

## LVCA Grounds Committee Recommended List of Policies, Improvements and Projects

1. OVERALL
  - a. The Board should adopt a policy in dealing with the grounds to consider first native Virginia plants and on any materials purchased consider first what is good for the environment, such as purchasing benches made of recycled plastic.
  - b. Adopt the attached as a list of trees and shrubs (Attachment A) that will be used in the common area.
  - c. The chair of the Grounds Committee may work directly with vendors to direct details of work authorized by the Board.
  - d. The Grounds Committee has the authority to spend or obligate funds on grounds projects so long as there are unused budgeted funds for that purpose.
2. TREES
  - a. Most Pine tree limbs less than six foot from the ground are to be removed, on all trees on common grounds that are not in wooded areas and are at least 25 feet tall.
  - b. Add to the grounds maintenance contract the job of each September to clean up the dropped apples on common grounds.
  - c. Remove trees tagged by the Grounds Committee as either dead or inappropriate for the area they are located. The latter usually means Pine Trees that were planted under other trees and have not grown. Grind stumps of trees only when necessary to plant a new tree or for appearance if in very visible areas.
  - d. Over a 15 year period, replace most white pines with evergreens from the new approved list. The Grounds Committee will tag trees to be removed and replaced each year by an outside vendor.
3. WALKWAYS, PAVEMENT, BENCHES AND TABLES
  - a. Repair the bench and picnic table in the park behind the swimming pool. This area is used for birthday parties at the pool, since no food is allowed in the pool area.
  - b. Add steps from Trammel Road sidewalk down to the sidewalk at the end of Yorktown Village Pass. [completed]
  - c. Recommend to Pool & Recreation Committee that they consider conversion of the asphalt volleyball court to a skateboard park, add another basketball hoop to that area, or convert it to a tennis court.
4. LANDSCAPING
  - a. Remove invasive plants along the west side of Lafayette Village Drive along the "S" curve leading into LVC. Remove dead and dying pines and replace some of them with evergreens from the new approved list. [This area is LVCA property.] [project in progress]
  - b. Use appropriate chemicals to control the growth of invasive plants.
  - c. Work towards eradication of bamboo behind Byrds Nest Pass by first cutting it down and donating the bamboo to the National Zoo for the

Pandas. Then with a combination of digging up the roots and using chemicals. [LVCA newsletter might consider a story on the donation of the bamboo to the zoo]

- d. Extend the wooded area on the west side of homes next to Colonial Village Row north behind Trammel Court. This extension would be limited to no more than 50 feet east of the power lines. The vast majority of the grass area should remain open and mowed regularly.
- e. Cut out and add a retaining wall at bottom of hill to allow for a sidewalk between Hancock Forest and Hampton Village along Lafayette Village Drive.
- f. Encourage our County Supervisor's office to work toward an asphalt trail from LVCA along Lafayette Village Drive out to Hummer Road.
- g. Add ground cover on steep hill areas. This will reduce both erosion and the amount of grass that needs mowing.
- h. The Grounds Committee will monitor the work performed by the grounds maintenance contractor to insure the contract is being followed.

#### 5. VOLUNTEERS

- a. Add a walking trail system throughout the area to the west of LVCA homes along the beltway and under the power lines. This project should utilize volunteers for most, if not all, of the work. Volunteers would be sought from Scouts and schools that need community service projects.
- b. Organize a corps of volunteers who agree to take on limited grounds projects to be handled on a schedule convenient to each volunteer.
- c. With assistance of residents, develop landscaping plans for neighborhood areas, such as that at the end of Butterfield Lane around the mail boxes. As part of this approach add park benches through out the community.

#### 6. EROSION- Identify erosion problem areas using report prepared by civil engineer on April 27, 2006 (Attachment B) and if needed, seek additional professional advice on solutions. Some areas identified are:

- a. Area behind 7801 Byrds Nest Pass and behind last house on Yorktown Village Pass.
- b. Area starting between Byrds Nest Pass (BNP) and Butterfield that drains down to the erosion area behind 7801 BNP
- c. The wooded area surrounded by BNP, Butterfield, and Mt. Airey.
- d. The area between the homes on Butterfield and Ashley Glen.

**Attachment A**  
**List of Trees and Shrubs to be used**  
**on the Common Grounds**  
**Lafayette Village Community**  
**Attachment A for Grounds**  
**Committee Plans**

**Native Large Trees (30'- 100')**

*Acer rubrum* – Red Maple 40-60'  
*Acer saccharinum* – Silver Maple 50-70'  
*Betula nigra* – River Birch 40-70'  
*Carya glaba* – Pignut Hickory 50-60'  
*Carya ovata* – Shagbark Hickory 60-80'  
*Cladrastis lutea* – Yellowwood 30-50'  
*Diospyros virginiana* – Persimmon 35-60'  
*Fagus grandifolia* – Beech 50-75'  
*Fraxinus pennsylvanica* – Green Ash  
*Ilex opaca* – American Holly 40-50'  
  
*Juniperus virginiana* – Red Cedar 25-50'  
  
*Liriodendron tulipifera* – Tulip Tree 70-90'  
*Nyssa sylvatica* – Blackgum 30-50'  
*Pinus echinata* – Shortleaf Pine 80-100'  
*Pinus taeda* – Loblolly Pine 40-60' (Research ???)  
*Platanus occidentalis* – Sycamore 80-100'  
*Quercus alba* – White Oak 50-80'  
*Quercus bicolor* – Swamp White Oak 50-80'  
*Quercus coccinea* – Scarlet Oak 70-75'  
*Quercus falcate* – Southern Red Oak  
*Quercus phellos* – Willow Oak 60-75'  
*Quercus rubra* – Northern Red Oak 60-75'  
*Quercus velutina* – Black Oak 55-60'  
*Salix nigra* – Black Willow  
*Sassafras albidum* – Sassafras 30-60'  
*Taxodium distichum* – Bald Cypress 50-70'  
*Tilia Americana* – Basswood, Linden 90-100'

**Native Small Trees (12'- 40')**

*Acer spicatum* – Mountain Maple 20-35'  
*Amelanchier arborea* – Downy Serviceberry 15-25'  
*Amelanchier Canadensis* – Serviceberry 6-20'  
*Asimina triloba* – Pawpaw 15-30'  
*Carinus caroliniana* – Ironwood 20-30'  
*Castanea pumila* – Eastern Chinquapin 12-20'  
*Cercis canadensis* – Eastern Redbud 20-35'

*Chionanthus virginicus* – Fringetree 12-20'  
*Cornus alternifolia* – Pagoda Dogwood 15-25'  
*Cornus florida* – Flowering Dogwood 20-40'

*Crataegus viridis* – Green Hawthorn 20-35'  
*Crataegus crus-galli* – Cockspur Hawthorn 20-35'  
*Halesia caroliniana* – Carolina Silverbell 20-30'  
*Magnolia virginiana* – Sweetbay Magnolia 12-30'

**Native Shrubs**

*Aesulus parviflora* – Bottlebrush buckeye 8-12'  
*Aesculus pavia* – Red Buckeye 15-20'  
*Alnus serrulata* – Smooth Alder 6-20'  
*Aronia melanocarpal* – Black Chokeberry 3-6'  
*Aronia arbutifolia* – Red Chokeberry 6-10'  
*Callicarpa Americana* – Beautyberry 3-8'  
*Castanea pumila* – Chinquapin 6-10'  
*Ceanothus americanus* – New Jersey Tea 3-4'  
*Cephalanthus occidentalis* – Buttonbush 6-8'  
*Clethra alnifolia* – Summersweet 6-12'  
*Comptonia peregrine* – Sweetfern 2-6'  
*Cornus amonmum* – Silky Dogwood 6-10'  
*Cornus sericea* – Redtwig Dogwood 6-10'  
*Corylus Americana* – Hazelnut 8-12'  
*Euonymus americanus* – Hearts-a-bursting 4-6'  
*Hamamelis virginiana* – Witch Hazel 20-30'  
*Hydrangea quercifolia* – Oakleaf Hydrangea 4-6'  
*Ilex decidua* – Possumhaw 7-15'  
*Ilex glabra* – Inkberry 6-8'  
*Ilex verticillata* – Winterberry 6-10'  
*Itea virginiana* – Sweetspire  
*Kalmia latifolia* – Mountain Laurel 6-15'

*Leucothoe fontanesiana* – Fetterbush 3-6'  
*Leucothoe racemosa* – Sweetbells 3-6'  
*Lindera benzoin* – Spicebush 6-12'  
*Lyonia ligustrina* – Male-berry 6-12'  
*Lyonia mariana* – Stagger-bush 1-6'  
*Myrica pennsylvanica* – Northern Bayberry 9-12'  
*Physocarpus opulifolius* – Ninebark 1-8'  
*Rhododendron atlanticum* – Coastal Azalea 1-3'  
*Rhododendron austrinum* – Flame Azalea 5-9'  
*Rhododendron canescens* – Sweet Azalea 3-10'  
*Rhododendron periclymenoides* – Pinxterbloom Azalea 3-10'  
*Rhododendron prinophyllum* – Early Azalea 2-8'  
*Rhododendron viscosum* – Swamp Azalea 6-10'  
*Rhus aromatica* – Fragrant Sumac 2-6'  
*Rosa Carolina* – Pasture Rose 3-6'  
*Rosa palustris* – Swamp Rose 3-7'

*Sambucus Canadensis* – Elderberry 6-12’  
*Spirea latifolia* – Meadowsweet 3-4’  
*Vaccinium angustifolium* – Lowbush Blueberry 1-3’  
*Vaccinium corymbosum* – Highbush Blueberry 6-12’  
*Vaccinium stamineum* – Deerberry 6-12’  
*Viburnum acerfolium* – Mapleleaf Viburnum 4-6’  
*Viburnum dentatum* – Arrowwood Viburnum 6-8’  
*Viburnum lentago* – Nannyberry Viburnum 6-8’  
*Viburnum nudum* – Possumhaw Viburnum 6-8’  
*Viburnum prunifolium* – Blackhaw Viburnum 12-15’

## **WALK THRU OF LVCA PROPERTY WITH CIVIL ENGINEER April 27, 2006 – Attachment B**

Mike Loudon and Linda Boone walked the LVCA property with Amarjit Riat, a civil engineer to review the paved streets, sidewalks and erosion areas. The purpose of the walk thru was to gain information about what needed to be included in the RFP for the street repairs scheduled for this summer and to determine what further actions are needed for the Erosion Plan.

The engineer had general observations and comments that will follow. As items pertained to a particular address, the address was noted, otherwise comments are relevant to the common property.

### General observations and comments

The area along Trammel Road near Yorktown Village Pass need to be mulched to reduce erosion.

The sinkholes near the side and behind Yorktown Village Pass should be filled in with dirt immediately before further erosion occurs. Sinkholes throughout the community should be filled also. This could be done by the grounds company.

For repairing all the erosion areas in the community, the contractor should propose using a geotextile material along with rip-rap, large stone, dirt, grass seeding and/or mulch.

On steep areas such as the hill near Yorktown Village Pass and behind Brunswick Forest are excellent examples of using ground cover and plantings such as daylilies to reduce mowing and erosion from water on the slope. The engineer recommended that we plant daylilies or other ground cover in any erosion areas to slow the water flow and reduce damage.

The retaining walls such as at the end of Yorktown Village Pass look very stable and in good condition. As a preventive measure, we may want to cut 2 inch drain holes in the walls and add PVC pipe to allow water retained by the wall to escape.

Several existing channels and swales on the property need to be cleaned out so that water flows easily through the depression. The one between Ashley Glen and Merrimac Trail homes is the most obvious example where the channel needs cleaning/clearing.

Engineering companies to consider for a professional review of the erosion and street projects would include Solid Waste Services in Reston and Draper Aden. Both companies could handle our projects and design any remedies we need.

Some of what we were calling erosion projects could be addressed by a landscaping company. Several areas just need to have dirt filled in and the area reseeded such as near the retaining wall on Butterfield Lane We should work with the grounds company to do this type of work inexpensively.

### Streets, sidewalks and curbs

Virginia Department of Transportation is responsible for street repair of Merrimac Trail. Sidewalks on both Merrimac Trail and Lafayette Village are Fairfax County's responsibility to repair. LVCA should notify the County (Stormwater Maintenance and Construction) about several uneven areas in the sidewalks on Lafayette Village such as beside 7900 Brunswick Forest and at Peyton Forest.

Carl's Paving is a good company for small jobs. Damaged areas should be milled and 2 inches of asphalt added to the base road. One damaged area in need of repair is at the turn toward the back side of Yorktown Village Pass. The alligator area there needs to be milled and replaced.

There are many cracks in the streets that need to be sealed this year as part of the reserve crack and seal project.

Several sidewalk areas on common property have erosion next to the sidewalk. These areas need to have dirt added and to be reseeded.

The sidewalk to the pool is damaged. The broken part needs to be taken out and replaced, then sealed with concrete sealer.

#### Erosion projects

Behind Butterfield Lane there is a concrete channel. It needs to be opened and cleaned, so that the water flows through it.

The area behind Mt. Airey, Butterfield, Byrds Nest, and Ashley Glen and between Merrimac Trail needs to have the channel opened. A pipe needs to be added under the cut-thru to Merrimac Trail. Other pipes in the area need to be extended to end in the channel.

The big sink-hole behind Byrds Nest Pass - LCVA should contact Stormwater Planning and Design and Line Maintenance to discuss the problem and ask for help. The backfill in that area was not done well and the slopes are not stabilized. In reviewing the rough costs for the project with Earthworks, the engineer thought some of the equipment costs were expensive, but otherwise the approach, materials, etc. seemed to be what is needed.

3715 Mt. Airey-drain spout is causing water to erode side of the yard. Homeowner should address.

7814 Butterfield - extend drain spout down further to protect the side yard from erosion. Homeowner should address.

Between Butterfield and Hampton Forest - we need to fill in dirt; trim back brush and remove vines. The engineer recommended not mowing the area but planting in daylilies to reduce erosion and keep down weeds, etc.

Behind Hampton Forest - work to open up the channel further, add large stones. On the other end of Hampton Forest, need to extend drains beyond the mowed area.

7814 Hampton Village - spoke with homeowner about problems of mowing the slope. Complained about Springfield Nursery mowing the slope when it is wet and cutting out divots of grass; he suggested using hand mowing on the slopes.

7827 Hampton Village - drain spout needs to be extended to prevent erosion in the area. Homeowner should address.

7800 Hampton Village - there is a sink hole in the common area that should be filled with dirt and reseeded. The grounds company could do it.

7857 Hampton Village - to repair the common sidewalk would require lifting the area of the sidewalk and adding dirt/gravel underneath, then replacing the sidewalk.

End of Brunswick Forest near Beltway (near Mr. Fox's house) - minor erosion damage, if any. Channels are doing what they were designed to do and that is carry water away from the parking lot and pool deck. May want to clear a few feet of the channel that appear to restrict drainage somewhat.

Behind Brunswick Forest (behind Mr. Fox's house) - need to clean out drain swale, extend fabric and add big rocks to stabilize the sides of the channel.

7914 Brunswick Forest - drain pipe needs to be extended to top of the hill to drain water from common area. Homeowner should address.

7910 Brunswick Forest - the homeowner needs to put the drain pipe in the ground to remove water from the common area.

Between Peyton Forest and Newport Glen-the channel needs to be widened a bit; fabric riprap should be added along with rocks ..

West of Trammel Court - the channel needs to be opened, fabric added and stone placed along the sides of the channel.

#### Combination erosion and landscape projects

Area by the retaining wall on Butterfield Lane needs to be filled in and reseeded.

Area between Butterfield and Byrds Nest Pass -- utilities (Verizon) need to reseed the areas where they made cuts.

#### Basketball Court

There are several large cracks in the court that need to be patched and sealed.

#### Other projects

LVCA should contact the County's Stormwater Department about the problem with the drain near the doggie bag dispenser on Lafayette Village across from Peyton Forest. The sidewalk is settling and there are deep holes near sidewalk that need to be filled. The curb needs to be reworked also.