

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

**Monday, June 9, 2008**

**Mason District Government Center  
Annandale, Virginia**

**7:00 p.m.**

**BOARD MEMBERS PRESENT:**

Joaquin Tremols	President
Kathie French	Vice President
Sean Walsh	Treasurer (arrived at 7:10 p.m.)
Jay Jarvis	Secretary
Michele Krahn	Member at Large

**BOARD MEMBERS ABSENT:**

None.

**COMMITTEE CHAIRS PRESENT:**

Susie Lee	ACC Chair
Jay Jarvis	Grounds Chair
Kristin Walsh	Communications Chair
Linda Witham	Pool Chair

**OTHER ATTENDEES:**

Diane Tschirhart	Property Manager, KPA
Pepper Schweizer	Recording Secretary, Minute-By-Minute

**I. CALL TO ORDER**

Mr. Tremols called the meeting to order at 7:02 p.m.

**II. CITIZENS COMMENTS AND FEEDBACK**

A resident informed the Board of a foreclosure sign posted in front of a property that is up for sale. He stated that this might send the wrong message about the community. The Board agreed that the sign should not be posted.

A resident questioned the status of the complaints she had previously submitted regarding a property on Birds Nest. Ms. Tschirhart stated she would review the list and provide an update. Mr. Jarvis added that the Association must be vigilant at this time regarding the upkeep of the property, especially due to the current real estate climate.

49 [Whereupon, Mr. Walsh arrived at 7:10 p.m.]

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51 A resident reported on violations on Butterfield Lane and, again, Ms. Tschirhart  
52 stated she would address the issues (including tree stumps, trash cans, curtains,  
53 vegetable gardens, etc.) and provide an update.

54

55 A resident followed up on the previously requested tree that is to be planted in  
56 memory of a resident. She requested that the tree, which should be placed in view of  
57 the widow's window, should be planted before the block party. Mr. Jarvis stated that  
58 the tree would be planted in time.

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60 In response to a request, Mr. Jarvis stated that ground cover could be planted near  
61 7880/7882 Hampton Village.

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63 **III. APPROVAL OF MINUTES**

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65 **MOTION: Ms. French moved, Mr. Krahn seconded, to approve the draft**  
66 **minutes from the May 12, 2008 Board meeting as presented that were sent**  
67 **electronically. The motion passed unanimously (5-0-0).**

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69 **IV. MANAGEMENT REPORT**

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71 Ms. Tschirhart reported the following:

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73 Dominion Power had come to the property that morning to do the lights; however, the  
74 company thought that the wiring had already been done and it had not. Ms.

75

76 Tschirhart stated that she will research where the miscommunication occurred.

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78 Ms. Tschirhart met with the Post Master and contractor who agreed that the work on  
79 the mailboxes was of poor quality. The Post Master agreed that work needed to be  
80 done; however, she stated that there is no money for the work at this time. Ms.

81

82 Tschirhart also stated that she will research the miscommunication on whether or not  
83 the post office agreed to paint the mailboxes.

84

85 Ms. Tschirhart is awaiting two additional bids for the pipe stem work.

86

87 The insurance policy will change. Mr. Walsh directed Management to compare and  
88 contrast the previous and new policies to ensure adequate coverage, including pool  
89 and diving board coverage.

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91 **V. COMMITTEE REPORTS**

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93 **ACC:** Ms. Lee reported there were four homeowner requests, three of which were  
94 approved. She also stated that she needs an updated spreadsheet from Ms. Tschirhart  
95 showing the violations.

96

97 **Finance Committee:** Mr. Walsh stated that the committee received the Reserve  
98 Study and audit. He added that the audit representation letter needs to be signed.

97 Regarding the study, more money needs to be placed in the Reserves. He commented  
98 that inflation is not built into the studies because they are required to be done every  
99 five years. Mr. Jarvis questioned why the study claimed that the pool house is in good  
100 condition when it is not (specifically, the back door). Mr. Walsh added that the  
101 information will be made public within the next few weeks but his committee would  
102 like time to review the information received first. The study runs from 2009-2027.  
103 He also stated that he is waiting to hear back from his company's Ethics Committee  
104 before he can sign the representation letter for the audit.

105  
106 **Neighborhood Watch:** No report but the National Night Out is August 5, 2008.

107  
108 **Communications:** No report, however the newsletter went out on June 1 and will go  
109 out again on August 1.

110  
111 **Pool and Recreation:** The pool opened on May 24, 2008. Ms. Witham stated there  
112 were 110 pool passes in the first batch and 25 more were picked up after the pool  
113 opened. She added that the process worked thanks to Gwendolyn at KPA. She  
114 reminded the lifeguards that only children under 4 are allowed in the baby pool, even  
115 during breaks. She also added that she will clarify the age at which teenagers are  
116 allowed to remain at the pool with their parents. The Board briefly discussed the  
117 possibility of selling pool passes to people outside the Association; however, the  
118 suggestion was dismissed as it would require the pool to follow a more stringent set  
119 of guidelines and would increase the insurance.

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121 **Grounds Committee:** For a complete report from the Grounds Committee, see Mr.  
122 Jarvis's full report, highlights from which follow:

- 123  
124 - Mr. Jarvis reported that the Committee is working the erosion control issues  
125 - A backyard was flooded due to the retaining wall installed by Bladerunner, which  
126 will correct the problem.  
127 - Shrubs will be trimmed and maintained.

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129 **VI. OLD BUSINESS**

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131 The Board discussed the hot lane sound walls and thanked everyone who sent in their  
132 letters and attended the open meeting. VDOT must still be pursued so that the  
133 importance of the issue can be conveyed. The Board also stated that Delegate Vivian  
134 E. Watts, 39<sup>th</sup> House District, submitted the following written statement for the record  
135 of the Design Public Hearing of the I-495 Capital Beltway HOT Lanes project:

136  
137 “(2) Constructing a continuous sound wall between Noise Barrier Segment  
138 stations 729 and 737 to reduce the noise impact on the townhouses of Lafayette  
139 Village. It is my understanding that the noise study used 3 sites, none of which were  
140 in Lafayette Village. Furthermore, even this limited study was done in 2006 or early  
141 2007 before the significant clear-cutting of the power line right-of-way that has taken  
142 place. Finally, these townhouses are 3-story homes with bedrooms on the 3<sup>rd</sup> floor;  
143 therefore, it is not appropriate to apply a noise-impact standard that I understand  
144 limits consideration only to the 2<sup>nd</sup> floor if there is a balcony. The 10- to 15-foot rise

145 between stations 729 and 737 is inadequate to keep unbuffered noise from impacting  
146 the principal sleeping areas of these homes.”

147

148 The Board discussed commissioning their own study, however, it was decided that  
149 the timing would not work.

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151 **VII. NEW BUSINESS**

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153 None.

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155 **VIII. ACTION ITEM REVIEW**

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157 The following action items from tonight’s meeting were logged by Ms. Tschirhart:

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- 159 • Violation follow-up
- 160 • Dominion Virginia Power follow-up
- 161 • Asphalt hole
- 162 • Postmaster information
- 163 • Insurance policy comparison
- 164 • Diving board
- 165 • Pool door/back room

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167 **IX. EXECUTIVE SESSION**

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169 **Mr. Jarvis moved, Mr. Walsh seconded, to adjourn the Regular Session at 8:28**  
170 **p.m. and move into Executive Session after a five minute break. The motion**  
171 **passed unanimously (5-0-0).**

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173

174 **The Board rose from Executive Session and directed management company to**  
175 **waive part of recorded fees for one owner as there was no back up files from the**  
176 **previous management company; provide addition info one owner and referred**  
177 **one owner for legal action for nonpayment of assessment.**

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179 **X. ADJOURNMENT**

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181 There being no further business to discuss, the Board meeting was adjourned at 8:33  
182 p.m.

183

184 Respectfully Submitted,

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186

187 E.J.Jarvis II

188 Secretary

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