

VIRTUAL COVENANTS COMMITTEE MEETING MINUTES

October 13, 2020

CALL TO ORDER The meeting was called to order at 7:00 P.M.

ATTENDANCE Present were:
Yvonne Zecca – Committee Chair
Eric Keber – Committee Vice Chair
Paula Martori – Committee Member
Chad Gurney – Committee Member
Debbie Perez – Committee Member
Dana Cross – Covenants Director

Absent: Dan Courtney – Board Liaison

BOARD LIAISON REPORT: Committee Chair, Yvonne Zecca reported on behalf of Board Liaison, Dan Courtney that the Board denied hearing the appeal requested by Annette Schulze.

MINUTES: Committee Chair, Yvonne Zecca called for a motion of the September 16, 2020 covenant meeting minutes. A motion was made and seconded to approve the minutes as submitted. The motion passed unanimously (5-0-0).

VIOLATIONS: Discussed at 7:22 p.m.

VISITORS: David Gordon, Contractor, HVAC Split System Application.
Brian Boyle, Unit Owner, Flagstone Patio Application.
Susan Cox, Vice President, Hearings
Dave Bush, Board Member, Visitor

NEW BUSINESS

3206 Wellington Road – Committee Chair, Yvonne Zecca called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to approve the HVAC application as submitted. The motion passed unanimously (5-0-0).

3596 Martha Custis Drive – Committee Chair, Yvonne Zecca called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to approve the HVAC application as submitted. The motion passed unanimously (5-0-0).

1116 Valley Drive – Committee Chair, Yvonne Zecca called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to approve the HVAC application as submitted. The motion passed unanimously (5-0-0).

1118 Valley Drive – Committee Chair, Yvonne Zecca called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to approve the HVAC application as submitted. The motion passed unanimously (5-0-0).

3308 Coryell Lane – Committee Chair, Yvonne Zecca called for a motion to install a flagstone patio. A motion was made and seconded to approve the flagstone patio application with the stipulation that the unit owner provides information on the type of moisture barrier to be used. The motion passed unanimously (5-0-0).

3256 Gunston Road – Committee Chair, Yvonne Zecca called for a motion of the installation of a brick patio. A motion was made and seconded to disapprove the patio application as the Miss Utility report is not included with application and the following items were not illustrated in the diagram: Two percent grade, sealants/moisture barrier and architectural cross-section. The motion passed unanimously (5-0-0).

3662 Gunston Road – Committee Chair, Yvonne Zecca called for a motion of the existing plantings/landscape. A motion was made and seconded to approve the existing plantings/landscape application as submitted. The motion passed unanimously (5-0-0).

3660 Gunston Road – Committee Chair, Yvonne Zecca called for a motion of the existing plantings/landscape. A motion was made and seconded to approve the existing plantings/landscape application as submitted. The motion passed unanimously (5-0-0).

3662 Gunston Road – Committee Chair, Yvonne Zecca called for a motion of the of the existing retaining wall. A motion was made and seconded to table the application and have the Association inspect the location. The motion passed unanimously (5-0-0).

3660 Gunston Road – Committee Chair, Yvonne Zecca called for a motion of the of the existing retaining wall. A motion was made and seconded to table the application and have the Association inspect the location. The motion passed unanimously (5-0-0).

HEARINGS

3546 Martha Custis Drive – The Committee issued a ruling providing the unit owner fourteen (14) days to remove the flagstones or the flagstones will be removed by the Association.

3442 Gunston Road – The Committee issued a ruling requesting the unit owner submit the non-routine change application as directed by the Board of Directors for the patio no later than October 28, 2020. Failure to meet the deadline would result in fines beginning immediately after October 28, 2020, at a rate of \$10 (ten dollars) a day until the matter is brought into compliance or until the assessment reaches \$900.00, whichever comes first.

EXECUTIVE SESSION: Entered Executive Session at 8:43 p.m.

OPEN SESSION: Ended Executive Session at 9:21 p.m.

ADJOURNMENT: The virtual meeting adjourned at 9:22 p.m. The date for the next Covenants Committee Meeting is scheduled for November 10, 2020.

Parkfairfax Condominium
Landscape Committee Report
November, 2020

Green Infrastructure Initiatives - Water Remediation and Retention

The Landscape Committee discussed this issue last month – but the Committee is reposting these notes for Board reference for their November meeting:

To have a constructive discussion on these kinds of issues in Parkfairfax – the Committee started with a couple of definitions (as defined by the U.S. Environmental Protection Agency):

- What is Green Infrastructure (GI)?

Green infrastructure is a cost-effective, resilient approach to managing wet weather impacts that provides many community benefits. While single-purpose gray stormwater infrastructure—conventional piped drainage and water treatment systems—is designed to move urban stormwater away from the built environment, green infrastructure reduces and treats stormwater at its source while delivering environmental, social, and economic benefits.

- What is Stormwater?

When rain falls on our roofs, streets, and parking lots in cities and their suburbs, the water cannot soak into the ground as it should. Stormwater drains through gutters, storm sewers, and other engineered collection systems and is discharged into nearby water bodies. Higher flows resulting from heavy rains also can cause erosion and flooding in urban streams, damaging habitat, property, and infrastructure.

MARK YOUR CALENDAR

GREEN
INFRASTRUCTURE TOUR
OF PARKFAIRFAX

11/21 @ 9AM
starting at the office

Rain date 12/5

The Committee had a discussion on what sorts of recommendations and help we could provide to the community to help with this process. In order to gain momentum and buy in from the Community – this must be a collaborative effort (Board, Committees and Residents) and must include: educating ourselves on the issue, identify areas of concern throughout the property and possibly contracting to project plan with a consultant-engineering & landscaper (1 year, 5 year, 10 year) process. Based on this outline – the Committee put together a suggested list for the information gathering/education portion of the process, which includes:

- GI Tour of Parkfairfax with management and residents (SCHEDULED FOR 12/5 @9AM)
 - Questions:

- What kind of initiatives are already in place?
- What is the degree of success?
- What about the mosquito problem?
- How does it affect the process?

- Implementation of the last Master Plan (not adopted by the Board in full)
 - Questions:
 - how much of the plan was implemented?
 - What are the success of those plans that were implemented?
 - What have we learned for the next round?

- GI Survey of Residents and Staff
 - Questions/Process:
 - What issues have appeared in Buildium?
 - Query the staff – what are issue areas
 - Suggestion: following survey, Landscape Committee along with volunteers from other Committees to visit problem spots and convene a meeting of volunteers to review and provide a list to the Board

- Speakers from Plant NOVA Natives and VA Cooperative Extension Service
 - These organizations have had multiple presentations geared specifically for the needs of HOAs. We feel confident that getting a few of these speakers to discuss our issues with us will help continue to educate the community.

We look forward to continuing these discussions with the Board and working with them to find good solutions to our green infrastructure challenges.

Tree for Tree Discussion

In anticipation of the Board’s discussion on the Tree for Tree replanting discussion, the Committee asked for some data from Parkfairfax Management:

- Removal/Replanting in common areas:
 - 2018-19 Removed 62 replanted 18 29%
 - 2019-20 Removed 52 replanted 17 32%
 - 2020-21 Removed 49 replanted 32 65%
- Pruned/removed this year (these are Parkfairfax Trees only)

Placement	Number (Percentage)
Roofline	17 (18%)
Rear of Buildings	36 (39%)
Front of Buildings	25 (27%)

Natural Area	15 (16%)
--------------	----------

Following a robust discussion, the Committee has the following recommendations for a multi-pronged approach, including:

- For the total number of trees removed we would like to see a 50% (or better replacement) rate
 - 60% overstory (shade trees ex. maple, oak etc.)
 - 40% understory (ex. dogwood, redbud etc.)
 - Native/drought resistant
 - Deer resistant if possible
- trees that mitigate water run-off/erosion (by placement, type or landscaping)
- work with the City to ensure that City trees that have been removed are replaced quickly
- Explore the City's tree planting program (<https://www.alexandriava.gov/Trees>)
- Continue with the Adopt-a-Tree program
- Update and promote the donation/memorial tree program

We hope this helps the Board in their discussion