

FAIRFAX CLUB ESTATES HOA
MEETING MINUTES
May 18, 2017, 7:30 – 9:30 p.m.
Fairfax Club Estates Pool

I. Call to Order

II. Verification of Quorum

Attendees: Chris Jewett (President), Angela Brown (Vice President), John Korb (Webmaster), Tim Stacy (ARB), Mike Krzykowski (Tennis)

Board Members not in attendance: Paul Trkula, Dave McGraw (Common Grounds), Dave Hardin, Maria Little (Treasurer)

Homeowners in attendance: Marshall Chapman, Jeff Wright

III. Old Business

Creek Erosion Discussion with Jeff Wright, Homeowner and Stormwater management engineer

Jeff provided an overview of his professional background and shared his observations regarding erosion control issues within the community after a walk-through with Chris Jewett (FCE HOA President).

Observations included:

Ox Road Estates

It is highly unlikely that that development increased the flow of stormwater into FCE. The law requires them to manage it to what it was before they purchased and developed the land. Stormwater management regulations really began to come into effect when FCE was built, however, the methodology was old. Data is showing that there are now more frequent and intense storms impacting the volume of water – what used to be 10 year weather events are now occurring more frequently and putting pressure on an undersized water flow area.

Expenses

If the issue is on our property, the financial burden falls on us. However, through the [MS4 program](#) and Chesapeake bay preservation act, the county has to meet certain requirements to support the project. If the HOA can present a strong case and willingness to partner with the county, there is a greater chance of mitigating the financial impact for the community.

Mitigation and Long Term Solutions

There was a discussion of preventative measures to mitigate the issue, such as replacing inlets with bio planters, rain gardens and biosoil to get the water back into the ground. More drastic measures may be needed at a later time, but minor actions could be taken as a stopgap. In either scenario, multiple entities would be involved and even more cost effective mitigation efforts will require operations and maintenance plans, which could be taken on by existing FCE vendors (e.g Premium Lawn and Landscape).

Costs

Preliminary design could potentially cost \$20k. The funds could come from reserves, but our reserves relative to our liabilities are not currently sound based on actuarial calculation. Jeff volunteered to assist with creating a budget and getting started, however he is prohibited from going further due to professional licensing restrictions. The board concurred that further actions to support this effort will require compensation to those involved.

Additional Support

Jeff has a contact who could help with identifying specific engineering issues with the stream. Fairfax County also has programs in which they will fund community projects (i.e., playgrounds and other community projects). If we were to prepare a strong enough proposal, we could be a strong candidate for support. However, we need to manage expectations with respect to how long the process could be (Jeff predicted a potential five-year plan). As a board we need to commit to the issue as a long term priority.

Next Steps

Jeff will need time to prepare a concept plan; he will also try to get a colleague to assist but that will likely take a couple of months or more. The President will reach out to previous reserve study vendor in September to discuss options for a study specific to erosion control. Strong summer pool membership in FY18 will also help us to make financial strides toward solving this problem.

IV. New Business

Tennis Court Maintenance Requirements

A related issue is the amount of runoff from the parking lot behind the pool that ends up on the tennis courts. The work the HOA has done to stabilize it has only been a stopgap – we have not done the work necessary to improve the underlying structure of the court. The HOA needs to decide whether another temporary overlay will be installed or whether a long term plan will be made to solve the underlying structural problem. We've been paying for overlays every 3-5 years, but prestressed concrete will cost significantly more and the underlying issue with the damage to the court has not been identified. Jeff recommends having a geotechnical engineer come in to make a recommendation.

Pump Room Maintenance Requirements

The pump room at the pool is experiencing severe corrosion that needs to be addressed to prevent damage to the pool equipment and overall building structure. It is also currently being used for storage which significantly compromises air flow. The President proposed the erection of a shed near the kiddie pool to allow for additional storage for pool supplies, swim team equipment, etc., freeing up space in the pump room to be for pool equipment only as designed. The shed would require an investment of approximately \$2,500. Installation of a shed with significant storage capacity will allow for an annual \$350 savings which is the current cost paid to Crystal Aquatics for storing the community's pool covers. The project was proposed for completion before the end of the FCPS school year.

A vote was taken and approved to proceed with procuring a storage shed.

Financials update

As of the date of the meeting, there were 47 registered summer members, rapidly approaching 50 with a target of 57. Since the meeting, key tags have been made available for pick up at the pool house and new pool hours signs have been installed.

V. Additional business

Community-wide Trash Removal

Paul Trkula was not present to provide an update on the community trash removal services. No further action will be taken unless pricing information is provided at a future meeting.

Trash Removal Near the Basketball Court

A question was raised regarding trash removal/a dumpster for the basketball courts – the level of effort required to remove trash is currently minimal and annual trash removal used to cost us \$2,000 annually. If a dumpster is installed there are questions regarding where it will go and potential rodent issues. Dave McGraw (Common Grounds) will look into previous budgets for trash removal and logistics involved to identify efficient solutions.

Adult Party at the Pool

A question was raised regarding whether there had been further discussion of an adult social in 2017. It was noted that movie night has been moved to Labor Day weekend (September 2) to accommodate younger families by having it earlier evening. There is approximately \$1,920 left in budget for social events, and the President would like to keep the budget to \$500 for this event. The possibility of multiple, happy hour-style events over the course of the summer was also discussed. John Korb will reach out to previous participants/event organizers to discuss planning a future event.