

Minutes of PWCA Board Meeting
Wednesday, March 21, 2001

Meeting called to order at 7:10 pm at Robinson High School

Attendees: Jim McHugh, President Don McBride
 Rich Juchnewicz, Vice President Kristen Cigler
 Elise Converse, Treasurer Pam Switzer
 Paul Downey

Also in attendance were Kevin Berry, Environmental Chair and five homeowners. Board member Kristen Cigler arrived later in the meeting.

Not in attendance: Joanne Biagi, Secretary
 Boris Jukic

Approval of Minutes: The February minutes were read and approved; the motion to approve was made by Jim McHugh, seconded by Pam Switzer. The motion passed.

Jim McHugh made a motion to approve the minutes from the BOD's special meeting regarding the trash issue. Pam Switzer seconded and the motion was approved.

Environmental Committee: President Jim McHugh discussed the Board's special meeting on the trashcan issue and reviewed discussion he and others had amongst themselves and other homeowners. He reviewed the compromise trashcan solution that the Board adopted at its March 12, 2000 special meeting: that the homeowners be allowed to use dark, heavy duty trash bags, but that the Board would strongly recommend that trashcans be used. Those homeowners choosing to use trash bags would only be allowed to set their trash out on the morning of the pickup. The Board's compromise, it was noted, was designed to not put an undue burden on any one group of people.

There followed a great deal of discussion on the location in which trash was to be placed. Homeowner Susie Dorman asked why trash could not be placed in front of people's homes. In response to the statement it's too easily missed, she said AAA could be called back. Jim stated that if trash is placed in front of each home, it is essentially placed on the sidewalks and inhibits their use. He further stated that he has watched the AAA employees simply drag the trash down a sidewalk to where the trash is piled communally and dispose of it there or try to throw the bag from its location into the truck. Ms. Dorman stated that trash piled on the common areas would kill the grass. Jim said that bags would now only be placed out in the morning, so that should not be as much of an issue.

There was some discussion about requiring homeowners to put their addresses on the bins and trashcans. It was felt that most homeowners already did this. One homeowner in attendance wondered why homeowners would be allowed to keep bags in their yards, but urged not to use them in placing the trash out front. Jim responded that the BOD did not want to regulate what went on in someone's back yard. There was a homeowner present that stated he did not see that there was much of a trash problem in the community. Don McBride reviewed the Board's involvement in this issue and stated that the Board acted in response to other homeowners' complaints regarding what was perceived as a major problem in the community. He further stated that the Board itself was somewhat divided on the bags VS cans issue.

Susie Dorman asked that the Board agree to revisit the requirement on the placement of trash in the future. Her feeling was that people would be more likely to police trash left on the ground when it was in front of their own house.

There followed extended discussion the wording of the letter going to the homeowners regarding the placement of the trash in communal groups on islands of common area. There were 3 ayes, 3 nays and the letter was tabled until later in the meeting.

It was noted that Gibmore would now pick up trash each Friday for \$60. Jim motioned that this proposal be accepted; Elise Converse seconded it. The motion was carried.

Kevin reviewed the tree work in the neighborhood, which was scheduled for the first weekend in April. Jim said we needed to get the tree out of the pool. Don McBride wants to trim the pines behind his house to discourage beer drinking. Kevin said he would look into it, but mentioned that the trees could only be cut a certain amount without damage.

Next, Kevin reviewed a proposal from Becker Electric to fix two streetlights that have been out for a while. The bid was for \$1,338.00. He mentioned that he was having problems getting free estimates. Rich suggested that he contact Armstrong for the names of one of their preferred contractors, that perhaps they would supply free estimates. It was noted that since Becker had been doing all our electrical work for a long time that the contract be accepted. Kevin agreed to check to be sure there would be no digging in our new streets. Paul Downey motioned that we accept the Becker contract; Pam Switzer seconded it. The motion was passed.

The proposed Community Clean up day was discussed. It is scheduled for Saturday April 21. Kevin had contacted the Clean Fairfax Council and they agreed to supply trash bags for our efforts. Kevin is also looking for Block Captains to help coordinate everyone's efforts and wants to send a letter to the homeowners.

Architectural Control Committee: Rich said he was getting a letter together after having met with Brian Johnson of Armstrong to review standards and to get a feel for common problems in the neighborhood. He expected the inspections to be done by the end of March, with a violation letter mailed by the first week of April. Rich stated he would review the letters with the violations prior to their being mailed. At Jim's suggestion, the deadlines were moved to having the inspections completed by early April, with the letter to be mailed by the middle of April to give a little more breathing room to the Committee.

Treasurer's Report: Elise Converse stated there was not much to report since the statement was fairly simple this month with no complications.

Pam Switzer asked that the 2001 budget be posted on the web site as soon as possible.

Website: Don McBride noted that hits on the website were down. He added he is thinking of redesigning the website; Jim reminded him that there is a space limitation. Don asked for suggestion for improving the website. Pam Switzer requested that we put in the months of the scheduled open meeting, even though exact dates might not be available. There was some discussion on creating a mailing list so interested homeowners would receive automatic notification when updates are made to the web page. Don said his goal is to update the web page once a week.

Jim McHugh indicated that homeowners Melissa Messner might be interested in doing the quarterly newsletter again.

Community Watch: Paul Downey noted he was scheduled to attend a meeting one week from the Board meeting to learn how to set up a community watch program. Paul is also receiving e-mail to learn what crimes are occurring in our area.

Parking Committee: Jim noted there were only 15 tows so far in the month of March. He further noted that on Sunday morning, a car was stolen from in front of someone's house.

Pool Committee: Jim reviewed three proposals for work needed at the pool:

1. Replace several minor items: \$63.50 Jim motioned to approve. Don seconded; the motion passed.
2. Recaulk joints and sealants at deck \$272.00. Jim motioned to approve, Pam seconded the motion; motion passed.
3. Replace tiles in the ladies room. Don McBride expressed dissatisfaction with the open endedness of the proposal in that no limit seemed to be placed if more than 40 tiles needed repair. It was pointed out that the contract stated that if further work were needed beyond the amount stated in the contract, the Board would be contacted. Jim motioned to pass the proposal, Paul Downey seconded. The motion passed with 1 abstention.

Streets and Sidewalks: Don reviewed signage purchases: 4 Pooper-scooper signs, 2 No Soliciting signs. Approximate cost: \$400. Don noted he was awaiting one more catalog before placing the order.

Don McBride presented three contracts; he noted that none of them included the additional cost of writing "Visitor" at the ends of the parking spaces. Pam Switzer pointed out that there was a difference in the amount of square feet estimated. She also pointed out that Fairfax Asphalt did not include a written warranty in their contract. Don said he did not sign anything and that he would make sure that a written warranty was included before signing anything.

Pam indicated that Chamberlain would only take four days to complete the job was a real plus. She wondered if they had provided references. The Board next discussed the need to sandblast the yellow curbs prior to painting VS the relative high cost of the process. It was decided that the sandblasting was needed and that a vote on the contract would be delayed until all three contracts included sandblasting in their price.

There is a \$1,500 minimum of work needed to make it worth the contractor's time to come out. A homeowner mentioned that the new concrete work at the tot lot needed to be finished off better. Jim said he agreed and would discuss this with Gibmore.

Welcoming Committee: Kristen asked the Committee Chairpersons to write a brief description of their duties to be included in the Welcoming Packet. The Welcoming Packet is still under construction and should be done by the next meeting for BOD Approval.

Unfinished business: The Board returned to the issue of the letter regarding Fairfax County guidelines of occupancy limitations. The question of whether to send the letter to all homeowners VS just non-resident homeowners was discussed relative to the high expense. Paul motioned that we just send letters to non-resident homeowners, but that we address the occupancy issue in the new Welcome Packet and quarterly newsletter. Rich seconded and the motion was passed.

Finally, the Board turned again to discussing the trash issue, specifically the requirement that trash be placed on common islands rather than in front of homes. Paul Downey wanted to just strongly recommend the use of islands rather than requiring such. Don McBride wanted to know if the location requirement was addressed in the covenants. Jim said no, it was not. Don was concerned we would not be able to enforce the requirement in that case; there followed discussion on House Rules and how they enable the BOD to make such requirements. Elise Converse pointed out that there was the regulation that no one could use common areas for their own use and that blocking the sidewalks with trash violated this. The Board finally reached a compromise solution in that it agreed it would not fine for trash placed in front of the house until May 1 but that it would use the month's grace period to educate and inform people still placing trash in front of their house. Pam said she was still not comfortable with the requirement of placing trash on the islands, Kristen Cigler stated she felt it was better to have trash placed in front of people's home's since they would be more likely to police their own house. Jim McHugh made a motion that the letter would go out entirely as written, but that the Board would agree, as an internal matter, not to fine anyone for trash placement until May 1. Rich seconded the motion. 4 ayes, 3 oppose. The motion carried.

The motion to adjourn the meeting was made at 9:25 PM by Jim McHugh, seconded by Rich. It passed. The Board agreed that the April meeting would be held Thursday April 26 at 7:30 at Elise Converse's house.