

VIRTUAL COVENANTS COMMITTEE MEETING MINUTES

December 8, 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
Debbie Perez – Committee Member
Dan Courtney – Board Liaison
Patricia Willets – Covenants Director
Dana Cross – Assistant General Manager

BOARD LIAISON REPORT: Board Liaison, Dan Courtney reported that the Board approved the flagstone patio at 3442 Gunston Road but did not approve the retaining wall. A virtual town hall meeting to discuss Capital Improvements will be held tomorrow December 9th and the Board had discussed setting up a committee to update the specifications.

MINUTES: Committee Chair, Yvonne Zecca called for a motion of the November 10, 2020 covenant meeting minutes. A motion was made and seconded to approve the minutes as submitted. Motion passed by acclamation.

VIOLATIONS: Discussed at 7:14 p.m.

VISITORS: Tom Johnson, Unit Owner, Central Split System Application.
Josh Bentley, Contractor, Central Split System Application.
Matthijs Maruanaya, Unit Owner, Existing Wooden Deck Application.

NEW BUSINESS

1615 Mount Eagle Place – Committee Chair, Yvonne Zecca called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to disapprove the HVAC application as the dimensions for the line hide and camouflage is not indicated on the application and the condensate line extends beyond the compressor. The motion passed unanimously (4-0-0).

3719 Lyons Lane – Committee Chair, Yvonne Zecca called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to disapprove the HVAC application as the dimensions for the line hide and camouflage is not indicated on the application and the attic diagram is not clear. The motion passed unanimously (4-0-0).

3767 Gunston Road – Committee Chair, Yvonne Zecca called for a motion of an existing wooden deck. A motion was made and seconded to approve existing wood deck application as submitted. The motion passed unanimously (4-0-0).

3116 Ravensworth Place – Committee Chair, Yvonne Zecca called for a motion of a propane fire pit. A motion was made and seconded to disapprove the propane fire pit application as fire pits are not permitted per Administrative Resolution Number 2. The motion passed unanimously (4-0-0).

3433 Martha Custis Drive – Committee Chair, Yvonne Zecca called for a motion of the installation of a brick patio. A motion was made and seconded to disapprove the application as the diagram shows the patio extending beyond the unit's footprint, the crawlspace hatch and threshold level is not indicated on the diagram, the question as to if the retaining wall is existing is not noted in the application and if a new installation, the retaining wall requires a separate application. The motion passed unanimously (4-0-0).

3701 Lyons Lane – Committee Chair, Yvonne Zecca called for a motion of the installation of a Japanese Maple. A motion was made and seconded to approve the application with the stipulation that the Japanese Maple is planted at least four (4) feet from the building. The motion passed unanimously (4-0-0).

ADJOURNMENT: The virtual meeting adjourned at 8:08 p.m. The date for the next Covenants Committee Meeting is scheduled for January 12, 2021.

VIRTUAL COVENANTS COMMITTEE MEETING MINUTES

January 12, 2021

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
Debbie Perez – Committee Member
Kristen Mowery – Committee Member
Dan Courtney – Board Liaison
Patricia Willets – Covenants Director
Dana Cross – Assistant General Manager

BOARD LIAISON REPORT: Board Liaison, Dan Courtney reported that the Board held their annual Budget Report Meeting on Saturday, January 23rd. In addition, an official welcome to new Covenants Committee member Kristen Mowery was announced.

MINUTES: Committee Vice Chair, Eric Keber, called for a motion of the December 8, 2020 covenant meeting minutes. A motion was made and seconded to approve the minutes as submitted. Motion passed by acclamation.

VIOLATIONS: Discussed at 8:09 p.m.

VISITORS: Tom Johnson, Unit Owner, Central Split System Application.
Josh Bentley, Contractor, Central Split System Application.
Stacy Bolich, Unit Owner, Central Split System & Shrub Application.
Marene Loprete – Unit Owner (call in only)

NEW BUSINESS

1615 Mount Eagle Place – Committee Vice Chair Eric Keber, called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to approve the HVAC application with a stipulation to adjust the line hide closer to the compressor and further away from gutter, 8”-10” from downspout. The motion passed unanimously (4-0-0).

3719 Lyons Lane – Committee Vice Chair Eric Keber, called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to approve the HVAC application with the following stipulations: Adjust the line hide closer to the compressor and further away from gutter, 8”-10” from downspout; Camouflage/plantings will be in place within 30 days of installation. The motion passed unanimously (5-0-0).

1728 Preston Road – Committee Vice Chair Eric Keber, called for a motion of the installation of an HVAC Central Split System Package. A motion was made and seconded to approve the HVAC application with the following stipulations: Adjust the line hide closer to the compressor and further away from gutter, 8”-10” from downspout; System painted to match building within 30 days of installation. The motion passed unanimously (5-0-0).

1728 Preston Road – Committee Vice Chair Eric Keber, called for a motion for the HVAC Camouflage/Shrub planting at a delayed date per Parkfairfax Management under the following stipulation: Camouflage/Shrub planting will be in place by end of April 2021. The motion passed unanimously (5-0-0).

3256 Gunston Road – Committee Vice Chair Eric Keber, called for a motion for the installation of the brick patio. A motion was made and seconded to deny the application based on vague information and further assessment needed- specifically siting the retaining wall was not clear if being installed; the drain line and pop-up cannot go beyond the common element. The motion was passed to deny unanimously (5-0-0).

3116 Ravensworth Place – Committee Vice Chair Eric Keber called for a motion for the existing landscape stones and brick to deflect/absorb moisture. A motion was made and seconded to deny approval of application based on further information and assessment needed. The motion was passed unanimously (5-0-0).

ADJOURNMENT: The virtual meeting adjourned at 8:17 p.m. The date for the next Covenants Committee Meeting is scheduled for February 9, 2021.

SUBMITTED BY: Patricia Willets **DATE:** January 25, 2021

ATTEST: _____ **DATE:** _____

Minutes of Parkfairfax Transportation and Land Use Committee of 14 January 2021

The Parkfairfax Transportation and Land Use Committee (TLUC) convened its first monthly meeting of 2021 on 14 January via Zoom teleconference. It is hoped that the TLUC will be able to resume in-person meetings at some point, but for now the “virtual” format must continue, unfortunately.

Topics discussed included:

1. Online safety. TLUC members have been receiving emails from scammers masquerading as Board members. These often involve gift-card schemes or other illegal solicitation and identity theft. While the email has the spoofed name of a known individual, the actual email address from which it was sent may be that of the scammer. And even if the sender’s actual email address has been spoofed, the “reply-to” address is a giveaway that the mail is not legitimate. A word to the wise is sufficient.

2. Alexandria Federation of Civic Associations (AFCA). The TLUC Chair is the Parkfairfax principal delegate to the AFCA where three “hot topics” are currently being addressed:

a. Accessory Dwelling Units (ADUs). Some cities are experimenting with allowing single family homeowners to build a standalone dwelling unit on their property to accommodate returning college students, their in-laws, affordable housing or even short term (e.g. Airbnb) income-generating lodging. Alexandria is developing an ADU policy and grappling with issues related to zoning, parking, traffic, etc. The AFCA is working to slow down the process and expand community input before City Council approves an ADU policy.

b. Collocated school / housing. This is another hot button issue, as the City is looking at building housing units atop public school properties such as George Mason and the future rebuilt Minnie Howard. The occupants of the housing would not necessarily be related to the school itself. While the goal is to expand affordable housing in the City, the proposal raises issues similar to those of ADUs. The AFCA will convene a special meeting on 20 January to chart a course of action.

c. Landmark Mall redevelopment – Inova Hospital relocation. Plans are for Inova to build a new large hospital facility at the west end of the former Landmark Mall using, in part, proceeds from sale of the current Seminary Road (N. Howard St.) property which will be rezoned for residential development. Issues as to the appropriate zoning designation are being discussed with AFCA participation. The new hospital is expected to be operational in 2027-2028 and redevelopment of the Seminary Road property could not start prior to that date.

3. I-395 and Shirlington Circle lighting. As previously reported, the Chair contacted the VDOT Commissioner last month regarding the dozens of roadway and sign light outages from the Pentagon to Shirlington, including the rotary itself. With a little “nudge,” many lights have already been restored, and work continues until all are operational. After years of neglect,

major sections of underground cable has to be replaced in order to power lighting adjacent to the Army-Navy Country Club and elsewhere. The I-395 Express Lanes Project, and legal and jurisdictional disputes resulting therefrom, have hampered progress. Now that the Project is complete, and with high level VDOT support, the lighting will finally be restored.

4. The Chair also planted the seed with VDOT (pun intended) about the tall grass every spring that reduces critical visibility at the Quaker Lane and Shirlington Road merge points into the circle. VDOT will be receiving a gentle “reminder” when it’s time to mow.

5. Alexandria Transit Company (ATC) Board meeting. The Chair attended the ATC (DASH) Board meeting (virtually) on 13 January. With transit grants from the Cares Act, Metro and DASH are hoping to maintain a reasonable level of service through 2021. DASH is expected to resume fare collection by March, assuming Plexiglas driver barrier installations proceed on schedule. All DASH routes are operating at normal service levels EXCEPT for the AT3 and AT4. While scores of Parkfairfax residents crammed in the Party Room in 2019 to support maintaining our Pentagon commuter services, these two routes now report the LOWEST ridership in the entire DASH network! As such they operate once every 60 minutes instead of once every 20 minutes. Realtors often brag about Parkfairfax homes being steps away from a bus stop, and residents revel in having a robust transit network here. But the reality is that if Parkfairfax residents don’t ride our DASH and Metrobus routes, they will vanish. Notwithstanding the pandemic, other communities are supporting transit, albeit at reduced level, with Parkfairfax being the exception. Those empty buses plying our streets aren’t conducting “Operator Training.” The lonely drivers are scouring the neighborhood hoping to find a passenger or two to say “hi” to.

6. TLUC members again discussed aircraft noise. There is an FAA study inviting feedback, however it is believed that most of the noise and vibration observed in Parkfairfax and Fairlington is being caused by military helicopters deviating from the I-395 flight path as opposed to commercial aviation.

The next TLUC meeting will again be “virtual” and will be February 11th at 7PM.

Looking forward to “seeing” all of you then.

Best regards,

Bob Gronenberg
TLUC Chair

Community Outreach Committee
Report to Board
February 12, 2021
Jan Schrader, committee chair

The Community Outreach Committee has not been meeting regularly since March 2020 due to the Covid restrictions. Previously the committee met briefly after each New Residents Reception. We continue to help with the newsletter and the website.

This document provides an update of communications in the community.

Status of New Residents Receptions: All receptions have been cancelled due to Covid.

Status of Newsletter: Over the past decade (2011-2020) the content of the newsletter has changed.

- The monthly committee reports submitted to the Board, which were published as Committee Round-up, were eliminated.
- Board minutes were eliminated and replaced with Board highlights. Over time the Board highlights have shrunk. Sometimes, the Board highlights are so succinct as to be incomprehensible.
- Articles submitted by various association staff such as the landscape director and maintenance director, and committee chairs and the Board president decreased drastically over the years.

Status of Website: The website has been poorly maintained. It's difficult to find pages because they've been added incorrectly or linked improperly. Corrections to fix problems are underway.

Status of Association Facebook page: 572 residents have Liked the page, signaling they want to see the posts. Most of the posts are an immediate need to know topic. When we post, we generally post not only on the official page but also share on the Residents and Owners pages. There are 748 members on the Owners page and 1,175 members on the Residents page.

Email announcements: The Manager's email announcements of emergencies, activities on the property, or weekly updates provide immediate information.

Comments: While the Manager's email provides current information to the community, the newsletter is better suited to provide in-depth information, while the website is best used as a reference. Continuing to improve the newsletter and fixing problems with the website will enhance communications in the community.