

**LAFAYETTE VILLAGE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Monday, July 14, 2014  
Woodburn Elementary School  
3401 Hemlock Drive, Falls Church, VA 22042**

**BOARD MEMBERS PRESENT:**

Carl Iddings, President  
James Franklin, Treasurer  
J. Gaston, Secretary  
Jay Jarvis, Member at Large

**BOARD MEMBERS ABSENT**

John Alexander, Vice President

**OTHERS PRESENT:**

Anne Sansbury  
Amanda Sansbury  
Tina Snapp  
Christie Prucker  
Lisa Conoly, Pool Committee Chair  
Angela Cutter, Architectural Control Committee Chair  
Dale Edwards, Sequoia Management  
Chris Collins, Recording Secretary, Northern Virginia Minutes

**I. CALL TO ORDER:**

Mr. Iddings called the meeting to order at 7:17 p.m. and confirmed a quorum.

**II. CITIZENS' COMMENTS:**

Ms. Tina Snapp, 7832 Ashley Glen Road, informed the Board of an issue she is having with her next door neighbor. The resident of 7834 Ashley Glen Road is cooking large quantities of food in her garage, and the odors are coming through into Ms. Snapp's home. She stated that she reported the issue to the fire marshal, but that has not resolved the issue. Ms. Snapp's home was inspected by a professional environmental consultant who confirmed that the odor is permeating her home and that the mold levels in her home are three times what they should be. A copy of the consultant's report is included as an attachment to these minutes. The homeowner who lives at 7836 Ashley Glen Road attested to the fact that the neighbor is still cooking in the garage and also washing industrial sized utensils in her backyard. Mr. Iddings explained that the odors resulting from the cooking constitute a noxious activity that is an annoyance to Association members, violating Association covenants. Mr. Iddings noted that he has opened a case with the County Department of Code Enforcement for cooking commercial quantities of food in her home and garage. He has also contacted the owner of the home (the resident is a renter), who has emailed the resident and informed them that they are to stop cooking

the large quantities of food. The Board discussed asking the association's attorney to send a cease and desist letter to the renter as it is a covenants violation. Mr. Edwards will follow up with the fire marshal as this could represent an imminent danger to life and safety, and will also ask the attorney to write the cease and desist letter. He will also send a letter to the homeowner and tenant. Mr. Iddings will follow up with code enforcement and will contact Supervisor Penny Gross' office. He will also research whether or not there is a business license associated with that address.

### **III. APPROVAL OF MINUTES:**

**MOTION: Mr. Jarvis moved, Mr. Franklin seconded, to approve the minutes of the June 9, 2014 Board meeting as amended. The motion passed unanimously (4-0-0).**

### **IV. PRESIDENT'S COMMENTS:**

Mr. Iddings reported that the Board will be more vigilant about issuing parking violations to those who park in the pool parking lot. The Board will also address residents who park in visitor parking spaces. He also reported that the request to Supervisor Penny Gross' office to intervene on the association's behalf regarding the installation of a crosswalk at Lafayette Village Drive and Trammell Road has been denied, as there is not a handicapped access ramp at that intersection.

### **V. MANAGEMENT REPORT**

Mr. Edwards reported that the phone at the pool stopped working again but that service has been restored. He noted that the storage bin at the pool is too small to store the pool cover and that a larger one is needed. Lastly, Mr. Edwards noted that the new pool furniture should arrive by the end of the week.

### **VI. COMMITTEE REPORTS:**

Architectural Control Committee: Ms. Cutter reported that the committee has been handling mostly straightforward requests from homeowners and is following up on corrections from violations that have been issued.

Communications Committee: Mr. Iddings reported that the June/July newsletter went out at the end of June and that the August/September newsletter will go out the first week in August. The deadline for articles is July 29.

Grounds Committee: Mr. Jarvis stated that there was no formal report and that he would discuss several proposed resolutions later in the meeting.

Neighborhood Watch Committee: Mr. Iddings reported on behalf of Doug Stewart that National Night Out will take place on August 5.

Pool & Recreation Committee: Ms. Conoly reported that there have been two “Swim Under the Stars” events. The first one was very well attended. The next pool event is a cookout on August 23. Ms. Conoly noted that there is a new pool manager who is doing a good job. She reported that there is a beehive forming above the pool house door. Mr. Jarvis responded that he will spray the hive. Ms. Conoly noted that the circuit breakers for some of the lights in the pool seem to trip randomly, suggesting that an electrician should review pool circuitry. She also noted that someone has been in the pool over night recently.

Finance Committee: Mr. Franklin reported that all of the audit items have been closed and the checklist is complete. He noted that the balance sheet is not completely in line with Board resolutions. The committee is preparing for budget preparation, and capital expenses will be included in the budget process this year. The next committee meeting will be held on July 22.

Fairfax Federation: Mr. Iddings stated that the association is in need of a volunteer to represent the association.

## **VII. OLD BUSINESS:**

### Insurance Policies/Coverage:

Mr. Iddings reported that the Board agreed to increase the association’s business personal property coverage to \$35,000 at an additional cost of \$44 per year.

## **VIII. NEW BUSINESS:**

### Cicada Killer Wasps:

The Board decided last year to not attempt to control the cicada killer wasps appearing on some community streets. Some residents have asked the Board to reconsider this decision. Mr. Iddings noted that the cicada killer wasps have returned to Byrd’s Nest, as well as Butterfield Lane. He stated that it has been discovered that there are traps that can be used to help abate the number of the wasps. The cost is \$325 for 100 traps. The Board agreed to purchase the traps and the Grounds Committee will be tasked with placing them out in the community.

### Replacement of Restricted Parking Signs:

**MOTION: Mr. Franklin moved, Mr. Jarvis seconded, to award a contract to Banana Banner to produce signage to replace 13 restricted parking signs at a cost of \$7,896.30, to come out of Community Maintenance. The motion passed unanimously (4-0-0).**

Sidewalk Tripping Hazards:

**MOTION: Mr. Franklin moved, Mr. Gaston seconded, to award a contract to Concrete Jack to address sidewalk tripping hazards in the community at a cost not to exceed \$4,000, to come out of Grounds Maintenance. The motion passed unanimously (4-0-0).**

Repairs to 7842 Ashley Glen Road

**MOTION: Mr. Franklin moved, Mr. Gaston seconded, to authorize management to obtain quotes for repairs to the front siding and rake boards, painting of the rake boards, and replacement of front gutters and downspouts. The motion passed unanimously (4-0-0).**

Discussion: Annual Meeting

There will be one Board seat up for election in October. Mr. Franklin agreed to serve as chair of the Nominating Committee. Mr. Iddings will publish in the next newsletter a call for volunteers to serve on the committee.

**IX. ACTION ITEMS:**

- Contact fire marshal re: 7834 Ashley Glen Road, and have attorney prepare a cease and desist letter
- Obtain quotes for repairs to 7842 Ashley Glen Road

**X. ADJOURNMENT:**

There being no further business, Mr. Iddings adjourned the Regular Session of the Board meeting 8:54 p.m. to convene an Executive Session.

**XI. EXECUTIVE SESSION**

The Board entered Executive Session at 8:58 PM. The Board discussed dissatisfaction communicated by a resident regarding poor responsiveness by Mr. Edwards to their communications. The Board held hearings for thirteen residents in absentia for ACC violations and authorized appropriate fines/enforcement actions in accordance with Association governing documents. The Board rose from executive session at 9:34 and adjourned the meeting.

These minutes, having been reviewed and properly approved by the LVCA Board of Directors during the regularly scheduled monthly meeting held August 11, 2014, are hereby submitted as APPROVED.

**Lafayette Village**  
**July 14, 2014**  
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Respectfully,

*//Gilbert J. Gaston, Jr.//*  
ATTEST: J. Gaston, Secretary

Attachment: Image of Report by Environmental Consultant on 7832 Ashley Glen Road

### CONSULTATION AND ADVICE REPORT

**RTS** Environmental Services, Inc.  
ENVIRONMENTAL INSPECTION, TESTING, REMEDIATION  
 800-722-5589  
 301-607-6276 main  
 301-831-6235 fax  
 www.rtsenvironmental.com • info@rtsenvironmental.com

CERTIFIED MOLD INSPECTIONS, REMEDIATION

Paul R. Ramsey  
 Environmental Consultant  
 Bio-Medical Engineer, Technologist  
 Bachelor of Science, Business  
 & Technology, University of MD

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Client TINA SMAPP  
 Date 7-02-2014 Time 11:30  am  pm  
 Client Phone 202-285-0904 Other TLSKIPPIES@GMAIL.COM

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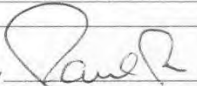
Site 7832 ASHLEY GLEN RD.  Inspection or Test Services  
ANNANDALE, VA. 22003  Receipt  
 Quotation  Invoice

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Subject AIR QUALITY CONCERNS - ODORS (7834 ASHLEY GLEN)

1. VERY STRONG ODORS ARE EMITTED BY THE HOUSEHOLD NEXT DOOR. THE FOLLOWING APPEARS TO BE THE SCENARIO
  - A. THIS HOME IS BEING USED AS A FOOD PREPARATION SITE (KITCHEN) OR FOOD PROCESSING LOCATION.
  - B. LARGE AMOUNTS OF FOOD PROCESSING ARE TAKING PLACE HERE ILLEGALLY. OILS AND OIL VAPORS ARE VOLATILIZED.
  - C. CABBAGE AND PERISHABLE FOODS ARE PROCESSED HERE AND DISTRIBUTED TO LOCAL RESTAURANTS.
  - D. THE ODORS NOW PERMEATE YOUR HOME TO THE DEGREE IT IS UNHEALTHY, POSSIBLY DANGEROUS DUE TO FIRE HAZARDS WITH THE HEAVY USE OF COOKING OILS.
  - E. SUNDAY APPEARS TO BE THE DAY WHEN A LOT OF ACTIVITY OCCURS WITH COOKING AND PROCESSING GIVE ODORS ARE EXTREMELY POTENT.
2. HEALTH ILLNESS SICKNESS ARE KEY WORDS GIVEN THIS SCENARIO IS ENTIRELY WRONGFUL AND NEGLIGENT.  
 THE OWNERS CAN BE HELD LIABLE FOR ANY AND ALL OF THESE ISSUES, POTENTIAL ISSUES.
3. BEST APPROACH - A. CONTACT ATTORNEY TO CRAFT A LETTER WHICH OUTLINES PAST AND PRESENT SCENARIO.  
 B. LETTER TO INCLUDE FIRE MARSHAL RESPONSE, LIABILITY, NEGLIGENCE, WRONGFUL USE OF RESIDENCE, HEALTH DEPT. AODS.

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Paul R. Ramsey   
 Mold Certification: American Indoor Air Quality Council, Board Certified C.M.C., C.R.M.I., C.M.R.  
 Members of the Indoor Air Quality Council

LETTER DISTRIBUTION

Receipt 25- 1111