



**Board of Directors Meeting
July 7, 2015, 7:30pm
Reston Community Center, Hunters Woods Rooms 6**

Call to Order and Review of Agenda

The meeting was called to order by President Jeff Byrd at 7:35 p.m. Pat Nichols, John Lankau, Charles Colby and Yanni Chryssomitis were also in attendance. President Jeff went over the agenda for the evening. Jeff added that the Playground Committee report will be moved to the top of the agenda to accommodate the Committee Chair's request. Jeff also announced that member John Klonaris will be recording the meeting.

Committee Update – Playground Committee

Rebekah Wingert-Jabi provided a status update on progress with the Playground. The committee received recommendations from RA and selected 4 vendors with excellent reputations.

The vendors are Landscapes Structures, Gametime, Playworld Systems, and Miracle. Three have already come out and performed measurements, the last is scheduled for later on the month of July. One vendor came out when the Miss Utility markings were in place and it was determined that there are 3 pipelines in the area – 1 in the middle and two on the edges of the playground. A representative from Williams is scheduled to explain the “no dig zone” that will help shape what is possible in the current location. That location is the key focus so far as it is the most affected by outside factors. The current playground was constructed in the 1970s and was installed by Gametime.

One of the vendors is a certified playground safety instructor and notified us to the number of violations that were identified including a slide head entrapment issue (6 inch opening is within the danger zone of 3.5 to 10 inches). The fall zones (the area in front of and behind swings) are less than required, and the nuts and bolts are rusty. The monkey bar fall zone is also too close to other equipment. Playgrounds are typically upgraded every 10-12 years and dig out the footing in the same timeframe. The concrete pipes and the rebar is exposed and starting to rust. After the large playground coming up Indian Ridge Road is assessed, the committee will be able to focus on other playground in the community facilities overall. The upper Indian Ridge playground was not assessed. The committee has also identified 4 playground on the Pipeline elsewhere in Reston.

Jeff added that a concern is how much of the playground system will surround the pipeline. Williams would be concerned with the access to the pipeline itself. Williams is scheduled to come out to review the area on July 13th at 10am. Sharon Egan expressed concerns that there may be space issues with the Hunters Green Court field.

Jeff said that we must take action and act in good faith on this initiative, especially in light of the safety concerns. Based on what the committee has learned so far, it sounds as if the current structure needs to be removed for safety concerns, and hopefully we will be able to replace with updated.

All four vendors will give proposals once the Williams specifications are finalized.

Report of the Secretary/Approval of Minutes of May Board Meeting

The meeting minutes from the May 2015 meeting were discussed. There were no comments or changes from the Board or from members in attendance. President Jeff motioned to approve the minutes, seconded by Pat. The motion passed 5-0. The May 2015 minutes were approved.

Report of the Treasurer

Treasurer Yanni Chryssomitis reported that the cluster currently has \$106,634.91 in our checking account and \$203,586.90 in our saving account. In May it was reported that the Board was considering a CD with no risk fixed income for the savings account, but in light of the possibility of moving the asphalt replacement project up a year we have held off on this move for the time being. Blade Runners have been engaged to take on a lot of cleanup activities, warranty work and other projects. The engagement of paving has been discussed with two vendors - Dominion and Falls Church Paving Company. The scope of the work includes paving as well as curb painting. Also looking at the curbs and sidewalks around the same time, possible with the same vendor or possibly as a separate vendor. Yanni has reached out to Newbridge Cluster for feedback regarding their asphalt replacement that was completed recently. He also contacted State Farm insurance and verified that there is no insurance difference for using the term "Tot lot" instead of "playground." Currently, the cluster is forecasting a slight overage on budget. We'll have to revisit projects such as street signage, but that will wait until we have a better idea of the asphalt estimates.

Committee Update – Social Committee

Charles Colby spoke on behalf of Debbie Colby. The Social Committee has hosted 3 events (Pot Luck, estimated 40 attendees – the committee believes that next year scheduling the event possibly a week later is a better date. The book club had 10 neighbors participate for the initial discussion. The pyrotechnics retreat on July 5th was also well attended. The next event will be the Fall Pot Luck on September 12th.

The next discussions are for welcome packets and a neighborhood directory. Jeff Byrd added that he is looking into a potential website as an opt-in for sharing email and information about their homes which the Board could use for management of parking, vehicles, home issues, contact information, etc.

Parking – Enforcement and Expansion

Jeff spoke and explained that the cluster pod parking meetings were well attended. Pat summarized that there was a lot of good feedback. Pat did not see any new major concerns, but the neighborhood has some who would like to see additional parking and others who find the current level to be enough. Those who wanted parking were interested in looking into widening the streets in certain areas to add a few parking spaces. Minimal impact of change to the greenspace in the community seemed to be the most well received approach.

Jeff said that we know that there is an issue at certain times. Jeff has two ideas in mind. The first is we can move ahead with looking at additional plans for widening Indian Ridge Road and Hunters Green Court so that the Fire Marshal will allow us to remove fire lanes in certain areas to allow for some

overflow parking. The other option is that we are ok for now and we move forward with the plan to resurface the existing roads and revisit it at a later date.

Yanni wants to be able to go to an asphalt company and ask for both. Unfortunately, we will need to make a decision on the asphalt decision prior to the decision of road expansion. Charles said he believes it would be a good idea to expand on both sides of the street. Ideally, Charles would like to see it all at once.

Yanni added Asphalt project is funded through the reserves.

Pat commented that the community doesn't have a plan to move forward before a decision not to act is made. John Lankau concurred and said he doesn't have enough information to make a decision yet. The number of spaces that could be added and an estimated price would be needed before the cluster could make an informed decision on the matter. John also asked for information regarding how bad the current state of paving is in the community. Jeff responded that we are dealing with a concept called "allegatoring" which is when the water is coming in and eroding the subbase of the streets. If this continues, it will cost us more money than just repaving.

Charles suggested asking Williams about the road expansion. Jeff is leaning towards repaving the roads at their current size and devote any extra money to playground equipment. Jeff summarized that the rest of the Board was in favor of investigating further.

Marguerite Miller asked if this would include sidewalk/curb replacement/repair, specifically the walk that goes to the golf course club house. Yanni responded that the sidewalks were scheduled to have been done in 2013 and concrete in 2016, but the plan is to complete them both at once.

John Klouaris said that he understood the consensus of the meetings to conclude that additional paving was necessary. He also said that enforcement was a topic of discussion.

It was clarified that the Board can vote on paving as an improvement to current common space. Parking is a community vote in for the members, not for the Board.

Yanni said he agreed with John Klouaris' takeaway from the pod meetings, but it is financially prudent to request paving and parking expansion at the same time and there would be a financial benefit.

Fred Rothwarf added that the local meetings were relatively small groups that turned out and he does not think they were representative samples of the community at large.

Sharon Egan said that people have a localized parking problem, but they work it out. Sharon's takeaway was that the original plan had too many invasive parking spots, while street parking won't have the same impact on the community as a whole.

Regarding parking enforcement, Jeff said that there is a parking policy that is in place, but the Board is unable to levy fines. The Board can look into cars that repeatedly stay overnight. The Board will not tow a car without ample warning. Jeff does not advise the idea of going with roving tow companies around the neighborhood.

Michelle Swallow said she wants to address the issue of member voting at the Annual Meeting to maximize resident participation. She wants more attendance and proxy voting. The Board members pointed out that changing these would be very difficult because they would require a change to the bylaws.

Charles and Pat said there should be more information to make this decision. John agreed. Pat will move forward with parking expansion plan that can be reviewed. Having a plan to look at for September would be the goal.

John Klonaris asked why there is no parking committee. Jeff said the current scope is just widening the road in certain portions of the road on Indian Ridge Road and a committee is not needed.

Sharon said that she and former members of the parking committee are ready if the committee would be reestablished.

Board of Directors Round Table

Jeff motioned to have the Board of Directors Round Table. Charles added that this time is good for adding urgent items to the agenda.

John Lankau added that the Board should look into choosing a snow removal vendor in September, as the previous year some potential vendors did not have any availability by the November meeting.

Jeff added that another cluster found our website and wanted to replicate it.

Member Comments

Marguerite Miller spoke with Charles about a tree at the top corner of Indian Ridge Road (odds side). It is near 6 houses and 6 parking spaces that are affected by this tree. Tree work was done, but it wasn't Blade Runners. She has asked for the tree to be evaluated in some way. Jeff responded that Reston would never allow us to take down a large healthy tree like that. He added that we can ask Blade Runners to trim the tree more thoroughly, and we can pro-actively take that out. Charles said he will ask Blade Runners to look at it and determine if there is any inherent risk with the tree.

Fred Rothwarf asked about the brush at the entrance of Indian Ridge Road. Previously it had been cleared by Williams, but the contact there is leaving the company so a closer eye will need to be kept on the area. The Board concurred, and will keep in contact with Williams and the Golf Course to ensure they are kept under control.

Joan Stolbach asked for the oak tree near Dick Nielson and Joan Stolbach's units to be reviewed. She asked for the area to be evaluated and possibly regraded.

John Klonaris said that the parking quotes he experienced were often low, so he recommends that they are given the option to dig and assess the pavement base.

Annie Di Napoli asked about the fire lanes need to be repainted. Yanni said that would be included in the repaving effort.

The Board adjourned to executive session at 9:06pm.

Executive Session

No reportable actions were discussed.

Adjourn

The Board reconvened in open session at 9:25pm. Jeff motioned to adjourn, John seconded. 5-0.

Members in Attendance:

Homeowner Name	Address
Sharon Egan	11633 Hunters Green Court
Rebekah Wingert-Jabi	11708 Indian Ridge Road (IRR)
Mary Ann Simpson	11713 IRR
Michelle Simon	11717 IRR
Rita & Fred Rothwarf	11722 IRR
Dawn Jones	11728 IRR
Joan & Rene Stolbach	11757 IRR
John Klonaris	11768 IRR
Heidi Lankau	11775 IRR
Annie Di Napoli	11781 IRR
Marguerite Miller	11785 IRR

Approved By:

A handwritten signature in black ink that reads "Jeff Byrd". The signature is written in a cursive style with a large, prominent "J" and "B".

President Jeff Byrd

September 9, 2015