

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

**Monday, March 9, 2009  
Mason District Governmental Center  
6507 Columbia Pike  
Falls Church, Virginia 22042  
7:00 p.m.**

**BOARD MEMBERS PRESENT:**

Joaquin Tremols	President
Jay Jarvis	Secretary
Michelle Krahn	Member at Large
Sean Walsh	Treasurer

**BOARD MEMBERS ABSENT:**

Kathie French	Vice President
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**COMMITTEE CHAIRS PRESENT:**

Carl Iddings	Communications
Linda Witham	Pool and Recreational

**OTHERS PRESENT:**

Tammi Butler	Recording Secretary, Minute-By-Minute
Diane Tschirhart	Property Manager, KPA

**I. CALL TO ORDER:**

Mr. Tremols called the meeting to order at 7:03 p.m.

**II. CITIZEN COMMENTS AND FEEDBACK:**

Carl Iddings had comments about the dramatic drop in the assessment of the property. Mr. Iddings stated that property values dropped between 19% and 25%. Mr. Iddings stated that he did some research on the number of houses sold in the past year and noted that most sales were short sales and foreclosures. In addition, Mr. Iddings stated that he had concerns about homeowners being delinquent with HOA dues. Mr. Iddings recommended to the Board confiscating parking spaces from homeowners who are delinquent with their HOA dues. He further suggested that homeowners be denied the right to use the pool. Mr. Tremols stated that the Board had already discussed pulling the parking privileges. Mr. Tremols asked Ms. Tschirhart when the spring inspections would be done and she said that the inspections would be completed soon. Mr. Iddings also noted that the agenda on the website was not that informative and requested a more detailed agenda. Mr. Tremols stated that the agenda would contain as much detail as practicable.

**III. APPROVAL OF MINUTES:**

**Minute-By-Minute**

**MOTION: Mr. Jarvis moved, Mr. Walsh seconded, to accept the February 9, 2009 Board meeting minutes as presented. The motion passed unanimously (4-0-0).**

Mr. Jarvis noted that a used car sales operation had been operating out of a townhouse on Peyton Forest Trail. The police have been informed and have been ticketing and towing illegally tagged vehicles. To assist the police in this enforcement effort, the Board passed the following motion via email: **MOTION: Mr. Jarvis noted a motion approved unanimously by the Board on February 19, 2009 under Article VI, Section 6 of the Bylaws, "Effective February 19, 2009, Fairfax County Police are authorized to ticket, tow and/or enforce any laws dealing with vehicles on Peyton Forrest Trial for a period of six months."**

#### **IV. MANAGEMENT REPORTS:**

Mr. Jarvis stated that the Grounds Committee recommended the streets in greatest need of patching and sealcoating are Yorktown Village Pass and Newport Glen Pass. Mr. Tremols stated that both streets are included in the Reserve Study but just for different years. Mr. Jarvis noted the letter to KPA stating the county would be repairing Lafayette Village Drive but not Merrimac Trail. He asked that KPA asked the county to reassess their findings as Merrimac Trail, while not as heavily traveled, is in real need of repairs.

Mr. Tremols asked that Ms. Tschirhart research why the roads that were done three and half years ago needed to be resealed.

Ms. Tschirhart stated that she has not heard from the appraiser from VDOT regarding the land that would be purchased as part of the HOT Lanes development. Mr. Tremols explained to the homeowners that VDOT is taking some of the Association's land near the on-ramp to the Beltway and that the Board was waiting to hear back from the appraiser regarding how much money the community would receive. Mr. Walsh asked Ms. Tschirhart if someone else could be contacted. Mr. Tremols suggested writing a letter to VDOT.

**MOTION: Mr. Jarvis moved, Mr. Walsh seconded, to authorize the management company to seek bids for asphalt sealing and topcoat repair for Newport Glen Pass and Yorktown Village Pass. The motion passed unanimously (4-0-0).**

Ms. Tschirhart reviewed the action items from last meeting and provided a summary of each item. Mr. Tremols asked that Ms. Tschirhart arrange to have an attorney, Joseph Waldo, attend the next meeting for a free consultation. Ms. Tschirhart asked that the President and Treasurer sign the signature card. Mr. Jarvis referred to the action items on the minutes and requested that Ms. Tschirhart follow up on the "No Parking" signs on Lafayette Village Drive by Ashley Glen Road. Mr. Jarvis also stated that the pool management company started the repairs on the kiddy-pool at the LVCA Swimming Pool Complex.

#### **V. COMMITTEE REPORTS:**

ACC Committee: No report was provided.

Grounds Committee: Mr. Jarvis stated that there have not been any meetings but that one was scheduled for the last Tuesday in March. Mr. Jarvis asked Ms. Tschirhart if the fallen tree between Newport Glen and Peyton Forest had been removed. Ms. Tschirhart stated that it had not been removed and said she would follow up on it. Mr. Jarvis stated that he would like to have a proclamation signed by the president to honor Arbor Day and Earth Day jointly on April 25<sup>th</sup>. Mr. Jarvis stated that the community garden was ready to go and the start date would be April 4, 2009. Ms. Krahn asked why the price for a plot was so high. Mr. Jarvis explained that the cost of the fence was approximately \$800.00, a water line was installed, and a roto-tiller was rented. He further stated that each plot was 10' x 14' and that there were 24 plots available. Mr. Jarvis stated the garden was behind the swimming pool at the entrance by the old Tot Lot. Mr. Jarvis stated the cost for each plot was \$75.00 for three years. A homeowner asked the Board if there is a clause in the agreement addressing if damages are done to the garden plot that Lafayette Village would not be responsible. Mr. Tremols agreed that needed to be stated. Mr. Jarvis noted all the tree-related actions the community had taken in the past year and asked the Board if it would be interested in applying for a County-sponsored Friends of Trees Award. The Board agreed. Ms. Krahn asked about the crape myrtle trees on Lafayette Village Drive that were destroyed by the car accident and Ms. Tschirhart stated that she would follow up with the insurance company.

Finance Committee: Mr. Walsh stated that the next meeting was scheduled for March 26, 2009. Mr. Walsh gave a brief summary about an analysis the committee was performing to determine if the cost of services provided to the detached homes was covered by the HOA assessments those homeowners pay. Mr. Walsh stated that a \$29,000.00 CD expired and asked Ms. Tschirhart who was receiving the statements. Ms. Tschirhart stated that she would check with the auditors to verify who is receiving monthly statements. Ms. Krahn requested that a copy of the bank statements be included in the packet. Mr. Jarvis asked Ms. Tschirhart about a charge on the financial report for electrical work. Ms. Tschirhart stated that a street light was repaired. Ms. Tschirhart stated that she would email the Board about the details of the invoice for the electrical work.

Neighborhood Watch Committee: Mr. Jarvis stated that cameras were up and that some cars illegally parked have been towed. Ms. Krahn stated that under new Fairfax county rules signatures were no longer needed to complete a study regarding the Traffic Calming measures. Ms. Krahn suggested that the county complete a study and provide a recommendation.

Communications Committee: Mr. Iddings stated that the deadline for newsletter articles is March 20, 2009. He further stated that topics included in the newsletter were spring inspection, swimming pool passes and regulations, spring or Easter parade and financial statement. Mr. Iddings stated that the newsletter would also be addressing the accidents that have occurred in the community. Mr. Iddings also stated that the newsletter would be giving notice regarding the Annual Meeting in May.

Pool and Recreation Committee: Ms. Witham stated that the pool registration form and regulations needed to be completed. Ms. Witham provided a copy to the Board and stated that \$10.00 was not enough for the late processing fee. She suggested to the Board that they consider charging \$20.00 or \$25.00 for the late processing fee. Ms. Krahn asked Ms. Witham if she was fine with the \$5.00 replacement card and she said she was. Mr. Jarvis stated that he was fine with the \$25.00 as long as the community is aware of this charge far in advance.

**MOTION: Mr. Jarvis moved, Mr. Walsh seconded, to increase the late fee to \$25.00. The motion passed (3-1-0) with Ms. Krahn opposing.**

Ms. Krahn stated that \$25.00 was too high and that \$15.00 was fair. Ms. Krahn stated that the late fee will need to be included in the newsletter. A homeowner suggested laminating the rules and posting them in the pool area. Mr. Tremols asked Ms. Tschirhart about the cost to laminate the rules. Ms. Witham stated that she would get back to Ms. Tschirhart about the cost. Ms. Witham asked that Ms. Tschirhart order the stickers in a different color. Mr. Iddings asked the Board about the yard sale in May. Mr. Iddings requested that the Board authorize a date so he can include it in the newsletter.

**MOTION: Mr. Tremols moved, Ms. Krahn seconded, to authorize the Pool and Recreational Committee to provide a date for the yard sale in May and then to notify the Communications Chair of the date. The motion passed unanimously (4-0-0).**

Linda Connelly was approved by the Board for membership on the Pool and Recreational Committee.

#### **VI. OLD BUSINESS:**

Mr. Tremols stated that old business was discussed earlier in the meeting.

#### **VII. NEW BUSINESS:**

Mr. Tremols stated that there was an issue with trash collection on March 2, 2009. Mr. Tremols stated that due to the snow and ice, the company was not able to collect trash and as a result trash was in the frozen snow until Thursday, March 5<sup>th</sup>. Mr. Jarvis commented that in the contract there is a clause that trash is picked up or not picked up during inclement weather at the sole discretion of the trash contractor. Mr. Jarvis suggested reviewing this issue when renewing the contract at the end of the year. Ms. Krahn stated that a homeowner filed an official complaint with Fairfax County regarding the trash removal. Ms. Tschirhart will gather bids for companies for trash removal.

#### **VIII. ACTION ITEM REVIEW:**

Ms. Tschirhart will gather bids for seal coating and ask contractors why the job done 3 ½ years ago needs to be redone.

Ms. Tschirhart will follow up with someone from VDOT so they can put her in contact with another appraiser.

Ms. Tschirhart will invite the attorney to the next meeting.

Ms. Tschirhart will follow up about getting the “No Parking” signs.

Ms. Tschirhart will follow up with the insurance company.

Ms. Tschirhart will follow up with the auditors about how they confirm CDs.

Ms. Tschirhart will email the Board about the invoice regarding the electrical charge.

Mr. Tremols asked Ms. Tschirhart to contact the county to see about towing cars after they have been ticketed.

Ms. Tschirhart will gather bids for companies for trash removal and ground maintenance as both contract expire the end of 2009.

Ms. Tschirhart will confirm that all bank statements for LVCA are being mailed to KPA.

Ms. Tschirhart will order pool stickers.

#### **IX. Executive Session**

**MOTION: Mr. Walsh moved, Mr. Jarvis seconded, to adjourn the regular session of the Board Meeting and to convene the Executive Session. The motion passed unanimously (4-0-0).**

*The Recording Secretary was excused at 8:30 p.m.*

**The committee rose from Executive Session and directed management company to pursue violation remedies for a house that is suspected of running a “rooming house” on Hancock Forest, to check status of 7816 Peyton Forest enforcements, and to look into a checking account question**

#### **X. ADJOURNMENT:**

**There being no further business the Board adjourned at 8:55 p.m.**

Respectfully Submitted,

E.J.Jarvis II  
Secretary