

McLean Hamlet Community Association  
FINAL Minutes from the Board of Directors Meeting

February 1, 2009

Present: Charlotte Basset-Zimmerman, Nancy Bavisotto, Pat Bowman, Doug Colvard, Dick Coogan, Hutch Douglas, Betty Grimes, Scott Hall, Jack Kalish, Jeffery Klemm, Rick Law, John Mealey III, Wayne Tate, Ralph Ward, Wade Smith

Officers & Directors Absent: Jan Wendt

The meeting was called to order at 7:30 pm at the residence of Hutch Douglas.

ADMINISTRATIVE BUSINESS

1. Minutes for December 2009: Accepted with additional clarifications.
2. Treasurer's Report: Expenditures for December were presented and accepted. The main December expenses were related to entrance care expenses, some of which were for services rendered in previous months. Rick Law will begin drafting a Treasurer operational manual. There was no objection to begin using only the new post office box number 9672 at the 22102 Zip Code for MHCA.
3. 2010 Membership Meeting: The first choice is April 8. If Spring Hill School is unavailable that date, then April 22 will be the date.
4. Snow-Lear HOA: Reviewing the relationship with Snow-Lear HOA was deferred, except to say that it is unrealistic to consider revising the Snow-Lear HOA Covenants while updating and combining the covenants for section 1, 2, 3, and 4.

COMMITTEE ACTIVITY

5. Architectural Control: No new actions or approvals were presented. Prompt removal of trash cans from curbs remains a problem.
6. Hamlet Connections: In Jan Wendt's absence, Connections was not discussed.
7. Homeowner's Counsel: A plumbing problem at a house on Birnam Wood Dr was summarized by Ralph Ward. Briefly, a chronic drainage back-up was actually due to roots from a large tree on the edge of their property growing into the main sewer/water drain pipe leading from the house to the street. A plumber used a long "snake" with a cutter head to eliminate the problem for the short term.

In a related vein, Jack Kalish and Betty Grimes set up a table that new (or current) homeowners could use to compare services and costs for the four waste management companies now serving the Hamlet.

8. Senior Citizen Services: The idea of providing the “blue book” of Fairfax County senior services to Hamlet residents was discussed again. They could be distributed at the Annual Picnic, the Annual Meeting, and in the “new homeowner” pack. A 40-page PDF download is available from the County website. Obtaining bulk copies at a reduced rate through Supervisor Foust’s office was also brought up as a possibility.
9. Covenants and Rules Committee: Wayne Tate summarized the interests and intents that he, Hutch Douglas and Betty Grimes, have been trying to address in attempting to come up with revised Covenants for Sections 1-4 (Jeff Klemm strongly advised against considering changing the Covenants for Section 5). Some of the modifications are fairly straightforward, such as eliminating obsolete conditions, but other suggested revisions previously expressed by some Board members would be much more difficult to reach consensus on, as changes to the Covenants would require a substantial majority of actual homeowners. Wade noted that the last serious attempt to revise the Covenants (undertaken by Buzz Guroff) was largely abandoned due to the perceived difficulties. In any event, the “Institute of Community Organizations” apparently has a chapter in our area, and could be a useful resource. The next meeting of the Committee was planned for Saturday, February 6.
10. HamNet: Cox Communication flagged Jack Kalish as a spammer and blocked his email account, thus he has had to pursue other distribution avenues for those residents using Cox as their provider. In any event, a new HamNet manager is needed. Supposedly, website hosting services, such as Go Daddy, have listserv capabilities as optional services. Doug Colvard agreed to help Pat Bowman switch website hosting service and identify a simpler HamNet distribution channel.
11. Membership: About 81% of households have paid thus far.
12. Nominating: Dick Coogan noted that replacements for two Director positions, as well as a replacement for Jane Kalish to oversee entrance and landscaping care and Jack Kalish for HamNet management are needed. Due to the nature of the job, the HamNet editor should come from the Board.
13. Neighborhood Enhancement Partnership Program: Betty’s grant proposal for creation of a vehicle entry apron into McLean Hamlet Park, and Jan Wendt’s and Scott Hall’s request for funds to build a modest multipurpose pavilion/gazebo in part of McLean Hamlet Park are supposed to be reviewed by January 29.
14. Hamlet Parks: The discussion of whether to move the Annual Picnic to Falstaff Park was deferred until the April meeting.
15. Safety and Security: Dick Coogan mentioned a few items of note. First, a robbery occurred during a recent morning in the McLean Hunt, while two people were at home. As for the

status of the house fire at 7901 Birnam Wood, the official conclusion is that there was a short in the wiring leading from the basement to the attic, but even the electrical engineer hired by the insurance company did not know why the short occurred, nor why the circuit breaker did not “trip”. Because of the costs involved, neither Fairfax County nor the insurance company plan to do any further investigation as to the cause of the fire. Lastly, Dick reminded everyone that 9-1-1 should only be used for fires, medical emergencies and crimes in progress. All other calls should be directed to the Fairfax County Police Department operations center at 703-691-2131.

16. Website: Pat Bowman has assumed the website manager role.
17. Lewinsville Coalition: Not discussed.
18. McLean Citizens Association (MCA): John Mealey reported that the MCA board spent most of the December meeting discussing the Fairfax County budget. MCA is most in favor of the County reducing its overhead and future pension obligations, rather than increasing taxes. The MCA is drafting a letter to various Tysons and County representatives to minimize, if not prohibit, high-rise buildings visible from the Lewinsville Rd (McLean Hamlet) area.

The Spring Meadow community (houses along Spring Hill Road abutting the new Spring Hill Rec Center artificial turf fields) has been negotiated with the Park Authority for additional noise abatement. Supervisor Foust is supportive, but recognizes that the Park Authority will not limit its use much beyond restricting its use to daylight hours. Spring Meadow residents mainly want what they feel are reasonable limits.

19. Garden Club: Due to heavy snowfall, the date for displaying the luminaries kept getting changed, and short notice was provided for the actual day of display. Although a few people were in favor of sticking to a certain day, it was recognized that the weather around Christmas was particularly unusual, and that it would probably be best to keep the scheduling as is. Years ago, organizing the luminary display was a Hamlet Board activity. Although the Garden Club has essentially provided the community with a successful outcome each year, the Board voted by a two-thirds majority to regain control of the activity.
20. Transportation and Tysons Corner Land Use: (as reported by Wade Smith)

- New buildings in Tysons along the Dulles Toll Road are supposed to be limited to 75 ft in height, except for the property next to the Gannett building on the west, which may raise to 125 ft.
- It is anticipated that the Planning Commission of the County Board of Supervisors will hold a workshop on the amended Comprehensive Plan for the Tyson Corner Urban Center on March 11 and a public hearing on March 24. Markup of the Plan Amendment by the Planning Commission is expected to occur during late April and May, with a Public Hearing before the full Board in late May.
- A recently completed traffic study projects that traffic along Lewinsville Rd would “stay about the same” as it is now. Some Board members were skeptical of the conclusions. In

addition, the Washington Metropolitan Airports Authority is studying various options for the optimal locations for the Dulles Toll Road toll plazas.

- The County has approved funds for the missing trail link along Spring Hill Rd. in front of the Brzesinski property and surveying activity appears to have started.
- Modifications to the intersection of Balls Hill Rd and Lewinsville Rd have not been considered recently.
- VDOT is, however, still in negotiation with the Pederson Company for creation of exit lanes from the National Counterterrorism Center directly to the Toll Road.

The Meeting was adjourned at approximately 9:30 pm.

The NEXT BOARD MEETING will be Monday, March 1, 2010, 7:30 pm, at the residence of Jack Kalish.