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2 LAFAYETTE VILLAGE COMMUNITY ASSOCIATION

3  
4 **BOARD OF DIRECTORS MEETING**

5  
6 **June 12, 2006**

7  
8 **Mason District Government Center**  
9 **6507 Columbia Pike**  
10 **Falls Church, Virginia 22042**  
11 **7:00 P.M.**  
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14  
15 **BOARD MEMBERS PRESENT**

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17 **MARY MCFADDEN** **PRESIDENT**  
18 **LINDA BOONE** **TREASURER**  
19 **KATHIE FRENCH** **MEMBER AT LARGE**  
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21 **BOARD MEMBERS ABSENT**

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23 **JOAQUIN TREMOLS** **VICE PRESIDENT**  
24 **CARL IDDINGS** **SECRETARY**  
25

26 **COMMITTEE CHAIRS**

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28 **JOAQUIN TREMOLS, acting** **ACC/GROUNDS (Absent)**  
29 **LINDA WITHAM** **POOL/RECREATION (Absent)**  
30 **BRENT THOMPSON** **WEBMASTER (Absent)**  
31

32 **MANAGEMENT COMPANY ATTENDEES**

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34 **BETH HARRISON** **MANAGEMENT AGENT**  
35 **DAVE CICCARELLI** **MANAGEMENT AGENT**  
36 **BILLIE DENBO** **RECORDING SECRETARY**  
37

38  
39 **I. CALL TO ORDER**

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41 Ms. McFadden officially called the meeting to order at 7:05 p.m. Introductions were  
42 made for the Board Members, committee chairs and management attendees.  
43

44  
45 **II. GUEST SPEAKER**  
46

47 Ms. Penny Gross, Mason District Representative to the Fairfax County Board of  
48 Supervisors addressed the Board of Directors, management and the homeowners and  
49 spoke about many issues concerning Fairfax County. She stated that the Fairfax County  
50 Public Safety and Health Departments are working to address the issues related to the  
51 “Pandemic Flu” to include community awareness and prevention. Ms. Gross spoke about  
52 traffic calming in the community and the Community Parking District (CPD) applications  
53 submitted by this community to the Fairfax County Parking Authority. Ms. Gross  
54 indicated the widening of 495 is not even in the design phase yet and there is no timeline  
55 for the actual design of the intersection at 236/Little River Turnpike. Ms. Gross spoke  
56 about incidents of vandalism in the community and instructed everyone to call “911” if  
57 the incident is an emergency or, if not, to call the non-emergency line for the Fairfax  
58 County Police to file a report. Ms. Gross spoke about the graffiti problem and gang issues  
59 that are impacting all of Fairfax County. She suggested the Board of Directors schedule a  
60 member from the Fairfax County Police Gang Section to attend a meeting and give a  
61 presentation on “gang awareness” to all homeowners. Ms. Gross highly recommended  
62 the community institute a Neighborhood Watch Program. She stated that the Fairfax  
63 County tax rate was reduced by \$.11 per \$1000 assessed value and the vehicle decal fee  
64 is no longer in existence. Ms. Gross stated the pictures given to her that implied someone  
65 was living in the woods behind the community were turned over to the Fairfax County  
66 Park Authority maintenance department for further exploration of the site. She spoke  
67 about the “Day Labor” issues that present problems for the area and community and what  
68 Fairfax County officials are doing to help with this problem, to include creating a “Day  
69 Labor Task Force”. Ms. Gross stated that this task force includes business owners from  
70 the area, police officers, labor contractors, and others from the communities effected. She  
71 stated that the “Hummer Road Task Force” holds monthly “Day Labor” meetings also  
72 and invited anyone who is interested to attend the meeting held on the last Wednesday of  
73 the month at 9:00 a.m..

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75

### 76 **III. VOLUNTEERISM IN THE COMMUNITY**

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78 Ms. McFadden addressed the Board of Directors and homeowners and spoke about the  
79 community’s need for volunteers. She stated that volunteers are the ones that assist in  
80 maintaining the community and volunteers are needed for the committees and specific  
81 projects. Ms. McFadden stated that someone could volunteer to serve on a committee or  
82 project or volunteer for just a one-time effort.

83

84 Resolution of Appreciation: Ms. McFadden presented a resolution to Hattie Walden,  
85 former ACC Chairperson, in appreciation for her efforts and stated that the Board of  
86 Directors would like to thank her for all of her dedication to the committee and the  
87 community.

88

89

90 **IV. VISITOR PARKING**

91

92 Ms. McFadden reviewed the issue of visitor parking and stated that the Board of  
93 Directors was ready to make a decision on some changes to visitor parking. She stated  
94 that several homeowners volunteered to conduct further research to address the visitor  
95 parking issues. Terry Sunday stated that she and others have researched the visitor  
96 parking issues on Byrd's Nest Pass and she stated their findings that 75% of the  
97 homeowners on the street opposed any changes to the parking rules or sale of the visitor  
98 spaces. Ms. McFadden stated that the entire community's visitor parking needs to be  
99 addressed, not just one section and that the Board of Directors will take the findings of  
100 Ms. Sunday and others under consideration at their next working meeting.

101

102

103 **V. COMMITTEE REPORTS**

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105 **A. ACC:**

106

107 ACC Chair: Hattie Walden, reporting for Joaquin Tremols, the acting chair, reported that  
108 the committee would meet next Monday. She said the committee is still looking for  
109 volunteers. She stated that the committee did approve one ACC request this month.

110 Tree Management Plan: Ms. Walden stated that the Tree Maintenance Plan is underway,  
111 starting with the removal and trimming of a lot of trees. She reported that a homeowner  
112 cut back an area of bamboo behind Byrds Nest Pass and Springfield Nursery should be  
113 asked to keep this area mowed.

114

115 Erosion: Ms. Walden addressed the erosion problem with the Board of Directors and  
116 stated that the committee requests the Board of Directors move on this so that the erosion  
117 problems can be addressed before the problem gets worse. She stated that a proposal has  
118 been received that addresses four major areas of erosion problems in the community; she  
119 requests the Board of Directors approve this proposal/contract.

120

121 **MOTION: Ms. French moved, Ms. Boone seconded, to approve the proposal dated**  
122 **May 5, 2006, submitted by Breny's Site Development for the erosion work identified**  
123 **in the community for the amount of \$9,944.00. The motion passed unanimously (3-**  
124 **0-0).**

125

126 ACC Guidelines: Ms. McFadden stated that the ACC guidelines have been revised in  
127 two sections: 1) single family homes and 2) townhouses - with a few minor clarifications  
128 and changes having been made.

129

130

131 **MOTION: Ms. Boone moved, Ms. French seconded the proposal to approve the**  
132 **ACC Guidelines as drafted by the ACC. The motion passed unanimously (3-0-0).**

133

134

135 **B. GROUNDS:**

136

137 Ms. Boone and Mr. Louden of the ACC conducted a walkthrough of the community with  
138 a civil engineer and identified areas as having erosion problems, in addition to other areas  
139 of concern. The good news is that most of the erosion problems can be corrected if done  
140 before the erosion gets worse. Ms. Boone stated that the report of the  
141 walkthrough identifies the erosion problem areas and can serve to help the management  
142 company draft the specifications for a statement of work to correct the significant  
143 problems. Some of the areas could be corrected by the homeowners if they would  
144 volunteer to clean out ditches, apply ripwrap and lay stone. Ms. Boone stated that in  
145 some locations homeowners' down spouts are causing erosion problems and this needs to  
146 be addressed by the Board of Directors and the management company during its ACC  
147 inspections.

148

149 Ms. McFadden directed management to send letters to the homeowners that have down  
150 spouts that may be causing erosion problems and ask them to redirect their down spouts.

151

152 **MOTION: Ms. Boone moved, Ms. French seconded, to forward the report**  
153 **containing the erosion problems, and areas identified, to the ACC, which will**  
154 **prioritize the erosion areas; LMA will use this report as a basis for a RFP, if**  
155 **required. The motion passed unanimously (3-0-0).**

156

157 **C. POOL:**

158

159 Ms. McFadden reported for Ms. Witham. She stated that the pool is open and that new  
160 furniture, one lifeguard chair and baby pool fence were purchased and installed. She  
161 stated that all pool passes and stickers are at the pool and are to be retrieved from the pool  
162 attendants. All pool registration forms must be submitted to the management office prior  
163 to obtaining passes.

164

165 **D. NEWSLETTER:**

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167 Ms. French stated that it is a group effort to get the newsletter completed and the next  
168 newsletter will be the July/August 2006 edition. She stated that the deadline for articles is  
169 July 15, 2006 and that she will be accepting articles and input from homeowners. Ms.  
170 French reported that advertising is available in the community newsletter at no charge.

171

172 **E. WEBSITE:**

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174 Ms. French informed the Board of Directors that she has spoken with someone about  
175 improvements to the community website, including posting more helpful information for  
176 the homeowners. She stated that she would be accepting improvement ideas.

177

178 **F. TREASURER'S REPORT:**

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180 Ms. Boone stated that the Budget Committee will be meeting this month and that next  
181 year's budget will be drafted from submissions from the committees—similar to the

182 budget process last year. Letters have already been sent to the committees asking for their  
183 input. Homeowners will see a draft budget at the September meeting. Homeowners can  
184 also provide comments at the October meeting. The Board will approve the budget after  
185 the October 2006 meeting.

186

187 Ms. Boone reviewed the status of the operating, reserves, and investments accounts with  
188 the Board of Directors. She reviewed the current budget status and reported that the trash  
189 item is over-budget due to rising fuel costs and recycling changes in Fairfax County. Ms.  
190 Boone spoke about homeowners' assessments are so important to the budget. Some  
191 homeowners are not paying their assessments timely and that has an impact on the  
192 budget.

193

194

195 **VI. OLD BUSINESS**

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197 **A. ENGINEERING STUDIES/EROSION PROPOSAL:**

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199 Mr. Ciccarelli addressed the Board of Directors and homeowners and explained the  
200 analysis of the 2003 Reserve Study. He stated that Capital Assets included the pool, tot  
201 lots, basketball courts, streets, parking lots, tennis courts, etc. Mr. Ciccarelli stated that a  
202 Reserve Study is required every five years but he thinks that the 2003 Reserve Study is  
203 lacking in some important items, such as a "Calendar of Expenditures" which will list the  
204 Capital Assets in the community, their life use, current condition, purchase date, life  
205 expectancy, and other pertinent information. He stated that the Year-By-Year  
206 expenditures and assets should be listed; the reserve balance should be calculated along  
207 with the expenditures and should contain inflation factors. Mr. Ciccarelli stated that he is  
208 recommending the Board of Directors have an updated Reserve Study conducted this  
209 year to get a detailed scientific study. Ms. McFadden asked the Finance Committee to  
210 review this recommendation and provide their input to the Board.

211

212

213 **VII. APPROVAL OF MINUTES:**

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215 **MOTION: Ms. French moved, Ms. Boone seconded, to approve the March 2006**  
216 **and April 2006 Board of Directors meeting minutes as amended. The motion passed**  
217 **unanimously (3-0-0).**

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219

220 **VIII. HOMEOWNERS FORUM:**

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222 **A. DEER MANAGEMENT:**

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224 Ms. Berman addressed the Board of Directors and stated that she believes the Board has  
225 received some misrepresented information in reference to the deer problem and the "Deer  
226 Hunt" approved by the Board of Directors. She stated that she has spoken to the county  
227 and state offices in reference to this issue and the information that she obtained was

228 different than the information presented to the Board of Directors at previous dates. She  
229 stated that many of her neighbors agree that the deer are not a problem in the community.  
230 Mr. Weant stated that he has conducted a walkthrough of the woods edging the  
231 community and he did not observe any signs of deer over-crowding; therefore, he did not  
232 see any reason to permit deer hunting at this site. Ms. McFadden directed Ms. Berman to  
233 send to her other alternative resolutions than deer hunting and the Board of Directors will  
234 consider her request at the next working session.

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236

237 **IX. MANAGEMENT REPORT**

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239 The Board reviewed the management action item report. The Board discussed Item  
240 #2202 on the Action Item Review List.

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242

243 **X. EXECUTIVE SESSION**

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245 **MOTION: Ms. McFadden moved, Ms. Boone seconded, to move into Executive**  
246 **Session at 9:40 p.m. The motion passed unanimously (3-0-0).**

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249 **VIII. ADJOURNMENT**

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251 **There being no further business, the Board agreed by consensus to adjourn the June**  
252 **12, 2006 Board of Directors meeting at 10:00 p.m.**

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