

1 **LAYFAYETTE VILLAGE COMMUNITY ASSOCIATION**

2
3 **SEMI-ANNUAL MEETING AND BOARD OF DIRECTORS MEETING**

4
5 **May 14, 2007**

6
7 **Mason District Governmental Center**
8 **6507 Columbia Pike**
9 **Falls Church, Virginia 22042**
10 **7:00 p.m.**

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13 **BOARD MEMBERS PRESENT**

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15 **LINDA BOONE PRESIDENT**
16 **JOAQUIN TREMOLS VICE-PRESIDENT**
17 **CARL IDDINGS SECRETARY**

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19 **BOARD MEMBERS ABSENT**

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21 **KATHIE FRENCH TREASURER**
22 **JAY JARVIS MEMBER-AT-LARGE**

23
24 **COMMITTEE MEMBERS PRESENT**

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26 **LINDA WITHAM POOL AND RECREATION CHAIR**

27
28 **MANAGEMENT COMPANY ATTENDEES**

29
30 **PHYLLIS A. PRYOR COMMUNITY MANAGER**
31
32 **HEATHER BEHNKE RECORDING SECRETARY**

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35 **SPECIAL PRESENTATION:** Jan Vaughan of the Preliminary Engineering Office of
36 the Virginia Department of Transportation was present to discuss upcoming
37 transportation projects. She addressed the widening of the beltway and the proposed Hot
38 Lanes. The Hot Lane tolls will be based on how badly people want to use them. The
39 sound barrier requirements are unknown at this time. VDOT is still working on the
40 details with the private contractor, so the development of the HOT lanes is still tentative.
41 Another large project that may be of interest to the community is the Rt. 29 and Gallows
42 intersection improvement project that will add additional turning lanes at this intersection
43 and will widen Gallows Road between Rt. 50 and Rt. 29. This large project requires the
44 relocation of a large number of businesses and utilities. Ms. Vaughan also discussed other
45 projects in the area including a variety of improvements on R. 236 towards Fairfax City,
46 a pedestrian overpass at Seven Corners, and intersection improvements at Rt. 236 and

47 Beauregard Street. Ms. Vaughan also mention Fairfax County's traffic calming program.
48 Mr. Iddings noted that the community had attempted to collect the necessary signatures
49 that were the required first step in this process, but we were unable to collect a sufficient
50 number of signatures.

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52

53 **I. CALL TO ORDER:**

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55 Ms. Boone called the LVCA regular business meeting to order at 7:45 p.m. and
56 introductions were made.

57

58 **II. COMMITTEE REPORTS:**

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60 ACC/Grounds Committee: The ACC regular meetings will move to the library on Little
61 River Turnpike during the summer. The meetings will always be held on the third
62 Monday of the month with the exception of this month when it will be held at the
63 Library on Tuesday, May 22nd at 7:00 p.m. A homeowner reported that another
64 homeowner had planted a tree that appeared to be in the wrong place on common
65 property. Another homeowner reported that a tree is dangerously hanging over her
66 house; she was directed to report it to LMA who can schedule it for trimming. The crepe
67 myrtles are to be planted near the Tot Lot soon.

68

69 Pool/Recreation/Social: Ms. Witham reported that the pool work authorized by the
70 Board has not been done and at this point, the pool cannot pass inspection by Fairfax
71 County. There is a chance the pool may not open on time. Atlantic Pool Management
72 Company has done all the work they are supposed to do, but the company providing the
73 diving board and back board has not. Ms. Prior reported that the work will be done on
74 Tuesday, May 15th, and the inspection has been scheduled for Thursday, May 17th,
75 allowing the pool to open on schedule.

76

77 Finance: Ms. Boone reported that the Board is vigorously pursuing the delinquent
78 payments of Association dues and other outstanding balances resulting from violation
79 fines. All the outstanding balances will be pursued. The Board may revoke pool and
80 parking privileges from delinquent homeowners and is attempting to garnish rent from
81 homeowners who rent out their property but do not pay their assessments and ACC
82 violation fines.

83

84 Mr. Sumit Gupta of Mt. Airey Lane was concerned because he received a demand letter
85 from the Association's lawyer, but never received any warning notices. The homeowner
86 believes he has paid all fees on time and was directed to call management. The board
87 noted that, based on the amount Mr. Gupta was alleged to owe, his case should never
88 have been referred to counsel in the first place.

89

90 Communications/Media: Mr. Iddings reported that the newsletter articles are due at the
91 end of next week. The May/June newsletter should be distributed to homeowners and
92 residents by the end of the month. Mr. Iddings noted that the website is up and running

93 with news and documents of interests to residents. He stated that if homeowners are
94 interested in being on an email list for the neighborhood to please email
95 Carl_iddings@hotmail.com. Ms. Boone asked the attendees to share their pictures of the
96 neighborhood by emailing them to Mr. Iddings.

97
98 Security: The Neighborhood Watch Committee is still looking for a Chairman. It is an
99 important job that involves coordinating volunteers and being the liaison with the police.

100
101 Working Session Date & Time: The working session will held at Ms. Boone's house,
102 3686 Yorktown Village Pass, on May 28th at 7:30 p.m.

103
104 **III. APPROVAL OF MINUTES:**

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106 **MOTION: Mr. Tremols moved, Mr. Iddings seconded, to approve the April 9, 2007**
107 **Board Meeting minutes as presented (3-0-0).**

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110 **IV. OLD BUSINESS:**

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112 Inspections: The inspections are complete and all the notices have been mailed. All
113 homeowners are asked to acknowledge the violation and contact the management
114 company immediately about their plans for correcting the problem. A resident asked how
115 to submit a paint request to the ACC, since the original colors are no longer available
116 except by special order, so there are no paint chips available to attach to the ACC request.
117 Mr. Tremols noted that ACC approval is not necessary to repaint a house in its original
118 colors. He also noted that each house has been assigned several alternate approved colors
119 and homeowners do not have to go through the ACC approval process to use these colors,
120 either. Discussion ensued about whether it was better to submit such requests to the
121 ACC. It was concluded that even though the alternate colors are approved, the safest
122 approach is to submit any change to the ACC for review.

123
124 Mr. Iddings noted that the alternate approved colors for each house are available on the
125 website.

126
127 Community Wide Yard Sale: Mr. Iddings reported that the yard sales were a success
128 even though the ad had the wrong date in it. Many residents also donated the items they
129 didn't sell to the Lupus Association, which arranged for a truck to pick up these items.

130
131 **V. NEW BUSINESS:**

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133 Ms. Boone reported that Supervisor Gross held several information sessions for the
134 community. At the last meeting the police department came and offered to issue tickets
135 for code violations and expired tags, etc. The police must have permission from the HOA
136 to come onto the Association's property to enforce traffic and vehicle laws. Ms. Prior
137 stated that this is a very positive program that has benefited other communities she has

138 been responsible for. The Board decided to put an article in the newsletter about the
139 police having permission to come onto the property and deferred signing the document.

140

141 Mr. Iddings commended Mr. Fox, a resident of Brunswick Forest, who took it upon
142 himself to paint a community light pole outside his house that was showing some wear.

143

144 **VI. ACTION ITEM:**

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146 Management and the Board reviewed the action items:

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- 148 • The software implementation and data conversion for VMS, the new HOA
149 management system LMA has purchased, software implementation and
150 conversion is almost complete.
- 151 • Management is interviewing contractors to repair street signs in the
152 neighborhood. The walkthrough with the contractor will review the signs needing
153 repair.
- 154 • Legal Counsel's reports will be included in the Board packets as an ongoing item.
- 155 • The walkthrough with Bladerunners was done and there are proposals in the
156 Board report to address the erosion problem the walkthrough identified.
- 157 • The pool issues will be resolved this week.
- 158 • The semi-annual meeting notice was distributed.
- 159 • The new welcome letter was approved and is being sent to new residents. In
160 addition, the welcome letter has been sent to residents who purchased in the
161 community during the past six months.
- 162 • The pool pass request list has been given to the Board and management will
163 recheck to see if they are new homeowners.
- 164 • The bids for vending machines are still in the works depending on what the Board
165 wants. The pool committee wants no snacks and only drinks.
- 166 • Management is still waiting for the FY 2006 draft audit to be delivered.
- 167 • The insurance invoice has not been received yet.
- 168 • The final meeting minutes were placed in the Board packets.
- 169 • Management will investigate the streets light file and keep that action item open.
- 170 • The spring inspections were done and the notices have gone out. LMA will
171 provide the Board with a spreadsheet of violations shortly. The homes in violation
172 will not be given pool passes and the violators will receive an envelope with a
173 notice about their violation or balance due.
- 174 • The action item about dying trees on the property is pending closure after
175 inspections.
- 176 • The trees on Merrimac are an open item and proposals will be gathered.
- 177 • The ACC would like a sign insert to notify the community about the ACC
178 meetings. These signs would be similar to the signs that notify residents of Board
179 meetings.
- 180 • LMA is continuing to investigate replacement mailboxes.
- 181 • The idea of the Association purchasing a snow blower for volunteers to use on
182 sidewalks on Lafayette Village has been investigated. Because of liability issues,

183 LMA recommends not pursuing this option. The responsibility for the snow
184 removal is still unknown; management will investigate who is responsible for the
185 snow removal and get some pricing for snow removal from the sidewalk on
186 Lafayette Village Drive.

- 187 • The two crape myrtles donated by a resident will be planted on May 25th. A
188 homeowner suggested she would like to donate a magnolia tree and will work
189 with the ACC.
- 190 • LMA will look into prices for new sinks and countertops for the men's and
191 women's restrooms at the pool, including cost for complete replacement.

192

193 Mr. Iddings reported that the pile of debris on Lafayette Village Drive past the basketball
194 courts is refuse from the invasive weed removal project. This volunteer work will
195 continue through June on most weekends. Mr. Iddings noted that more volunteers are
196 always welcome.

197

198 **VII. EXECUTIVE SESSION:**

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200 **MOTION: Mr. Tremols moved, Mr. Iddings seconded, to move into an Executive**
201 **Session at 9:04 p.m. to discuss delinquencies. The motion passed unanimously**
202 **(3-0-0).**

203

204 **MOTION: Mr. Iddings moved, Mr. Tremols seconded, to move out of Executive**
205 **Session at 9:38 p.m. The motion passed unanimously (3-0-0).**

206

207 **VIII. ADJOURNMENT:**

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209 There being no further business, the Board agreed **BY CONSENSUS** to adjourn the May
210 14, 2007 Board of Directors meeting at 9:40 p.m.