

FAIRFAX CLUB ESTATES
BOARD OF DIRECTORS MEETING
Sept 25, 2013 7:30 PM – 9:00 PM
Bonnie Brae Elementary

I. Call to Order

II. Verification of Quorum

Attendees:

Jim Thompson (President), Pat Ring (Vice President), Kelly Lucero (Pool), Bernie Lessard (ACC),
Mike Krzykowski (Tennis), Dave Hardin (Treasurer)

Not Present: Chris Jewett (Secretary), Marshall Chapman (Common Grounds), Caroline Andersen
(Board Member)

III. Membership Forum

No members in attendance

IV. Review Minutes from Previous Board Meeting -----

V. Review President's Report

On 23 September Braddock District Supervisor Cook held a summit for leaders of Braddock District homeowners associations and civic associations. Supervisor Cook reviewed the role of the Braddock District with HOAs and civic associations. There are over 158 HOA and civic association in the Braddock district, but only approximately 40 people attended this meeting (and only 34 HOAs/Civic Associations represented). Common problems experienced by HOAs/Civic Associations are speeding thru neighborhoods, low membership in civic associations, and difficulty in finding volunteers. There is a Residential Studio Ordinance (RSU) proposal before the Fairfax County Board of Supervisors.

Here are five key things to know:

1. What is an RSU?

An RSU is a small zero bedroom apartment, of no more than 500 square feet (the size of a good-sized living room) with a bathroom and kitchenette attached. These units are often called "efficiency" or "studio" apartments. Fairfax County zoning laws currently prohibit RSU units. This ordinance would reverse that ban and allow for their construction under a set of very strict guidelines.

2. Who will be living in these new units?

These units will serve many different communities including young professionals entering the workforce, lower-income workers, individuals with disabilities, returning veterans, and the homeless. As the ordinance is currently written, most of these units would be geared towards individuals making under \$45,000 per year.

3. I like my neighborhood now. Why fix what isn't broken?

These units will not change our neighborhoods. We expect most of these units will be built in commercial areas or places with higher density residential. Some may be built on property owned by churches as part of efforts to help the homeless and people with disabilities. These units will also have to be built "in character" with a neighborhood, meaning you can't just plopp down a 10-story apartment building in the middle of a residential community. It is also required that that units be built near public transportation.

In addition, the draft ordinance contains an option which I and several of my colleagues strongly support which states (in part) that "the conversion of a single family dwelling to a residential studio shall not be permitted..." and "attachment of a residential studio development to single family dwelling shall not be permitted. A residential studio development shall not be co-located on a lot with a single family dwelling."

Further, as is the case with most land-use cases, approval of proposed RSUs will come only after a great deal of community input followed by votes from both the Planning Commission and the full Board of Supervisors.

4. What about non-residential areas of the County? Can't we just build them there?

There are potential legal issues with restricting these units to only commercial and industrial areas. In addition, the County wishes to give churches and non-profits the option of creating housing units in residentially zoned areas as part of their efforts to help people in need.

5. This vote isn't imminent

While there has been a good deal of buzz surrounding the issue recently, it is highly unlikely that the Board would even consider voting until 2014. Between now and then there will be three public meetings, hosted by the Planning Commission, to discuss the RSU ordinance. On September 25, the first such meeting will be held at the Government Center Auditorium at 8:15 p.m. The second meeting will occur at the same place and time on October 2. I look forward to hearing opinions from you on this important issue.

Lastly, the FCE Board agreed on the need to publish a quarterly hardcopy newsletter (this in addition to posting meeting minutes on the FCE website).

VI. Review Treasurer's Report

Put more financial report data in the monthly minutes as well as the new quarterly newsletter

VII. Review Committee Reports Architectural Control Committee (ACC)

- ACC Inspections completed:
 - 10627 John Ayres Drive, lot 173
 - 10928 Adare Dr., lot 142
- ACC Requests approved:
 - 10678 John Ayres Dr., lot 94 -replace existing fence with changes
- ACC inquiries:
 - 10678 John Ayres Dr. - what is required to replace aging fence?
- In addition to providing HOA guidelines, including submitting ACC form request, directed homeowner to: contact the Zoning Permit Review Branch of the Department of Planning and Zoning at 703-222-1082, TTY 711. For information regarding Building Permit requirements, please contact the Permit Application Center of the Department of Public Works and Environmental Services at 703-222-0801, TTY 711.

- 10676 John Ayres Dr. - HOA guidelines to replace fence?
- 10689 John Ayres Dr. - HOA guidelines to replace fence?
 - Both property owners directed to FCE HOA Specific Guidelines and Prohibitions:
 - Unpainted (natural) wood fencing is the preferred fence material. Metal chain link fencing is not recommended. However, it may be approved provided that an extensive planting scheme is used in conjunction with the chain link fence to soften the visual impact, particularly on those sides easily visible from the street.
 - Fencing which is finished on only one side must be erected with the finished side facing out.
 - No fencing is permissible forward of the front line of the house.
- 5509 Yellow Rail Ct. - HOA guidelines to relocate mailbox?
 - Referred to: <http://www.usps.com/manage/know-mailbox-guidelines.htm>
- Common Grounds
 - Cracked parking lot and topcoat needed.
 - Trash service is suspended until 1 April (standard procedure).
 - Basketball Court signs: Since school is back in session and courts are not being used much I have stalled on the signs. I intend to look into costs, location, wording and how many.
 - The wood tables appear to draw a lot of trash and emphasize hanging out recommend we remove and repair existing bench and maybe add one two more. Would make a good scout project.
 - Appears Coors and Bud-light is the drink of preference for late night court users and total disregard for recycling and use of trashcans. Not sure how to approach maybe add another can near corner towards woods and slope towards stream.
 - Parking Lot: Blacktop sealing and stripping appear okay however rather large running cracks are appearing that should be tarred to increase life expectancy of paving. I spoke to a company that would spread a tar mixture into the cracks at about \$1.00 per foot.(Hot rubber mixture)
- Pool
 - Feedback on the ladies bathroom upgrade was positive

- Swim team had a nice summer
- Guards were good, less complaints than last year.
- Flag pole is broken and will be replaced off season
- Social
 - Adult social broke even 80 people
 - Movie night was successful
- Tennis

Resurface completed Bishops will be paid once October assessments arrive

VIII. Old Business

None

IX. New Business ----- 10 Minutes

Quarterly newsletter, lack of information on Web regarding homeowner dues and other information. We will update the FCE website to add more homeowners information

Quarterly Board meetings

X. Executive Session

None

XI. Date, Time, Place of Next Meeting: January 22, 2014, 7:30pm, Bonnie Brae Lower Music Room/Theater