

**LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, May 8, 2017
Mason Crest Elementary School**

BOARD MEMBERS PRESENT:

Carl Iddings, President
Michelle Kloc, Vice President
James Franklin, Treasurer
John Alexander, Secretary
Steven Longstreet, Director at Large

OTHERS PRESENT:

Anne Sansbury	Approx. 12 other residents
Amanda Sansbury	Dale Edwards, Sequoia Management
Angela Cutter	Chris Collins, Recording Secretary, Northern
Lisa Conoly	Virginia Minutes
Mike Nutbrown	

I. CALL TO ORDER:

Mr. Iddings called the meeting to order at 7:02 p.m. and confirmed a quorum.

II. CITIZENS' COMMENTS:

Katherine Kennedy inquired about recommendations for a company that will repair her fence. Mr. Iddings suggested that she post the inquiry on Nextdoor.com. He also noted that there was a recommendation published in a prior newsletter. Ms. Kennedy also inquired as to what she can do to mitigate squirrels in her yard. Mr. Edwards recommended a company that she can hire to relocate squirrels.

III. APPROVAL OF MINUTES:

MOTION: Mr. Franklin moved, Ms. Kloc seconded, to approve the minutes of the April 10, 2017 Board meeting as presented. The motion passed unanimously (5-0-0).

IV. PRESIDENT'S COMMENTS

Mr. Iddings reported that on April 11, Fairfax County provided an overview of the Coon Branch Stream Restoration project. Coon Branch is the large stream flowing through Annandale Community Park along Estabrook Drive and adjacent to Lafayette Village. The project goal is to re-engineer the Coon Branch stream bed to reduce erosion and better control storm water flow. The county will need to obtain easements from the surrounding properties to begin the work. The basic design plan is targeted to be ready in September and the county will provide an additional presentation at that time. If the project moves forward according to plan, the work will be completed in 2019 and by 2020 or 2021 the stream flow should be better controlled.

Lastly, Mr. Iddings reported that there will be a meeting held at Woodburn Elementary School on May 9th at 7:30 p.m. to discuss the proposed townhouse development.

V. MANAGEMENT REPORT:

Mr. Edwards reported that he recently authorized some caulking work on the pool at a cost of \$499.50. He noted that all the painting at the pool area will be completed before the pool opens at the end of the month. The smoke detector in the pool house has been replaced. He checked the reserve study and the white coating for the pool is due to be done in 2020. He received a quote to run a water line to the community garden and it will cost between \$8,000 and \$10,000. Mr. Edwards noted that he has completed a second round of inspections and there are now seventy-one outstanding violations, down from one hundred and thirty.

VI. COMMITTEE REPORTS

Architectural Control Committee: Angela Cutter reported that she has completed about two-thirds of the yard inspections. When she is finished, she will send the results to Mr. Edwards. Hearings resulting from the spring inspections will take place in July.

Communications Committee: Mr. Iddings reported that the next newsletter will go out the first weekend in June. Articles will be due to him on May 30th. Mr. Iddings noted that the website is down, and that the server provider has not been very responsive, and that Mr. Iddings is considering engaging with another service provider.

Grounds Committee: Mr. Nutbrown reported that the Arbor Day celebration was rained out, but several homeowners gathered to do an informal community clean-up in their own. The spring planting has been completed. The committee has been identifying retaining walls to be replaced, and is also working on parking signs for the pool lot.

Neighborhood Watch Committee: Mr. Longstreet reported that the April committee was cancelled due to scheduling conflicts. The Board discussed a recent car break-in. Mr. Longstreet reminded everyone to not leave valuables in their vehicles. He noted that the next meeting date is to be determined.

Pool & Recreation Committee: Lisa Conoly reported that the pool will be open in about two and a half weeks. Pool pass applications are due by May 17th. Applications have been published in the recent newsletter and can also be obtained from the website. Enforcement of pool passes will begin on Saturday, June 3rd. Ms. Conoly also noted that a cookout will be held at the pool on Sunday, May 28th, with a rain date of Monday, May 29th. She asked for volunteers to staff the grill. Ms. Conoly announced that the water aerobics classes have been expanded this year with classes being held on Mondays and Wednesdays at Noon, and on Tuesdays and Thursdays at 7:00 p.m. Classes can be purchased in advance at \$70.00 for ten classes, or on an individual basis for \$10.00 per class. Classes will begin on Monday, June 12th.

Finance Committee: Mr. Franklin reported that Sequoia has made all the corrections to the revised budget. As the budget has been corrected, the contributions to the reserve account will be on target.

Fairfax Federation: No report was given. Mr. Iddings noted that the Federation will be electing their officers in June.

VII. OLD BUSINESS:

No old business was discussed.

VIII. NEW BUSINESS:

Review of "Basement Apartment" Resolution with Association Counsel: Bob Segan of Segan Mason & Mason discussed the Board's resolution regarding basement apartments and the process for enforcing it. He stated that the Board will need to provide a violation notification and a reasonable timeframe to correct the issue. A hearing will also need to be held, and a letter including the results of the hearing will need to be sent within seven days of the hearing. He also discussed the process of filing a complaint in the General District Court leading to a potential trial. If a trial is necessary, the Board will need to provide competent evidence that a violation exists, including testimony from witnesses.

Discussion - Proposed Townhouse Development: John Reagan of Christopher Companies presented and discussed his company's proposed townhouse development plan for Gallows Road and Libeau Lane. The plan includes 66-72 three to four level units with no basements. Mr. Reagan discussed landscaping and the impact the development may have on traffic and school capacities in the area. He noted that there will be hearings on the proposal where residents in the area will have the opportunity to voice their opinions on the proposed development.

