

**LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, August 11, 2014
Woodburn Elementary School
3401 Hemlock Drive, Falls Church, VA 22042**

BOARD MEMBERS PRESENT:

Carl Iddings, President
John Alexander, Vice-President
James Franklin, Treasurer

BOARD MEMBERS ABSENT

J. Gaston, Secretary
Jay Jarvis, Member-at-Large

OTHERS PRESENT:

Dale Edwards, Sequoia Management
Lisa Conoly, Pool Committee Chair
Angela Cutter, Architectural Control Committee Chair
Anne Sansbury
Phil Prifold

I. CALL TO ORDER:

Mr. Iddings called the meeting to order at 7:05 p.m. and confirmed a quorum.

II. CITIZENS' COMMENTS:

Phil Prifold, a homeowner on Butterfield Lane, reported that he has an ongoing problem with dog waste in his front yard and suggested that LVCA require dog owners to buy colored collars, a different color every year, to identify their dogs to their neighbors. The money from the sale of the collars would be available to fix problems caused by dogs. Mr. Prifold pointed out that his front yard has been ruined by dog urine and there is often dog waste there as well. Mr. Iddings pointed out that the dog waste problem waxes and wanes but is an ongoing issue. First the Association needs to identify the owners who are not cleaning up after their pets, so we talk to them and cite them if necessary. Mr. Franklin noted that we would have a legal problem with the collar requirement. Just trying to collect assessments is hard enough. If people don't pay, there's nothing you can do. Therefore, personal contact is the best tactic for dealing with this problem. Mr. Iddings noted that Blade Runners would be overseeding the community in early September and could pay special attention to Mr. Prifold's front yard. Mr. Iddings asked that Mr. Prifold send him a photo of the damaged areas in his front yard so that Blade Runners can deal with it.

III. APPROVAL OF MINUTES:

MOTION: Mr. Franklin moved, Mr. Alexander seconded, to approve the minutes of the July 14, 2014 Board meeting as amended. The motion passed unanimously (3-0-0).

IV. PRESIDENT'S COMMENTS:

Mr. Iddings noted that last month the Board approved the purchase of 13 restricted parking signs; however the requisite sales tax was not included. There was an email vote after that meeting, approving the additional cost of \$435.50 for sales tax.

Regarding the town house at 7842 Ashley Glen Road, Mr. Iddings noted that management had obtained a reasonable quote for performing the exterior repairs on the property, but that we learned the house would go to foreclosure sale on August 12, 2014. Our lawyer will be tracking the results of that foreclosure sale, and report back to the Board what our next steps should be. Mr. Franklin suggested that we continue to monitor the property and that, after foreclosure and the new owner has been identified, we perform the repairs and issue a lien against the property to recover our expenditures.

Regarding 7834 Ashley Glen Road and the noxious cooking odors emanating from the house, Mr. Iddings reported that the residents are no longer doing commercial-scale cooking at the residence. They do, however, continue to cook food that generates noxious odors for the neighbors. The tenants have reported that they are going to move.

V. MANAGEMENT REPORT

Mr. Edwards reported that while the new chairs and tables for the pool picnic pad have arrived and been installed, there was one damaged table that has been replaced. Mr. Edwards received one bid to make exterior repairs to 7842 Ashley Glen Road. Mr. Edwards also noted that per an agreement made with the ACC when they were installed, the decorative windows at 7801 Butterfield Lane have been removed pending sale of the home.

VI. COMMITTEE REPORTS:

Architectural Control Committee: Ms. Cutter has been checking out misaligned steps around the community and leaving notes for owners of those homes notifying them about the possibility of using Concrete Jack to re-align areas with trip hazards. Two people have already contacted Jay so far. Ms. Cutter asked about homeowners who requested delays until the fall to comply with their ACC violations. Mr. Edwards stated that he put notes in his system about places waiting until September to get work done. Responding to a question from Mr. Iddings, Ms. Cutter stated that the ACC had approved a request for architectural shingles as replacements for the existing shingles. Ms. Cutter will ask Big Steve's Tree Service to look at some invasive roots in front yards and get suggestions for remedies.

Communications Committee: Mr. Iddings reported that the newsletter went out last week and the next one will go out during the first week of October. The October/November

Newsletter will headline the Annual meeting to occur on Monday, October 6, at the Mason District Government Center.

Grounds Committee: Mr. Iddings reported on Jay Jarvis' behalf that Big Steve's' Tree Service will remove some dead or dying trees and brush piles later this week. Trees between Merrimac and Yorktown will be removed and brush areas behind the new crape myrtles on Trammell Road will be removed, along with some off of Merrimac Trail. The restricted parking signs have arrived and will be installed in late August or early September. The Committee is waiting for Concrete Jack to complete estimates for homeowner requested work on their sidewalks and steps.

Neighborhood Watch Committee: Mr. Iddings reported on behalf of Doug Stewart that the National Night Out festivities were very successful, with about 40 residents and their children attending. The Committee was pleased that Mason District Deputy Commander Tony Mattos attended our event.

Pool & Recreation Committee: Ms. Conoly reported that the new furniture for the pool picnic pad arrived and that one damaged table had been replaced. The damaged table was not picked up, and because there's a huge gouge in it, we will discard it. Ms. Conoly discussed the storage bin containing the pool cover which will not close properly. Mr. Edwards noted that the cover needs to be folded properly and then it will fit into the storage bin. Ms. Conoly noted that there are three weeks of pool use left. The end-of-pool season community cookout will be held on Saturday, August 23, rain date August 24. Mr. Alexander brought up the issue of buying bikes for the guards, so they don't have to buy and sell their own every year. Mr. Franklin suggested that we address this transportation issue with Atlantic next year. The guards are exploited, apparently at all pools, through apartment rental and transportation issues.

Finance Committee: Mr. Franklin noted that there is nothing new to report. All the money is where we need it. The Balance Sheet is squared away. In September, before our annual meeting, we need to move money from the Wells Fargo sweep account to a longer term account with a higher interest rate. The next Finance Committee meeting will be Tuesday, August 19.

Fairfax Federation: Mr. Iddings appointed Amanda Sansbury as the Association representative to the Fairfax Federation. Mr. Iddings will try to set up a meeting with Linda Boone to transition this role to Ms. Sansbury.

VII. OLD BUSINESS:

7842 Ashley Glen Road:

Mr. Iddings reported that the quote for repairs came to \$3566. This money should be a capital expense and come out of reserves. However, since the town house is going into foreclosure sale, we need to wait before acting to perform the external repairs.

VIII. NEW BUSINESS:

Townhouse Basement Apartments:

Mr. Iddings began a discussion about basement apartments in Lafayette Village. He noted that the amount of parking on Lafayette Village Drive could indicate an influx of basement apartments being rented in townhomes. These apartments violate Association covenants which prohibit subdividing homes in Lafayette Village. However, if there is not a lock separating the basement apartment from the rest of the townhouse, Fairfax County Code Enforcement will not recognize the basement living space as a separate apartment and will not enforce the zoning regulations for R-5 townhomes. In addition, the County looks for a full kitchen as an indicator of a basement apartment; absent that and the lock, the County will not view that situation as an illegal basement apartment. The Association's option is to take an owner with a basement apartment to court to enforce Association covenants. Mr. Franklin pointed out that basement apartments are really a problem in the community, and not just the impression of a problem.

IX. ACTION ITEMS:

- Repair the light on Byrds Nest Pass, which has gone out.
- Talk to Atlantic Pool about lifeguard transportation for 2015 pool season.
- Begin preparations for annual meeting.

X. ADJOURNMENT:

There being no further business, Mr. Iddings adjourned the Regular Session of the Board meeting at 8:05 pm to convene an Executive Session.

XI. EXECUTIVE SESSION

The Board entered into Executive Session at 8:10 pm. They wrote off \$900 in fines related to ACC violations and voted to suspend parking privileges for three properties as a result of uncorrected ACC rules violations. There being no further business, the Board rose from executive session at 8:29 pm and adjourned the meeting.

These minutes, having been reviewed and properly approved by the LVCA Board of Directors during the regularly scheduled monthly meeting held September 8, 2014, are hereby submitted as FINAL.

Respectfully,

//Gilbert J. Gaston, Jr.//
ATTEST: J. Gaston, Secretary