

Approved March 9, 2009

**LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

**Monday, February 9, 2009
Mason District Governmental Center
6507 Columbia Pike
Falls Church, Virginia 22042**

7:00 p.m.

BOARD MEMBERS PRESENT:

Joaquin Tremols	President
Jay Jarvis	Secretary
Michelle Krahn	Member at Large
Sean Walsh	Treasurer (arrived at 7:15 p.m.)

BOARD MEMBERS ABSENT:

Kathie French	Vice President
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COMMITTEE CHAIRS PRESENT:

Jay Jarvis	Grounds Committee
Sean Walsh	Finance Committee

OTHERS PRESENT:

Diane Tschirhart	Property Manager, KPA
Tammi Butler	Recording Secretary, Minute-By-Minute
Home owners Kathy Kennedy, Debora Dunham, Lisa Conoly	

I. CALL TO ORDER:

Mr. Tremols called the meeting to order at 7:07 p.m.

II. CITIZEN COMMENTS AND FEEDBACK:

Kathy Kennedy, Byrds Nest Pass, had concerns about a street light not working. Ms. Kennedy addressed the issue with Ms. Tschirhart and she will handle it.

III. APPROVAL OF MINUTES:

MOTION: Mr. Jarvis moved, Ms. Krahn seconded, to accept the January 12, 2009 Board meeting minutes as presented. The motion passed unanimously (3-0-0).

IV. MANAGEMENT REPORTS:

Ms. Tschirhart stated that there were no action items to report. She further stated that she would like to speak with the Board during Executive Session regarding a legal matter.

Mr. Jarvis had a question about recycling during the holidays. Ms. Tschirhart clarified that the recycling is picked up at least once weekly during holidays. If the holiday falls on a Thursday, under Virginia code the contractor must establish an alternate date that week for picking up recyclables. Mr. Jarvis asked Ms. Tschirhart about the letter to Cox Communications unannounced work in LVC recently and why there was no address of our community. Ms. Tschirhart stated that she would follow up with Cox and provide them with an address.

V. COMMITTEE REPORTS:

ACC Committee: Mr. Tremols stated that some residents received violations for trash cans being placed out too early or storing them behind bushes in their front yards.

Grounds Committee: Mr. Jarvis stated that the Committee did not meet as a result of the snow. Mr. Jarvis stated that a car lost control in the community and there was some damage done, including the destruction of three trees. Mr. Jarvis explained that the Association is not responsible for repairing the damages and that the driver of the car would be responsible. Mr. Jarvis addressed the erosion problem. Mr. Jarvis asked for Board guidance on how the money for planned garden plots. He further stated that the cost would be \$75.00 to \$80.00 per plot. Mr. Walsh noted a new line item could be created to track the funds.

Ms. Kennedy had a question about the dog waste on the side area and front of her townhouse. She asked the Board if they had any ideas how to prevent people from walking through this area. Mr. Jarvis said that she would need to address the ACC Committee for any modifications made to the property.

[Sean Walsh arrived at 7:15 p.m.]

Finance Committee: Mr. Walsh stated that the Association was under budget with a surplus of \$1,300.00. Mr. Walsh stated that \$74,000.00 is scheduled for the Reserves in the upcoming year. Ms. Krahn stated that the current budget schedules the reserve funds to be fully funded using the cash method. Mr. Walsh announced there is a tentative date of the last Thursday of the month for the next committee meeting.

Neighborhood Watch Committee: Mr. Tremols stated that they have been very active in the community. He further stated there were two security cameras installed. Mr. Jarvis stated that since the community patrolling the community, there had been fewer incidents of break-ins. Debora Dunham of Hancock Forest reported that a visitor had his car broken into over the Christmas and New Year's holiday.

Communications Committee: Mr. Tremols announced the appointment of Carl Iddings as the new Communications Committee Chair. Mr. Walsh reported that the newsletters were distributed to residents.

Pool and Recreation Committee: No report was provided. Ms. Krahn asked about the contract for the filtering system for the pool. Ms. Tschirhart stated that the work would begin in the spring.

VI. OLD BUSINESS:

There was no old business to discuss.

VII. NEW BUSINESS:

Mr. Jarvis proposed that during the Semi-Annual meeting special recognition be given to the recent committee chairs by giving them a plaque. Mr. Tremols stated the plaque would be given to Susie Lee and Kristin Walsh and asked Mr. Jarvis to obtain the plaques on behalf of the association. Mr. Tremols stated that the Semi-Annual meeting is scheduled for May. The Board discussed possible speakers for the Semi-Annual meeting.

Mr. Walsh addressed the letter from Blade Runners and the number of complaints that have been made. Mr. Tremols stated that the contract is up soon. Mr. Jarvis stated that the Committee is aware of the issues and they would be addressing the president of the company directly.

Deborah Dunham, Hancock Forest Trail, had concerns about a neighbor renting out his basement. Ms. Dunham had concerns about the number of people living on the property and has seen at least eleven people at the property. Ms. Dunham has contacted the police and a county inspector was sent to the house. Ms. Dunham said that when the county inspector went to the house; the renters refused to let them in the house. In addition, Ms. Dunham stated concerns about the miscellaneous items such as refrigerators and mattresses that were being placed in the backyard. Ms. Dunham asked the Board what was being done to address the issue. She further stated that the problem has been occurring for over a year and a half.

Mr. Jarvis stated that they are aware of the issue and because of privacy concerns, he can't discuss it. Mr. Jarvis explained the process for addressing issues of this nature. Ms. Tschirhart informed the Board that she heard back from Legal Counsel and will explain during Executive Session. For the benefit of attendees, Mr. Tremols stated that the process for enforcing violations to the ACC guidelines includes sending two letters, holding a hearing, and fining up to \$900.00 per violation. He further stated that if the issue is still not resolved, the Association will then file one or more liens against the property. The liens would lack priority over a first mortgage lien, however, and stand the potential of getting "wiped out" in a foreclosure scenario unless the property value is sufficient to cover the first lien as well as liens of lower priority. Ms. Tschirhart asked Ms. Dunham to give her the name of the county inspector and she would follow up.

Mr. Jarvis stated that there are issues with abandoned cars on the streets. Ms. Dunham stated that the gentleman in question has switched license plates. Lisa Conoly, Byrds Nest Pass, also had concerns about the same homeowner running a used car dealership out of his home. Ms. Conoly stated that the cars parked along the streets have Florida plates. The Board discussed having the cars towed. Mr. Jarvis asked Ms. Tschirhart to find out if a car can be towed after a ticket has been issued.

It was agreed that the Association should once again explore traffic calming options in Lafayette Village, in addition to becoming a Community Parking District.

VIII. ACTION ITEM REVIEW:

Mr. Tremols will be giving special recognition to former chairs by giving them a plaque & Mr. Jarvis is to obtain the plaques.

Ms. Tschirhart will follow up about the land plots.

Ms. Tschirhart will give email addresses to Carl Iddings, who manages the Association website.

Ms. Tschirhart will contact Vivian Watts and Sharon Bulova about whether or not they would be interested in speaking at the Semi-Annual meeting.

Ms. Tschirhart will follow up with the county inspector.

Mr. Tremols asked Ms. Tschirhart to contact the county to see about towing cars after they have been ticketed.

IX. Executive Session

MOTION: Mr. Walsh moved, Mr. Jarvis seconded, to adjourn the regular session of the Board Meeting and to convene the Executive Session. The motion passed unanimously (4-0-0).

The Recording Secretary was excused at 8:17 p.m.

The committee rose from Executive Session and directed management company to seek attorney advice on seeking a court order to force compliance by a homeowner who has not corrected deficiencies in ACC violations; to ask the county to install missing “no parking from here to corner” signs” on Lafayette Drive or allow the association to place them; and to pursue violation remedies for a house that is suspected of running a “rooming house.”

X. ADJOURNMENT:

There being no further business the Board adjourned at 8:41 p.m.

Respectfully Submitted,

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E.J.Jarvis II
Secretary