

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

**Tuesday, May 21, 2013
Woodburn Elementary School
3401 Hemlock Drive, Falls Church, VA 22042**

BOARD MEMBERS PRESENT:

Carl Iddings	President
D.J. Terreri	Treasurer (arrived at 7:25 p.m.)
J. Gaston	Secretary
Angela Cutter	Member-At-Large

BOARD MEMBERS ABSENT:

John Alexander	Vice President
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OTHERS PRESENT:

Dale Edwards	Property Manager, Sequoia Management
Deborah Dunham	Property owner
Lisa Conoly	Pool Committee Chair
Kat Frazier	Recording Secretary, Minute-By-Minute

I. CALL TO ORDER:

Mr. Iddings called the meeting to order at 7:00 p.m. and confirmed a quorum.

II. CITIZENS' COMMENTS:

A citizen stated she was happy the homeless people moved away quietly. The Association had to remove the tent after they exited.

III. APPROVAL OF MINUTES:

MOTION: Mr. Iddings moved, Mr. Gaston seconded, to amend the minutes of the April 16, 2013 Board meeting to add the Executive Session along with other edits. The motion passed unanimously (3-0-0).

Mr. Gaston will amend the minutes.

MOTION: Mr. Alexander moved, Ms. Cutter seconded, to approve the minutes of the April 16, 2013 Board of Directors meeting as amended. The motion passed unanimously (3-0-0).

IV. PRESIDENT'S COMMENTS:

Mr. Iddings asked for volunteers for the various committees. He stated the pool would be opening and briefly reviewed the upcoming events. He said the community continues to look good, the neighborhood is popular and houses are selling quickly.

V. MANAGEMENT REPORT:

Mr. Edwards reviewed the report that was included in the Board packet. The insurance agent cancelled and would not attend the meeting. The pool is ready for opening. Supplies and pool passes will be delivered for pick up. Pool passes will not be required until June 1st. Pool passes will be withheld for violations, and there are some outstanding. Residents will be told to contact the management company if their passes are withheld. The pool house roof and gutters are done. Hearings will take place at the next meeting after the re-inspections are completed. Mr. Edwards stated the property looks excellent, including trash removal and the job Bladerunners is doing.

VI. COMMITTEE REPORTS:

ACC: Ms. Cutter reviewed homeowner requests from the ACC meeting.

Communications: Mr. Iddings stated that May 29th is the newsletter deadline. He will need committee reports by that date for inclusion. He reviewed the announcements that have gone out since the semi-annual meeting. Emails are being added into the distribution list and they are currently up to about two-thirds of the Association on the mailing list.

[Mr. Terreri arrived at 7:25 p.m.]

Neighborhood Watch: Mr. Iddings stated that the next meeting is scheduled for May 29th and that information will be posted on the website. It has been quiet but there was a report of one car theft. The homeless living in tents have left and their belongings were disposed of.

Grounds Committee: Mr. Iddings stated that the S-curve tree planting is starting. The trees have been ordered and should be planted in 7 - 10 days. There are discussions on how to handle the upcoming cicada issue. There was work done to the drain along the sound barrier wall so it will not affect the trees. Draining and erosion control is being looked into for several areas, especially where there is mud building up.

Pool & Recreation: Ms. Conoly reported the pool will open this coming Saturday, May 25th at 11:00 a.m. There will be a cook out on Sunday from 3:00 p.m. – 8:00 p.m. The Association will provide the main course food and attendees will bring side-dishes; flyers have been distributed. Volunteers are needed that day. A bike rack has been installed and looks good.

Ms. Downey did research on Wi-Fi and the results were shared. According to Cox, construction will cost \$4,800 and will take two months to install and then there would be a monthly charge. Mr. Edwards will look into Verizon. Mr. Gaston suggested that if

service was truly desired, a DSL line and router would be a more economical approach. The Board felt the price of installation was not worth it. An advertisement for an aquatic aerobics instructor will be placed in the newsletter.

Finances: Mr. Terreri stated the committee did not meet this month. He reviewed the question about the reserve study and asphalt. There is a question as to who owns the underlying piping. Mr. Gaston stated he received a copy of the Fairfax County plat that shows the easements. It indicates that Fairfax County owns the easements that encase the storm pipes. He will email the plat to the Board and Mr. Edwards. Mr. Iddings stated he also wants Reserve Associates to look into a storm water retention pond that is on Association property but belongs to Fairfax County. There is a CD maturing at the end of this month. The reserve study will be emailed by Mr. Terreri by the end of the week.

Fairfax Federation: Ms. Boone was not present.

VII. OLD BUSINESS:

Invasive Weed Proposal: A new proposal from the invasive plant removal company was not received.

VIII. NEW BUSINESS:

Approval of a Community Wide Yard Sale: The proposed date is Saturday, June 8th. An ad will be placed in the Washington Post and on Craig's List. Volunteers will be needed to put up signage.

MOTION: Mr. Gaston moved, Ms. Cutter seconded, to approve June 8, 2013 as the date to hold the Community Yard Sale. The motion passed unanimously (4-0-0).

Dog Park: There is an idea to create a dog park in an area of the meadows. Ms. Cutter has had volunteers from the community offer to help create the park after Fairfax County has given them guidelines. Community approval is not needed because it would not be a permanent structure. There is a natural sound and visual barrier that would surround it. A resident suggested dividing up the area for smaller and larger dogs. Costs and options were discussed as well as what others might object to and should be considered. Ms. Cutter will continue her research.

LVCA Street Paving Project: Mr. Gaston has been doing research. The asphalt is original and has been patched, crack filled and seal-coated for maintenance. Asphalt does dry out and needs to be replaced. Current industries say asphalt lasts approximately 8 years the way it is now made, as opposed to 20 years or more when it used to be mostly tar. There are two approaches – 1) shoulder milling with an overlay and 2) taking the entire surface and milling it evenly down and replacing it, which entails a lot more milling.

He discussed the pros and cons of each approach. Concrete work should be done first regardless due to the weight of the trucks. There is also a question regarding whether to

do asphalt in phases over time or all at once. There is a cost advantage to doing it all at once. If it is to be done this summer the community needs to know as parking restrictions will be in place as well as cars being towed from one area of the community to another. Pricing and how to go about getting proposals was discussed based on the advice Mr. Gaston received at the conference he attended. Mr. Gaston will write a letter for residents. He feels some type of paving should be done this year and would like to do at least one third of the property to start. The various types of approaches were discussed and how they might affect the various streets, especially in terms of water drainage. Mr. Iddings stated the streets will also have to meet certain standards. There is a concern about what the substructure is under Association streets. Mr. Edwards stated that core samples would be helpful in some of the locations. The Board agreed that having several civil engineers come in to give their approaches was a good idea. Mr. Iddings suggested Falcon as he has already spoken with them. Mr. Edwards will contact three firms, including Falcon. The Board would like a minimum of five bids for the actual work. Mr. Gaston will send his notes regarding the companies he's spoken with to the Board and Mr. Edwards so they can be called to give proposals.

7842 Ashley Glen Road: Mr. Iddings sent the Board an email from Legal Counsel regarding this property. Bank of America appears to have taken over the property and are doing minimal work on it. The house is starting to fall apart. The garage door is caving in and it appears there is some water damage and there is also a boarded up window. Homeless people have lived in the house in the past and burned pieces of the house in the fireplace. Mr. Iddings feels action needs to be taken. The Association's Legal Counsel believes the mortgage company is paying the taxes and not foreclosing quickly. Mr. Iddings has asked the County to inspect the home and cite someone for violations. Mr. Iddings suggested the Board go to foreclosure on their liens, which will cost money the Association will not recoup. This will force the mortgage company to start the foreclosure process, or the property would go to the Association. Mr. Edwards suggesting starting the foreclosure process as in his experience when this happens the owner or mortgage company steps in.

MOTION: Mr. Iddings moved, Mr. Gaston seconded, to request the law firm to begin foreclosure proceedings on 7842 Ashley Glen Road. The motion passed unanimously (4-0-0).

IX. ACTION ITEM REVIEW:

- Check on DSL with Verizon
- Contact Engineering firms for paving
- Laminate pool rules and pool hours and bring with passes

X. ADJOURNMENT:

Mr. Iddings adjourned the Regular Session of the Board meeting at 8:28 p.m.

XI. EXECUTIVE SESSION:

The Board entered Executive Session at 8:35 pm to discuss ACC violations, status of legal proceedings for delinquent homeowners, and review of aging for outstanding fines.

Six (6) ACC violations were reviewed, with appropriate resolutions or fines adjudicated.

There being no further business, the Board rose from Executive Session at 8:59 pm.

These minutes, having been reviewed and properly approved by the LVCA Board of Directors during the regularly scheduled monthly meeting held June 18, 2013, are hereby submitted as APPROVED.

Respectfully,

ATTEST: J. Gaston, Secretary