

1
2 LAFAYETTE VILLAGE COMMUNITY ASSOCIATION

3
4 **BOARD OF DIRECTORS MEETING**

5
6 **November 14, 2005**

7
8 **Mason District Government Center**
9 **6507 Columbia Pike**
10 **Falls Church, Virginia 22042**
11 **7:00 P.M.**

12
13 **BOARD MEMBERS AND COMMITTEE MEMBERS PRESENT**

14
15 **MARY MCFADDEN** **PRESIDENT**
16 **JOAQUIN TREMOLS** **VICE PRESIDENT**
17 **LINDA BOONE** **TREASURER**
18 **CARL IDDINGS** **SECRETARY**
19 **KATHY FRENCH** **MEMBER AT LARGE (Absent)**

20
21 **COMMITTEE CHAIRS**

22
23 **HATTIE WALDEN** **ACC CHAIR**
24 **LINDA WITHAM** **POOL/RECREATION CHAIR**

25
26 **MANAGING ATTENDEES**

27
28 **DAVE CICCARELLI** **MANAGEMENT AGENT**
29 **BETH HARRISON** **MANAGEMENT AGENT**
30 **LAURA WILSON** **RECORDING SECRETARY**

31
32 **SIX HOMEOWNERS IN ATTENDANCE**

33
34 **I. CALL TO ORDER:**

35
36 The meeting was officially called to order at 7:12 p.m. by Ms. McFadden. She
37 introduced the Board Members, committee chairs and management attendees.

38
39 **II. HOMEOWNER INQUIRIES:**

40
41 **A. Street lights:**

42
43 A homeowner brought up the subject of the street light replacement. Ms. McFadden said
44 that she thought they were supposed to replace the lights with the same kind as was used
45 before. Ms. Walden said she believed that the lights are the same. Ms. Witham said she
46 thought the new lights were much taller. Ms. Walden said that the lights look the same

47 but they are just much taller noting that they are 18 feet tall. Ms. McFadden asked Ms.
48 Walden if she gave the okay to these street lights knowing they were going to be much
49 taller and asked if anyone confirmed with Dominion Power how tall the lights were going
50 to be. Ms. Walden said she did not. Ms. McFadden asked LMA to check with Dominion
51 regarding the street lights. A homeowner asked where the three lights were installed. Ms
52 Walden said that the three locations were Hampton Village Pass, Mt Airy and Ashley
53 Glen. Ms. Walden stated that she did not want to deviate from the placement the Board
54 had approved. Ms. Walden said that the trees really need pruning. Mr. Iddings said that
55 he thinks the lights need to be shortened rather than the trees being trimmed. It was also
56 noted that street lights on Payton Forest Trail and Trammell Court need to be fixed.

57

58 **III. COMMITTEE REPORTS:**

59

60 **A. ACC/GROUNDS COMMITTEE CHAIR:**

61

62 The walkthroughs are about 75% done. Ms. Walden said she thinks that Beth Harrison
63 has a really good idea of what the LVCA rules and guidelines are and what violations to
64 be looking for. Ms. Walden also gave Ms. Harrison a draft of the ACC guidelines. The
65 walkthroughs should be done by the end of November. Ms. McFadden confirmed with
66 LMA that the letters are going out. Ms. Harrison asked Ms. Walden about the erosion
67 around sidewalks and steps on homeowner's property. Ms. Harrison spoke with
68 Springfield Nurseries about correcting such erosion and noted that SNI would offer group
69 discounts if a group of neighbors wanted this work done at the same time. The best
70 solution is to have interested owners contact the nursery about coming out. LMA
71 suggested that we bring that information to the homeowners in case they want to go in on
72 it together. Ms. McFadden said to put an article in the next newsletter and provide the
73 information about Springfield Nursery. Ms. Boone said her street just joined together to
74 have their homes powerwashed, and saved 1/3 on the work, with very good results. Ms.
75 Boone said she would let Ms. Harrison know the name of the company that her street
76 used. Ms. Walden commented on the many homes whose siding and brickwork needed
77 cleaning and questioned whether a blanket type article is put in the newsletter would be
78 noticed. She suggested that a letter should be sent only to the specific owners affected.
79 Ms. McFadden said she believes a letter should be sent out and an article be placed in the
80 newsletter. Byrds Nest and Mt. Airy have most of the erosion. Mr. Iddings said he
81 believes it is a significant problem everywhere. Mr. Iddings suggested that for future
82 inspections, if the Board knows that specific inspection items will be focused on, this
83 information should be provided to the owners prior to the inspections.

84

85 Ms. Boone also mentioned that Tyson's Tree Company did work on her street as well and
86 she was very happy with the results. Ms. Walden said that she agrees that Tyson's Tree
87 Company did a really good job. Ms. McFadden said she felt that they spent a lot of time
88 trimming trees that appeared to be dead. Ms. Walden said she mentioned this to the
89 Tyson's Tree Company supervisor, but he felt that some of the pines were green at the
90 top so he wanted to try to preserve those. However, when the workmen came out he was
91 not with them to adjust their work plans. Ms. McFadden said that she is not happy that
92 they have paid for that work. Ms. McFadden recommends that we call Tyson's Tree

93 Company back and have them remove the tree that is dead and say the community is not
94 happy.

95
96 A homeowner said that Newport Glen and Colonial Village Drive have a problem with
97 storing trash in the front of their houses. Ms. McFadden said it is very easy to have a
98 trash can in the backyard; owners are not allowed to have trash sitting out in the front of
99 the house or tucked behind a bush. The homeowner said there is also a problem with
100 people not even using trash cans and just having bags of trash that birds and squirrels get
101 into. Ms. McFadden reiterated that owners need to leave their porch lights on, use trash
102 cans and only put trash out in front of their house on Sunday night.

103
104 LMA said they have called Cox Cable for a trouble ticket regarding the cable wires that
105 are throughout the community in and out of the ground. Ms. Harrison said she is getting
106 no feedback from Cox. Ms. Boone said to put in a formal complaint with the County and
107 Consumer Affairs. Ms. McFadden said go right to the top, not just to the regular
108 customer service line. Ms. Harrison said she will keep working the issue.

109
110 Ms. Walden said they did have a lot of erosion issues throughout the community. A lot
111 of them have to do with downspouts and those owners need to ensure that the runoff is
112 not causing damage to their home, their neighbors' home or a common area especially
113 behind Byrds Nest Pass. Ms. McFadden said that was the impression she got, that it was
114 the fault of the owners, and wondered if the community should pay for it. Ms. Walden
115 reiterated that throughout the community there is a lot of this problem. Ms. Walden
116 asked if there should be an article in the newsletter about the problem with the erosion, it
117 just gets worse and it is very expensive to fix. Mr. Tremols said that these homeowners
118 on Byrds Nest Pass need to get notices sent to them to have their downspouts fixed. Mr.
119 Iddings said that that hole is because of the flow of the water, those downspouts can not
120 be redirected. LMA said that you need to get a contractor to come in and connect the
121 downspouts underground and have it redirected underground to the ravine. At least six
122 areas in the community are good candidates for this to be done. Mr. Iddings asked LMA
123 how you get these groups of homes to all participate 100%. LMA said that you have to
124 sell the idea by explaining the severity of the issue but essentially you cannot force
125 homeowners on their own to do it.

126
127 There was discussion on the policy for owners to install a ground-floor deck or patio.
128 LMA and Ms. McFadden recommend changing the language in the guidelines to make it
129 clear that all ground-floor decks or patios need to be reviewed and approved before
130 construction.

131
132 LMA also stated that there are overgrown trees and tree roots pushing up the fences and
133 sidewalks. Ms. Walden said that we also noted in the letters that the homeowners are
134 responsible.

135
136 Ms. Walden lastly stated that she noticed a young man operating an aerator from
137 Springfield Nursery and he almost ran into her neighbor's car. She stated that he was
138 obviously not experienced with the piece of equipment which is a very dangerous

139 situation. Ms. McFadden said that LMA needs to place a call into the nursery and request
140 that only experienced people be working on the grounds.

141

142

143

144 **B. POOL/RECREATION/SOCIAL COMMITTEE:**

145

146 Ms. Witham said that she just found out that the delivery of the pool furniture that she
147 paid for will be drop-shipped which means that the truck just pulls up and does not
148 unload the furniture. Therefore the committee needs to find movers. We can have the
149 furniture delivered to the company and then the company can deliver it for an extra
150 \$150.00. LMA stated that there is a liability issue if residents are recruited to lift and
151 move the furniture. Ms. Boone said she has a problem with the fact that they have to pay
152 \$150.00. Ms. McFadden said that Ms. Witham should call back Criterion and say that
153 the Board was appalled that for \$8,000.00 they can not have someone unload the
154 shipment from the manufacturer.

155

156 With regards to the "Children Playing" signs and VDOT, Ms. McFadden suggested that
157 we move this issue out of pool and recreation and start a new traffic calming committee.

158

159 Ms. McFadden stated that she has put some notice stickers on cars that need to be
160 removed. Ms. McFadden said she wants to have more ordered. Mr. Tremols wants to
161 have some stickers so that he too can put them on cars that need to be removed. LMA
162 said to notify them via e-mail when a sticker is put on a car along with the details of the
163 car, and they will keep a master list. Ms. Walden said that for many years there have
164 been complaints about a taxi cab that is parked in community parking areas; LMA said
165 that they already had that down and will send out a violation. Ms. McFadden said that
166 next time something comes up that the homeowners need to tell a Board member and
167 they will place a sticker on the car in question. Ms. McFadden and the Board agreed that
168 three days will be the limit placed on the sticker for the car to be removed.

169

170 The tot lot fence has been repaired. Mr. Iddings wrote an article about the tot lot fence
171 and what it will cost to fix it. Ms. Witham said that the gate is broken now; she said that
172 someone really jammed it hard in order for it to be broken.

173

174 Ms. Witham stated that the Halloween party did not have as good a showing as last year.
175 Everyone who came had a great time; we had about 12-15 kids and their parents. Next
176 year they will try to publicize the event better.

177

178 **C. NEIGHBORHOOD WATCH:**

179

180 The Board is still looking for someone to head up this committee.

181

182 **D. NEWSLETTER/MEDIA/WEBSITE COMMITTEE:**

183

184 Mr. Tremols said that the newsletter is coming out on the 16th so if anyone has any input
185 to please let him know as soon as possible. Ms. McFadden asked Ms. Walden if she
186 could have her two articles together on erosion and power washing. Ms. Boone asked if
187 we need to pay a fee for posting the website. Mr. Tremols said it costs \$35.00 a year to
188 just have the web address. LMA will contact both Brent Thompson, who is the new
189 webmaster, and Sean Smith, who is the old webmaster, to make sure they have both been
190 paid for any fees owed. Mr. Iddings stated that we might want to look into paying a fee
191 to have the old website redirected to the new website. Lafayettevillage.org is the new
192 website. Mr. Iddings said that the resolution regarding the community website states that
193 we can not use the website for revenue; the Board members said that we should change
194 the wording. Mr. Iddings will draft the language for changing the resolution.

195

196 **E. FINANCE COMMITTEE:**

197

198 Ms. Boone said that the finance committee has not met since the last meeting.

199

200 **Ms. Boone recommends that the resolution remains for the late fees that one (1) ten**
201 **dollar (\$10.00) late fee will be charged after thirty (30) days and afterward interest**
202 **of 8% will be added after every thirty (30) days to the fee over a year.**

203

204 **Upon a motion made by Ms. Boone and seconded by Mr. Tremols, the Board voted**
205 **to accept that this is how the Board will handle the late fee problems of 2005. The**
206 **motion passed (4-0-0).**

207

208 There was further discussion between LMA and the Board on how to handle late fees.

209

210 Ms. Boone said that the committee is starting to rewrite the collection resolution.
211 Currently, 81 homeowners are delinquent and some of the delinquencies are getting fairly
212 substantial. She said that we need to find a way to collect assessments in a more timely
213 fashion. Ms. Boone states that the new resolution for 2006 goes into detail so as to not
214 cause confusion. Ms. Boone presented the resolution to the Board. There was discussion
215 over the proposed resolution between the Board and LMC. It was decided that the
216 resolution will be voted on at the December meeting.

217

218 The draft auditor's report gives LVCA finances a clean bill-of-health. It does not appear
219 that there has been any fraud or misuse. Ms. Boone said the books have been kept in a
220 professional matter. Ms. McFadden asked if all of their funds have been transferred from
221 Armstrong and asked if the audit can be signed tonight. Ms. McFadden signed the audit
222 and will call Armstrong tomorrow so that they will release the rest of their funds.

223

224 Lastly, Ms. Boone stated that the new "No Parking Here to Corner" signs have been put
225 up on Trammel Street at its intersection with Lafayette Village Drive and they look great.

226

227 **F. SECRETARY'S REPORT:**

228

229 Mr. Iddings distributed the minutes from both the September 12th and October 10th
230 meetings. It was asked that Ms. Wilson fix line 42 in the September minutes to change
231 Byrds Nest Pass to the correct spelling as well as to state that no quorum was present.
232

233 **Upon a motion made by Ms. McFadden and seconded by Ms. Boone, the Board**
234 **verified the September minutes to be placed on record as unofficial due to no**
235 **quorum being present at the September meeting.**
236

237 **Upon a motion made by Mr. Iddings and seconded by Ms. Boone, the Board**
238 **approved the October minutes.**
239

240 **G. TREASURER'S REPORT:**
241

242 Ms. Boone stated that 6% of our budget assessments are in budget delinquency. She
243 believes that the majority of the assessment issues are due to the change in management
244 companies. Other than that things are going well. Ms. Boone said that in December or
245 January we need to approve the budget. December 12th will be the next community
246 meeting. Ms. McFadden and LMA decided that over e-mail the Board can move to
247 approve the budget and then officially approve it at the December 12th meeting in order to
248 move the process along faster. There was discussion of an invoice for parking lot striping
249 that has not been fully paid because of the vendor's failure to complete the work
250 properly. LMA will follow up on the matter. Ms. Boone asked what ever happened with
251 the Springfield Nursery invoice for \$600.00 to remove the tree that had fallen down and
252 stated that the Board never voted on it.
253

254 **Upon a motion made by Ms. Boone and seconded by Mr. Tremols, the Board**
255 **approved to pay the \$600.00 invoice to Springfield Nursery. The motion passed (4-**
256 **0-0).**
257

258 Ms. Boone asked about the \$1,240.00 invoice to Boyers Tree Service and LMA said they
259 will follow up on the check with the bank and with Boyers.
260

261 **IV. OLD BUSINESS:**
262

263 **A. Bring closure to account with Armstrong:**
264

265 Ms. McFadden ran down the final list of tasks associated with Armstrong and confirmed
266 with each committee head that their outstanding issues are being worked on or have been
267 resolved.
268

269 **V. NEW BUSINESS:**
270

271 **A. Enforcement of visitor's parking:**
272

273 Mr. Iddings stated that so far visitor's parking has been handled by using the honor
274 system. He noted that this approach is not working and that the honor system is

275 frequently abused. One way to address the issue is to move to a permit system where
276 overnight visitors will need to display a visitor's permit. Visitor's spaces need to be
277 clearly marked and we will need to coordinate with Dominion Towing so they know
278 exactly what to look for. Another idea is to do away with visitors parking all together
279 and auctioning off the existing spaces to residents. Mr. Iddings had written up a proposal
280 in order to enforce a permit system. Mr. Tremols said he likes Ms. Boone's idea of doing
281 away with visitor's parking all together. There was discussion on how to enforce
282 visitor's parking. Ms. McFadden said that we should confer with legal counsel on how
283 the visitor's spaces can be leased. Mr. Iddings said that he thinks we need community
284 input first. Ms. McFadden said that this issue is tabled until the next meeting.
285

286 **B. Action Item List:**

287

288 The Board and LMA reviewed the action item list. Ms. McFadden stated that she would
289 like a smaller meeting room because she does not like the acoustics of the current
290 meeting room.
291

292

292 **Upon a motion made by Mr. Tremols and seconded by Ms. Boone, the Board**
293 **approved to get a bid from Wise Guy on addressing the erosion on Byrds Nest Pass**
294 **ensuring the contract includes clean up and damage. Discussion on this motion**
295 **continued. The motion passed (4-0-0).**
296

297

297 There was discussion on the Doody Calls proposal. Ms. McFadden and Ms. Boone asked
298 LMA to get a more detailed proposal stating all the options LMA had discussed with the
299 Board.
300

301

301 **VI. MANAGEMENT REPORT:**

302

303 No report was provided.
304

305

305 **VII. EXECUTIVE SESSION:**

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307 **Upon a motion made by Ms. McFadden, the Board convened an Executive Session**
308 **at 9:45 p.m.**
309

310

310 **VIII. ADJOURNMENT:**

311

312 **Upon a motion made by Ms. McFadden, the Board of Directors unanimously agreed**
313 **to adjourn the November 14, 2005 meeting at 10:30 p.m.**
314

315

315 **Respectfully submitted:**

316

317

318

Laura C.T. Wilson