

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

**Monday, July 14, 2008**

**Mason District Government Center  
Annandale, Virginia**

**7:00 p.m.**

**BOARD MEMBERS PRESENT:**

Joaquin Tremols	President
Kathie French	Vice President
Sean Walsh	Treasurer
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
Vanessa York	Recording Secretary, Minute-By-Minute

**I. CALL TO ORDER**

Mr. Tremols called the meeting to order at 7:01 p.m.

**II. GUEST SPEAKER**

Mr. Martin of Nationwide Insurance provided the Board with a synopsis of both the old policy and the new policy. Mr. Martin shared with the Board that Nationwide recent converted to a new commercial platform. Additionally, he stated that the policy renewal date is July 25, 2008 and that there would be no lapse in coverage if the new policy was not received by July 25<sup>th</sup>. Mr. Martin reviewed with the Board important changes to the new policy. A brief Q&A took place and the Board and attendees were satisfied with Mr. Martin's presentation of the new Nationwide Insurance policy.

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**III. CITIZENS COMMENTS AND FEEDBACK**

A resident received a violation letter that in his opinion was harsh and he had questions about the violation process and policy. The Board explained the 3 letter process and apologized for the harsh tone of the letter. Ms. Tschirhart asked the resident to send a written reply to the violation letter to her so she can assist in further resolution of the situation.

A resident asked for information about the trail that was supposed to be built. Mr. Jarvis stated that the trail plan was on hold due to other projects.

**IV. APPROVAL OF MINUTES**

**MOTION: Ms. Jarvis moved, Ms. Krahn seconded, to approve the draft minutes from the June 9, 2008 Board meeting as presented. The motion passed unanimously (5-0-0).**

**V. MANAGEMENT REPORT**

Ms. Tschirhart reported the following:

Four bids were received by KPA for the pipe stem work. The Board has received copies of all four bids to review. A resident inquired about and had concerns with the HOA fronting the funds to pay for pipe stem work for private property when it is the individual owners' responsibility. The Board explained that the residents will be billed for the pipe stem work fees and liens will be issued.

**MOTION: Mr. Jarvis moved, Mr. Walsh seconded, to accept the Chamberlin pipe stem work bid. The motion passed unanimously (5-0-0).**

Ms. Tschirhart requested the Board provide guidance concerning the Reserve Study.

A resident inquired as to whether the street lights on Butterfield were being fixed. The resident also inquired as to whether the mail boxes on Ashley Glen and Hampton Village Pass were going to be fixed as well as landscaping and fixing concrete in the area. Ms. Tschirhart will address all of the above issues.

A resident inquired as to whether the post office said they could or could not paint and/or power wash the mail boxes. Ms. Tschirhart will look into the matter.

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94 **VI. COMMITTEE REPORTS**

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96 **ACC:** Ms. Lee reported that two homeowner requests were received and both  
97 were approved. Also, Ms. Lee reported that she suspects that many violations are  
98 being missed or overlooked and is looking for help from the Board as to how they  
99 can do a better job of catching all violations.

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101 Ms. Lee stated that she needs an updated spreadsheet from Ms. Tschirhart  
102 showing the violations and an Action Log report. She also stated that residents  
103 have complained about a lack of communication and consistency from KPA. Ms.  
104 Tschirhart agreed to do her best to deliver an Action Log and ACC violations  
105 reports.

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107 A resident of 7825 Birds Nest requested that Ms. Tschirhart resend a copy of the  
108 approval letter because it was never received. Ms. Tschirhart agreed to resend the  
109 letter.

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111 **VII. GUEST SPEAKERS**

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113 Attorneys Sonny Cameron and his associate from Odin, Feldman, & Prittleman,  
114 PC joined the Board meeting to discuss the VDOT Beltway Expansion Sound  
115 Wall Issue. Mr. Tremols provided the attorneys with a brief synopsis of the issue.  
116 The community is concerned that the sound walls that are to be built by VDOT  
117 will provide insufficient protection to the community. The Board believes that the  
118 projected sound measurements taken by VDOT are flawed for numerous reasons.  
119 Mr. Tremols informed the attorneys that Mr. Clark would be their point of contact  
120 for this issue. The community members and Board members are curious as to  
121 whether they have a lawsuit against VDOT on their hands. After a lengthy  
122 discussion between the attorneys and the Board the attorneys recommended that  
123 the Board take the following actions before they proceed with any legal recourse:  
124 1) engage a credible engineering firm to recommend whether a professional  
125 study is necessary or not,  
126 2) contact other communities affected by the beltway expansion project, and  
127 3) continue to engage the local and state politicians regarding the issue.

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129 The attorneys offered to recommend a credible engineering firm to the Board. Ms.  
130 Tschirhart will follow up with the attorneys for the engineering firm information  
131 as well as look into contacting other communities and HOAs affected by the  
132 beltway expansion project.

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134 **Grounds Committee:** Mr. Jarvis reported the following pertinent updates: the  
135 rock garden is finished; the weeding is done in the areas that needed it most; the  
136 three trees downed in the recent storm have all be removed; a dogwood tree was  
137 planted on Hampton in honor of a former resident; and 3 of 6 members of the  
138 Grounds Committee were present at their last monthly meeting.

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A resident commented that a shrub was destroyed by the landscaping company when they were just asked to trim it. The Board will address the issue with the landscaping company.

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**Finance Committee:** Mr. Walsh stated that the committee received the Reserve Study and that the audit letter was signed and provided to KPA and they are now awaiting a response.

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**Neighborhood Watch:** There was no report provided, however National Night Out is scheduled for August 5, 2008. They are meeting at the pool house and walking down to the big park.

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**Communications:** The newsletter will go out on August 1<sup>st</sup> and July 23<sup>rd</sup> is the submission deadline. They are awaiting a date for the BBQ. A reminder will be included that the community trash can near the pool is not for personal trash.

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A resident noted that possibly the residents of 7916 Payton Forrest are using the community trash can near the pool for their personal trash. The Board requested that Ms. Tschirhart send the owners a violation letter.

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**Webmaster:** Mr. Clarke stated that there was an outage on the website in June. Also, a lot of re-design is taking place on the website, the mailing list is being maintained but a better strategy is needed for capturing more resident email addresses. Finally, the Forums and Bulletin Board are currently not working.

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**Pool and Recreation:** Ms. Witham stated that they are still receiving pool applications, and she wants to reiterate that pool passes are mandatory for entry into the pool. Some residents have been rude to the pool staff when they do not let them in without a pool pass. Also, she noted that the Pool Rules will be posted in more numerous locations.

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## VIII. VIOLATIONS

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ACC Violation Hearings are scheduled for July 30, 2008.

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## IX. ACTION ITEM REVIEW

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

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- Resident follow-up regarding violation requested in writing
- Pipe stem
- Butterfield light request
- Post office repair (painting/power washing) request
- Resend ACC approval letter to resident

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- Violations and Action Log Reports to ACC Chair
  - Coordinate with attorneys for engineering firm contact information
  - Contact other communities and HOAs affected by Beltway Expansion Project
  - Violation letter to residents using pool trash can for personal use

190 **MOTION: Mr. Tremols moved, Mr. Walsh seconded, to approve Mr.**

191 **Jarvis’s Cox Communication Resolution as stated:**

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193 **“Whereas; Cox Communications has installed many cables to homes**

194 **in LVC in a manner leaving them visible on the exterior of homes,**

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196 **Be It Resolved; the enforcement of this provision of the ACC Guidelines is**

197 **placed in abeyance pending a review by the Architectural Control**

198 **Committee, and Further Resolved: that the Management Company is to**

199 **notify all homeowners with pending violations of this provision, that the**

200 **provision is being reviewed and the violation notice is withdrawn. The**

201 **motion failed (2-3-0).**

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203 **X. EXECUTIVE SESSION**

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205 **MOTION: Mr. Tremols moved, Mr. Walsh seconded, to adjourn the**

206 **Regular Session at 9:20 p.m. and move into an Executive Session after a five**

207 **minute break. The motion passed unanimously (5-0-0).**

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209 **The Board rose from Executive Session and directed management company**

210 **to check records of a particular delinquent homeowner and if July dues not**

211 **paid, to refer the owner to LVCA attorney for collection.**

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213 **X. ADJOURNMENT**

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215 There being no further business to discuss, the Board meeting was adjourned at

216 9:23 p.m.

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218 Respectfully Submitted,

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221 E.J.Jarvis II

222 Secretary

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