



Hunters Green Cluster Association
Minutes of the Board of Directors Meeting

July 10, 2012

The meeting was held at the Reston Community Center and was called to order at 7:35PM by Julie Sande, President. Board members in attendance: Julie Sande, Fred Rothwarf, John Klonaris and Donna McCague. Jeff Byrd was not able to attend. Several Cluster members attended – see list below. Items discussed are as follows:

1. Secretary's Report: Minutes were read and approved from the May 3, 2012 Board Meeting.
2. Treasurer's Report Presented and Approved: Donna McCague provided a report on the following items:
 - a. Reviewed P&L for January-June 2012, status of bank account balances and Reserves.
 - b. Planned capital expenditures are for erosion projects and tree replacement pending RA/DRB approval. Expenditure is approximately \$66K. There is a line item in the 2012 budget for capital projects at \$28K; the balance of \$38K will come from Reserves.
 - c. Reserve Study is in progress; plan is to have the Reserve Analyst present report at the September 10th Board meeting. A reserve study is required by Virginia law to be done every 5 years. The last time a study was done was in 2003.
3. Update of Fairfax County Land Dedication: Julie Sande provided a status on the project. Fairfax County has all the information from Hunters Green Cluster. There has been a delay in their response due to the severe storm on June 30, 2012.
4. Update on Erosion Control Projects: The required plans and drawings and details of the "hardscape" have been submitted to RA/DRB. The work required an extensive plan to be reviewed by DRB. Julie Sande worked with Lucy Renault, Covenants Advisor, to review the plan prior to DRB review. She does not anticipate a problem and expects it to be approved. Blade Runners who is doing the work will probably start the end of July. Due to lack of rain, plantings will be done in September. In order to be approved, RA required each homeowner next to one of the "hardscape" (erosion swales) projects to receive a copy of the work done near their home. Information packages were sent certified mail to each affected homeowner.

Dawn Jones asked if other work was to be done besides what was in the plan. It was confirmed that other landscape work will be done but was not required to be approved by DRB. Dorothy Nichols inquired about the swale behind 11746 IRR. This will be reset by Blade Runners. Dorothy also asked about the area behind 11793 IRR. There are several "spider plants" that have helped slow down the erosion. Christine Lavelle

discussed the common area behind her home which is higher than her yard which floods. Julie Sande will talk with Blade Runners about both suggestions.

5. Update on Parking Registration and Related Issues: John Klonaris discussed 4 parking related forms recently posted to the website. There is a form for overnight visitors to fill out to obtain a temporary parking permit for 4-14 days. There is a grace period of 3 days before a visitor parking permit has to be obtained. Many of the ideas from the Parking Committee have been implemented into the parking plans being developed.

Visitor registration is required on each occasion they visit a resident. A question was raised about giving a temporary permit to all residents. John responded that parking is tight and this is not an option at this time. Most other HOAs have a limit of one or two cars. Other questions: 1) when do cars need to be registered; 2) how will temporary cars be monitored and 3) what if there are extenuating circumstances. Temporary cars need to be registered for the 4th night of the visit. Cars will be monitored on an "honesty policy." There will be parking guidelines and exceptions will be evaluated by the Board. John explained that a new parking resolution is in progress to limit cars to 3 per household and grandfather those who have 4 cars now. We need to monitor the parking situation for the longer term to determine what the maximum of cars should be. Residents can submit suggestions for parking to parking@huntersgreen.org.

Concerns were raised about the amount of cars renters can have. John responded that it is unlawful to have a limit on renters different from resident owners. All these points will go into the new resolution.

6. Report on Cluster Lighting Options: Fred Rothwarf provided a report on the research he has done so far on street light replacements. Our lights are 40 years old and no longer legal in Fairfax County. Laws specify that light be directed downwards. Our old lights are dying and currently owned by Dominion VA Power. There are 37 lights in the Cluster. Dominion quoted about \$550 per light plus cost to re-wire and straighten pole. We can buy our own; estimate per lamp is \$800 plus cost of electrician for an estimate of \$37K to replace all lights. Fred discussed the pros and cons of sodium vapor lights and LED lights. Dominion does not have the LED lights now (note: since the meeting Dominion will be coming out this fall with the LED lights). LED lights are more energy efficient but cost more.

Fred is working with Dominion to provide an actual quote. He encouraged attendees to offer suggestions (send to board@huntersgreen.org). Sharon Egan pointed out that the lights along the pathways owned by RA are nice and suggested we check with them.

7. Report on Fire Marshal Inspection of Common Area: John provided a report on the Fire Marshal's visit to HGC. It was originally scheduled for July 2nd but had to be postponed to July 5th due to the storm. The inspection was done by the office of the Fire Marshal and the conclusion on the report established our current range for fire lanes is between 19-26 feet. The current law is that that fire lanes must be 28 feet. The report established all non-designated parking areas (areas that do not have the white mark on the curb) must be striped and signs installed. This includes the islands in the alcoves of the Cluster.

The office of the Fire Marshal established a new position in its department to act as a

liaison with communities built before 1979. This representative will help identify areas that could possibly work as parking spots without sacrificing safety. John contacted him to discuss this. A site plan of our Cluster was requested which he submitted. The Board must submit a plan to the Fire Marshal by September 5th on how we will meet the requirements. In this plan, the Board will submit all comments and suggestions from residents to the Fire Marshal (note: letter was mailed to all residents and non-resident owners requesting comments by July 28, 2012). Julie asked attendees to mail or email comments to board@huntersgreen.org. The plan is due September 5th and each day we are late we will be fined \$2500 plus possibility of imprisonment since it is a Class E misdemeanor.

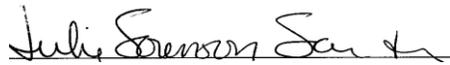
- Many attendees expressed concern on where they will park once curbs are striped. Dorothy suggested hiring a consultant such as a former fire chief to help identify possible parking areas. Fred agreed and said he would follow up on seeing if there was a retired fire chief available for consultation. Gina Patel added that the consultant must be current on new fire codes as they may be updated every year. Michelle Swallow stated her experience working in Fairfax County public schools is that regardless of what the Fire Marshal requires it must be met or incur stiff fines. Dawn commented that large vehicles make it difficult to park next to and asked if an area could be created for them. She expressed concern about creating parking areas within safety guidelines. Several residents in attendance expressed concerns to find creative areas for parking. There was some discussion about actually changing common property into parking spaces but this would be a costly and major undertaking. The Board made no decision in regards to proceeding with this idea.

8. Member Comments.

- Sharon Egan asked who owns the land between IRR and HGC (bottom of IRR). This is owned by HGCA, however, there is a question of ownership of the pond. She also reported that the chips were removed between Sunrise Valley and the last house in Hunters Green Ct. which has created a muddy condition.
- Nat McCague inquired if Blade Runners had finished the clean up after the storm. They were in the Cluster last week and performed most of the cleanup but there may be some areas that still need attention.
- Fred suggested we workout overflow parking needs with nearby businesses. Donna agreed with him on this for a possible place for re-paving the streets when the time comes.
- Rita Rothwarf expressed her concern with the overgrowth on Sunrise Valley and the IRR exit/entrance. The property belongs to the golf course or VDOT.
- John Piper asked if there was new information on the Soapstone “flyover.” This is to be a crossover bridge for buses, bicycles and pedestrians. We should contact Cathy Hudgins office. (Note: subsequent to the meeting John followed up with her office and obtained the June newsletter. His email to the Board was forwarded to the Cluster residents’ distribution list).

Attending Homeowners	Addresses
Adam Brown	11608 HGC
Yanni Chryssomitris	11629 HGC
Ana Marie Di Napoli	11781 IRR
Sharon Egan	11633 HGC

Liz Gaver	11780 IRR
Dawn Jones	11728 IRR
Maree Klonaris	11768 IRR
Christina Lavelle	11730 IRR
Nat McCague	11719 IRR
Nancy Mosier-Murphy	11786 IRR
Dorothy Nichols	11742 IRR
Gina Patel	11729 IRR
Diane Pederson	11726 IRR
John Piper	11603 HGC
Rita Rothwarf	11722 IRR
David Sande	11755 IRR
Michelle Swallow	11725 IRR



Julie Sorenson Sande

September 12, 2012

Date