

McLean Hamlet Community Association
Final Minutes from the Board of Directors Meeting
May 3, 2010

Present: Charlotte Basset-Zimmerman, Nancy Bavisotto, Pat Bowman, Doug Colvard, Dick Coogan, Betty Grimes, Scott Hall, Jack Kalish, Jane Kalish, Jeffery Klemm, Rick Law, John Mealey III, Jerry Swiggett, Wayne Tate, Ralph Ward, Jan Wendt

Officers & Directors Absent: Hutch Douglas

The meeting was called to order at 7:30 pm at the residence of Ralph Ward.

ADMINISTRATIVE BUSINESS

1. Minutes for April 2010: The April Minutes were accepted as presented.
2. Treasurer's Report: The main expenditures for April were related to landscape and entrance care and payment of invoices for the spring Newsletter. The funds from the Bank of America CD that matured in early April will be retained in the Association's checking account for the time being, due in part to the very low interest rates available.

COMMITTEE ACTIVITY

3. Architectural Control: Charlotte Bassett reported that she had approved the installation of two sheds. Fairfax County regulations allow for sheds to cover up to 150 sq. feet and can be 8½ feet high. Charlotte provides anyone that is planning a project that needs ACC approval with a form to fill out.
4. Hamlet Connections: Jan Wendt indicated that few requests were made during the past month. One person was looking for a nanny; Connections is not necessarily the best source for full-time positions.
5. Homeowner's Counsel: Ralph Ward reported that a couple requests for construction contractors were received.
6. Senior Citizen Services: John Mealy indicated that there had been no inquiries for senior services during April.

Samples of the Northern Virginia Regional Commission "Quick Guide" to public and private agencies offering services were handed out to Board members at the April meeting. The Quick Guide is an index of public & private agencies offering a wide variety of human services that are available to residents in Northern Virginia. The information can also be downloaded for free. Ralph Ward proposed that a copy of the guide be provided to every Hamlet household. Betty Grimes mentioned that about 65 MHCA members don't have or don't really use the internet and proposed that only they be provided with a copy of the Guide (paid from MCHA funds). Purchase of 75 copies or the minimum needed to obtain a

discount (which would provide a few extra copies for new people that move into the Hamlet) was unanimously approved.

7. Covenants and Rules Committee: Wayne Tate updated the Board on the Committee's efforts to modify and update the Covenants. Shortly before the Board meeting, Wayne received a letter from Bruce Eastmunt (the attorney retained) summarizing his legal research as to whether the Board has the authority to modify the Covenants or create "Rules" on its own. Because membership in the MHCA is voluntary, Bruce's finding is that MHCA is a "Civic Association", rather than a "Homeowners' Association," thus MCHA does not have much, if any, authority to create "Rules" that would be binding on homeowners. Even though "Homeowners' Associations" are able to create covenants and rules, Bruce advised against MCHA trying to become a legally binding HOA due to the significant administration that would be entailed, not to mention essentially needing to obtain approval from a significant proportion of homeowners. The covenants subcommittee will meet to discuss this opinion letter and decide on next steps.
8. Membership in the Community Associations Institute: Ralph has continued to be delighted with the abundant resources available to MHCA through his membership (HOA policies and management, courses, magazines, reference books, and a members-only section of their website).
9. HamNet: Jerry Swiggett and other Board members (Jan, Pat Bowman, Betty and Ralph) met with Mike Wendt of Jewell Technology Consulting (JTC) to consider use of JTC services for HamNet functioning via a commercial provider. MHCA would purchase email software from JTC, who would then run ("host") that software on their servers. Management of the HamNet would be much easier and enable households to submit more than just one email addresses for inclusion. The initial cost would be \$430, then \$25/month. JTC would be able to host the MHCA website as well, for no additional charge. Also, JTC will analyze the MHCA website to see whether they have the experience with the underlying programming, and if so, offer to provide website programming and maintenance (at \$80/hour). The HamNet committee recommended that the Board purchase JTC email services and software and look into JTC hosting and maintaining the MHCA website. The motion was approved.
10. Entrance Landscaping: Rick Law presented a Entrance Landscaping report from Maggie Law, who was out of town. Landscaping on the Falstaff island has progressed well, and annuals have been planted at the bare wall at the Snow Meadow eastern entrance. Maggie plans to turn her attention to the other entrances next. Maggie Law and Betty Grimes have submitted a grant application to Transurban, a company working with VDOT in designing and building the I-495/Capital Beltway High Occupation Toll (HOT) Lanes. The Transurban Community Grant Program supports organizations in sustaining, enhancing and protecting the local environment and neighborhoods in the HOT Lane construction corridor. MHCA requested a \$5,000 grant to re-landscape the Hamlet entrances at Snow Meadow with environmentally sustainable native species trees and plants to separate McLean Hamlet from the new Lewinsville bridge and HOT lane traffic, provide attractive entrances welcoming residents and visitors to the Hamlet, and support wildlife such as birds and butterflies that have lost habitat to the HOT lanes construction. The proposal also included adding similar plantings to the other entrances and Falstaff island as possible. If the grant proposal is

accepted, we will begin work when the bridge at Snow Meadow Lane is completed, expected to occur in 2011.

Jane Kalish offered to hand over the bushes and plants that she dug up from around the Snow Meadow entrance if they can be kept alive until they can be replanted when the new Lewinsville Road bridge work is complete. Maggie will contact Jane to dig up the plants from the Kalish's yard before they move in June.

11. Membership: Two checks were received in April for MHCA dues. Membership stands at ~81% paid.
12. Hamlet Parks: John Mealy discussed several activities related to McLean Hamlet Park. First, the Park Authority will not remove fallen trees in Park space, but is willing to drop two dead trees and leave them in the Park. The wooden sign that was vandalized has been removed and replaced with a smaller metal sign on a separate post.
13. Annual Picnic: Ralph and Pat have not completed their survey of Fairfax Park as an alternative site for the fall Picnic.
14. Gazebo Project: Jan Wendt and Scott Hall summarized the status of the gazebo construction project in Hamlet Park partially funded through the Neighborhood Enhancement Partnership Program. The structure is intended to be an 18'x18' octagon with a concrete floor, roof and supporting pillars, electricity, railings, and seats. During the process of applying for a building permit, it was discovered that most of Hamlet Park is designated a "Resource Protected Area" which prevents building the structure where intended. Oddly enough, the RPA boundaries were drawn in 2003 based on old soil sample maps close to river beds and streams. Now the RPA lines actually cut through Hamlet yards and extends into the toll road lanes. Only 5% of the Park is not within the boundaries of the RPA, and these locations have significant construction limitations. Contact has been made with County officials knowledgeable about RPA regulations to resolve the dilemma. Possible options include basing the approval on fulfilling the principal use of the Park as a recreation facility, challenging the regulations themselves as applied to that location (which although it may be successful, would entail considerable time and money), squeezing the gazebo onto Park land outside the RPA boundary, or placing the gazebo in Falstaff Park. The funds must be expended within a year(?), so a decision will need to be made before too long.
15. Website: Updating the website was not addressed during the past month other than in the context of JTC potentially hosting the website.
16. Yard Sale: Scott indicated that 22 paid registrations had been received thus far for the May 8th Sale. 20-30 registrants is typical.
17. McLean Hamlet Luminaries: Ralph said that the MHCA Board is still seeking a manager. John indicated that he may know someone who could help.
18. Complaints: Several complaints related to dead trees, illegal advertising signs for tree work and dog poop had been taken care of addressed.

UPDATES ON OTHER ORGANIZATIONS

19. Lewinsville Coalition: Jan previously forwarded an email from Irv Auerbach which includes clarifications from Larry Ichter in the Transportation Design Division of Fairfax County's Department of Transportation related to a new potential traffic light in front of Spring Hill ES as part of Lewinsville Road median project. Jane Edmondson says that Supervisor Foust will not proceed with the median project in its current form without the signal, on the basis that it is necessary to assist school buses leaving the school and making a left hand turn into Lewinsville Road. Without the signal, the project design would need to be revisited and the size of the median would be reduced. A vehicle-actuated traffic signal operating 24 hours a day is the leading option by VDOT.
20. McLean Citizens Association (MCA): John and Wade Smith summarized two McLean Citizens Association resolutions to address the planned Tyson Corner Urban District Zoning Ordinance Amendment. At issue is whether to allow developers extra density for constructing "green buildings" and whether cellar space should be counted as part of gross floor space.

The Meeting was adjourned at approximately 10:00 pm.

The NEXT BOARD MEETING will be Monday, June 7, 2009, 7:30 pm, at the residence of Wayne Tate.