has trouble with the downspout in her backyard. Ms.
267 Harrison can get bids for the Association.

268

269 **D. TYSON'S TREE REMOVAL:**

270

271 Ms. Walden reported that the issue was tabled last week and she did get a comparable
272 proposal from Boyers for \$500.00, noting that Tyson's was \$750.00, for the 3 trees by the
273 basketball court on Lafayette Village Drive and that is a much better deal. Ms.
274 McFadden said they have already been paid for one of those trees. Mr. Iddings asked if
275 they are priority trees. Ms. Walden said they are dead and believes they would go sooner

276 or later. Ms. McFadden said she would like to tie this issue in with Mr. Ciccarelli's
277 report and hold off on this for a couple more months. Ms. McFadden said we would put
278 this on hold for next month.

279

280 **E. DOODY CALLS PROPOSAL:**

281

282 Ms. McFadden said Doody Calls is a company recently written up in the Washington
283 Post; that cleans up neighborhoods, focusing on dog waste, trash, etc. The Board has
284 received a proposal from them for two visits a month at a cost of approximately
285 \$130.00/month. Doody Calls staff would replace litterbags and remove trash and dog
286 waste. Ms. McFadden stated that their service does not include the removal of large
287 items such as mattresses and chairs and noted that the cleanup would be focused mainly
288 around the pool and common areas. A homeowner asked if it's really necessary to pay
289 someone to do this. Ms. McFadden said that while walking through the common area a
290 few months ago delivering flyers, she was appalled by the trash, bottles, etc. A
291 homeowner stated that since she keeps reading about how concerned the Board is
292 regarding the budget, this does not sound like a necessary expense and asked if the
293 community can afford to pay someone else to do this. Mr. Tremols says he sees both
294 sides, he hates to spend the money, too, but people should be cleaning up after
295 themselves. Mr. Tremols said that he would like to table the discussion until Ms. Boone
296 the Treasurer is present. He stated that he is not opposed to contracting the service but
297 would feel more comfortable making a decision if the Treasurer was present. Discussion
298 ensued with homeowners on how to handle the trash issue. Ms. McFadden said that in
299 defense of the Board, all members have a good understanding of the state of the budget.
300 She stated that the Board could not hold off on decisions just because the Treasurer is not
301 present. Ms. McFadden does like the homeowner's suggestion to have a quarterly
302 community cleanup and is also interested in the suggestion of using high schoolers to
303 cleanup in order to fulfill their required community service.

304

305 **Mr. Iddings moved, Ms. French seconded, to ask Doody Calls to come in and clean**
306 **up on a one time basis for four (4) hours of work at a cost of \$180.00 and then the**
307 **Board can make an assessment as to the effectiveness of this service. The motion**
308 **passed (3-0-1) with Mr. Tremols abstaining.**

309

310 **F. STREETLIGHT REPAIRS:**

311

312 Ms. McFadden stated that the Board is aware that there are some lights that have been
313 flickering, etc. and the Board is hoping to get them fixed soon. LMA is dealing with an
314 electric company.

315

316 **V. NEW BUSINESS**

317

318 **A. SAFETY MEETING:**

319

320 Ms. McFadden announced that the safety meeting would be held on January 11, 2006 at
321 7:30 pm at the Woodburn School Library and hopes everyone can attend.

322

323 **VI. MANAGEMENT REPORT**

324

325 The Board reviewed the management action report.

326

327 **VII: EXECUTIVE SESSION**

328

329 **The Board agreed by consensus to move into an Executive Session at 9:36 p.m. to**
330 **discuss delinquent association dues.**

331

332 **VIII: ADJOURNMENT**

333

334 **There being no further business, the Board agreed by consensus to adjourn the**
335 **January 9, 2006 Board of Directors meeting at 9:45 p.m.**

336

337 **Respectfully submitted:**

338

339

340 _____
Laura C.T. Wilson