



CAMERON STATION

BOARD OF DIRECTORS MEETING

HYBRID ZOOM MEETING – Henderson Room / Zoom

DRAFT AGENDA

Tuesday, August 30, 2022 – 7:00 PM

Until approved at the meeting, this draft agenda is subject to change

Link: <https://zoom.us/j/97385179058?pwd=TUg1V1lvM011VStJS2k5b3NELOIRUT09>

Meeting Number (access code): 973 8517 9058

Meeting Password: 319862

Join by phone: 301-715-8592 US (Washington DC)

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|-------|---|----------------------|
| I. | CALL TO ORDER | 7:00 PM |
| II. | APPROVAL OF AGENDA | 7:01 PM |
| III. | APPROVAL OF MINUTES – BOD Meeting – July 26, 2022; Special Meeting August 16, 2022, | 7:02 PM |
| IV. | LT. LION – CITY OF ALEXANDRIA | 7:03 PM |
| V. | ARTHUR IMPASTATO – CAMERON STATION CIVIC ASSOCIATION | 7:13 PM |
| VI. | HOMEOWNERS' FORUM | 7:23 PM |
| VII. | TREASURER'S REPORT | 7:32 PM |
| VIII. | COMMITTEE REPORTS (FAC, ARC, A&E, ComCom, CCFC, CAC) | 7:47 PM |
| IX. | MATTERS FOR BOARD DECISION | 8:07 PM |
| | A. Newsletter New Compass Editor | Resolution 2022-0801 |
| | B. ARC New Member Application | Resolution 2022-0802 |
| | C. Access System Control Proposal | Resolution 2022-0803 |
| | D. Lancaster Proposal 31516 | Resolution 2022-0804 |
| | E. ADA Auto Door Open System | Resolution 2022-0805 |
| | F. Amended P.R. No. 22-02 – Parking Policy | Resolution 2022-0806 |
| X. | MATTERS FOR BOARD DISCUSSION | 8:24 PM |
| | A. Shuttle Bus Survey Results | |

**The timed agenda above is intended to guide the Board and may be subject to change without notice depending upon the length of conversation by Board members.*

Prepared by: Steve Philbin, M ed. CMCA®, PCAM®, General Manager & Angel Robles, CMCA®, AMS® - Asst. General Manager

- XI. MATTERS FOR BOARD INFORMATION 8:25 PM
- A. Management Report
 - Action Item list
 - Fence Project Update
 - FY23 Budget Preparation Status
- XII. NEW BUSINESS 8:45 PM
- XIII. EXECUTIVE SESSION (see Executive Session agenda) 8:46 PM
For the purposes of reviewing resident ARC appeals and late fee waiver requests.
- A. ARC – Resident Appeal Resolution 2022-0807
 - B. Late Fee Waiver Request I Resolution 2022-0808
 - C. Late Fee Waiver Request II Resolution 2022-0809
- XVI: ADJOURN 9:30 PM

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Prepared by: Steve Philbin, M ed. CMCA®, PCAM®, General Manager & Angel Robles, CMCA®, AMS® - Asst. General Manager



**DRAFT MINUTES
BOARD OF DIRECTORS MEETING
Tuesday, July 26, 2022, 7:00 P.M.**

NOTICE: This meeting was held in a hybrid format via Zoom and in-person in the Henderson room.

BOARD MEMBERS PRESENT:

Andrew Hill, President
Megan Christensen, Vice President
Mindy Lyle, Secretary (joined late)
Joan Lampe, Treasurer
Chris Alex, Director
Greg Hillson, Director

BOARD MEMBERS ABSENT

Brendan Hanlon, Director

OTHERS PRESENT:

Heather Graham, CMCA®, PCAM®, Executive Vice President of Community Association Management Professionals (CAMP)
Steve Philbin, M ed., CMCA®, ARM® PCAM®, General Manager
Angel Robles, CMCA®, AMS®, Assistant General Manager
LT. Lion, Alexandria City Police Department
Lenore Marema, Member, ComCom
Kathy McCollom, Chair, CAC
Residents/Homeowners

CALL TO ORDER:

Mr. Hill called the meeting to order at 7:00 pm.

APPROVAL OF AGENDA:

Motion: Ms. Christensen moved, and Mr. Alex seconded to approve the agenda as presented.

Following discussion, an amended motion was made.

Amended Motion: Ms. Christensen moved, and Mr. Lampe seconded the motion to APPROVE the agenda as presented with the addition of the Committee Member Appointment and Swim Lessons under Board Information/Discussion.

The amended motion passed unanimously, 6/0.

APPROVAL OF MINUTES:

Motion: Ms. Christensen moved, and Ms. Lampe seconded the motion to approve the June 28, 2022, Board meeting minutes as presented.

Following discussion, an amended motion was made.

Amended Motion: Ms. Christensen moved, and Mr. Alex seconded the motion to approve the June 28, 2022, Board meeting minutes with the following amendments:

- Tab VIII. Executive Session – Motion to enter – *“To move into executive session to consult with legal counsel”*

The amended motion passed unanimously, 6/0.

LT. LION – CITY OF ALEXANDRIA:

Lt. Lion reported that there were fifty-seven (57) calls for service in the month of July, and twenty (20) of them were parking and traffic related. There was an arrest made of the driver who crashed into the Cameron Station sign entrance on Duke Street.

CAMERON STATION CIVIC ASSOCIATION:

No report.

HOMEOWNER'S FORUM:

Topics discussed were:

- A resident stated she noticed negative information that was posted on NextDoor that could possibly have an impact on property values and questioned why Mr. Hillson would post that information on a public forum.
- A resident requested the Board consider allowing swim lessons.
- A resident responded to Pat's inquiry stating that when you post on NextDoor you can choose to post to the public or only within a certain community and he posts to the Cameron Station residents forum; stated he is in support of swim lessons and stated they could require the residents sign waivers to allow the swim lessons.
- A resident stated that the placement of the camera is a little bit better for Zoom purposes, but still hard to make out faces.

TREASURER'S REPORT:

Ms. Lampe delivered the following report:

- As of the end of June, revenue was \$4,000 ahead of budget for the month.
- YTD net income was \$64,000 surplus.
- Total cash and investments around 3.4 million before the last payment was made for the asphalt project.
- Receivables are in good shape and the delinquency rate is below the industry standard.

COMMITTEE REPORTS:

1. Financial Advisory Committee

The Committee is working on the draft budget.

2. Architectural Review Committee

No report.

3. Activities and Events Committee

The Committee reported that the July 4th event went well, the next event will be the pool party on August 13th from 12 pm-3 pm and the yard sale date is projected for September 7th.

4. Communications Committee

The Committee reported that they are still looking for a new editor; social media platforms are up and running; making progress on updating the website, and the Welcoming Committee welcomed 22 new residents.

5. Facilities Committee

No report.

6. Common Area Committee

The Committee reported they continue to do their monthly walk thru of the community on the third Thursday of the month.

MATTERS FOR BOARD DECISION:

1. Long Fence Additional 2' Lattice Proposal

Motion: Ms. Christensen moved, and Ms. Lyle seconded the motion to APPROVE the Long Fence proposal in the amount of \$12,126.00 to extend posts 2' higher and install crisscross lattice to be expensed from Reserve Funds.

Following discussion, the motion passed unanimously, 6/0.

2. Management Office Door Frame Proposals

Motion: Mr. Alex moved, and Ms. Lyle seconded the motion to APPROVE Lino's Contractors proposal for \$4,800.00 to install a door at the management office to be expensed from Reserves.

Following discussion, the motion passed unanimously, 6/0.

3. Fire Sprinkler System Valve Replacement Proposal

Motion: Mr. Alex moved, and Ms. Lyle seconded the motion to APPROVE the All Plumbing, INC proposal for \$5,618.56 to remove and replace check valve on the fire sprinkler system to be expensed from Operating.

Following discussion, the motion passed unanimously, 6/0.

4. **GAM – CSCA Phase Signs Proposal**

Motion: Ms. Christensen moved, and Ms. Lyle seconded the motion to APPROVE the GAM – CSCA Phase Signs proposal for \$1,546.06 to produce all CSCA phase signs to be expensed from Operating.

Following discussion, the motion passed, 5/1.

In Favor: Mr. Hill, Mr. Alex, Ms. Lampe, Ms. Christensen, and Ms. Lyle

Opposed: Mr. Hillson

MATTERS FOR BOARD INFORMATION/DISCUSSION:

1. **Fuel Surcharges – American Pool, Lancaster Landscape, Fleet Transportation, and Bates Trucking**

The Board directed Management to have the fuel surcharge removed from invoices.

2. **Gardner Engineering, Inc. Site Visit Summary**

The Gardner Engineering, Inc. Site Visit Summary was included in the Board packet for review.

3. **Cameron Station Asphalt/Concrete Cost Summary**

The asphalt summary spreadsheet was included in the Board packet for review. The project came in \$14,765.23 under budget.

4. **Fleet Transportation Service Issue Letter (response letter from Owner)**

Mr. Philbin reported that included in the Board packet is a letter from the Owner of Fleet Transportation Service addressing their recent service. Also, Management is waiting on an amended shuttle schedule for when the metro stations are closed.

5. **Advisory Committee Appointment**

A non-owner resident has expressed interest in serving on the Financial Advisory Committee. The Board directed the Committee to look at their Charter as it pertains to non-owner residents. The Committee could choose to make Mr. Winston an advisory member to the Committee.

6. **Swim Lessons**

The Board requested the Facilities Committee meet to discuss and recommend ideas for swim lessons and the Board will consider their recommendations.

MATTERS FOR BOARD INFORMATION:

1. **Management Report**

• **Action Item List**

A copy of the action item list was included in the packet; no questions were asked.

• **Fence Project Update**

The fence project should be completed in three weeks.

- Asphalt/Concrete Project Update
The asphalt project is complete.
- Access System Update
Management is obtaining four proposals and the Facilities Committee will review them and make their recommendation to the Board.
- CSCA Entrance Sign Damage Update
Management has been in contact with the City of Alexandria Police Department to obtain a copy of the police report, but as of yet the report has not been produced. Management to continue to follow up with APD.

NEW BUSINESS:

None.

EXECUTIVE SESSION:

Motion: Mr. Hillson moved, and Ms. Christensen seconded the motion to move into an executive session to for the purposes of reviewing legal opinion/recommendations on litigation.
The motion passed unanimously, 6/0, and the meeting was convened into executive session at 8:40 pm.

Motion: Ms. Lyle moved, and Mr. Alex seconded to exit the executive session.
The motion passed unanimously, 6/0, and the meeting was reconvened into open session at 8:44 pm.

Motion: Ms. Christensen moved, and Mr. Alex seconded the motion to approve legal counsel's recommendation.
The motion passed unanimously, 6/0.

ADJOURNMENT:

Motion: Ms. Lyle moved, and Ms. Christensen seconded to adjourn the meeting.
The motion passed unanimously, 6/0, and the meeting was adjourned at 8:45 pm.

Respectfully Submitted,
Minutes Services, LLC
Dolly Sharma
dolly@minutesservices.com



DRAFT MINUTES
SPECIAL BOARD OF DIRECTORS MEETING
Tuesday, August 16, 2022, 7:00 PM

NOTICE: This meeting was held in a hybrid format via Zoom and in-person in the Henderson room.

BOARD MEMBERS PRESENT:

Megan Christensen, Vice President
Mindy Lyle, Secretary (joined late)
Joan Lampe, Treasurer
Brendan Hanlon, Director
Greg Hillson, Director
Chris Alex, Director

BOARD MEMBERS ABSENT:

Andrew Hill, President

OTHERS PRESENT:

Steve Philbin, M ed., CMCA®, ARM® PCAM®, General Manager
Angel Robles, CMCA®, AMS®, Assistant General Manager
Stephen Pearson, Chair, ARC
Ray Celeste, Chair, CCFC
Residents/Homeowners

CALL TO ORDER:

Ms. Christensen called the meeting to order at 7:02 pm.

APPROVAL OF AGENDA:

Motion: Ms. Lampe moved, and Mr. Alex seconded to approve the agenda as presented.

Following discussion, an amended motion was made.

Amended Motion: Ms. Lampe moved, and Mr. Alex seconded the amended motion to approve the agenda as presented with the addition of the Tag Enforcement and Boot Authorization under Matters for Board Decision.

The motion passed, 4/1.

In Favor: Ms. Christensen, Ms. Lampe, Mr. Hanlon, and Mr. Alex.

Opposed: Mr. Hillson

HOMEOWNERS' FORUM:

- Mr. Celeste was appreciative and thankful for management's hard work in completing projects including locker room renovation, phase 1 – concrete and asphalt replacement, and fence replacement.
- Ms. Fay shared concerns that the parking rules are not as strongly enforced as in prior years when ticketing and towing of vehicles was much more frequent.
- Mr. Hillson shared concerns regarding the prohibition of swim lessons at the community pool.

MATTERS FOR BOARD DECISION:

A. CSCA Sign Proposal

Motion: Ms. Lyle moved, and Mr. Hanlon seconded the motion to APPROVE the Duff Sign proposal in the amount of \$4,921.10 to produce and install a new Cameron Station community monument entrance sign at the entrance of the community to be expensed from Operating Funds under Insurance Expense.

Following discussion, the motion passed unanimously, 6/0.

B. Brick Pillars Proposal

Motion: Mr. Alex moved, and Ms. Lyle seconded the motion to APPROVE the NOVA Paving Industries proposal in the amount of \$12,500 to rebuild the Cameron Station monument entrance sign at the entrance of the community to be expensed from Operating Funds under Insurance Expense.

Following discussion, the motion passed unanimously, 6/0.

C. Landscaping Cost Proposal

Motion: Ms. Lyle moved, and Mr. Hanlon seconded the motion to APPROVE the Lancaster Landscape proposal in the amount of \$3,998.50 to remove damaged plant material and replace it with new material at the Cameron Station community monument sign entrance to be expensed from Operating Funds under Insurance Expense.

Following discussion, the motion passed unanimously, 6/0.

AMENDMENT TO AGENDA:

Motion: Mr. Hanlon moved, and Ms. Lyle seconded to approve to amend the agenda to move the Swim Lessons under Matters for Board Discussion before the item on Tag Enforcement and Boot Authorization under Matters for Board Decision and Parking Policy Resolution under Matters for Board Discussion.

The motion passed unanimously, 6/0.

MATTERS FOR BOARD DISCUSSION:

A. Swim Lessons

Mr. Hanlon provided a background on the Cameron Club Facility Committee's most recent recommendations to the Board to adopt rules that address the activity of swim lessons in the CSCA community pool for the remainder of the pool season and future years.

Mr. Philbin provided a summary of management's proactive efforts in reaching out to the community insurance broker to review and provide insight on a drafted swim lesson instructor agreement.

Mr. Celeste provided a synopsis of how the swim lessons were handled in the previous years at CSCA.

Motion: Mr. Hanlon moved, and Ms. Lyle seconded the motion to approve swim lessons provided by a contractor during Monday through Friday, between 10:30 am and 11:30 am and 7:00 pm and 8:30 pm, provided that there shall be no more than three students per instructor, and all instructors must be approved by management, at management's discretion.

Following discussion, the motion passed, 5/1.

In Favor: Ms. Christensen, Ms. Lyle, Ms. Lampe, Mr. Hanlon, and Mr. Alex.

Opposed: Mr. Hillson

MATTERS FOR BOARD DECISION:

D. Tag Enforcement and Boot Authorization

Motion: Mr. Hanlon moved, and Ms. Lyle seconded the motion to APPROVE the parking enforcement personnel to patrol the community streets of Cameron Station for the purpose of enforcing the city's motor vehicle registration, licensing, and parking laws.

Following a discussion, the motion passed, 5/1.

In Favor: Ms. Christensen, Ms. Lyle, Ms. Lampe, Mr. Hanlon, and Mr. Alex.

Opposed: Mr. Hillson

MATTERS FOR BOARD DISCUSSION:

B. Parking Policy Resolution

Mr. Pearson provided a summary of the collective Architectural Review Committee member's recommendations regarding the parking policy resolution, and the Board discussed such changes. The comments will be sent to legal counsel for review.

ADJOURN:

Motion: Mr. Alex moved, and Ms. Lampe seconded the motion to adjourn the meeting at 9:24 pm.

The motion passed unanimously, 6/0.

Respectfully Submitted,

Angel Robles, CMCA®, AMS®, Assistant General Manager

arobles@gocampmgmt.com

DRAFT

Cameron Station Community Association
Financial Advisory Committee Meeting
July 25, 2022

MEETING MINUTES

I. Call to Order

- a. The Chair called the meeting to order at 7:02 PM.
- b. Members Present: Chairman Takis Taousakis, Jeff Gathers, Jodi Wittlin, Wendell Anderson, and Fred Blum
- c. Others Present: Joan Lampe, Board Treasurer and Board Liaison, Bill Boos CAMP Finance, Steve Philbin CAMP site manager Greg Hillson BOD member, Michael Whanslaw, Resident
- d. Absent: Bill Blumberg
- e. The meeting was conducted via ZOOM.

II. Approval of Agenda

The committee unanimously approved the agenda.

III. Approval of Previous Month's Minutes

The previous month's (June) minutes were approved unanimously.

IV. Resident Open Forum

Mr. Hillson observed to the committee that several vendors were imposing fuel surcharges by just adding fees to regular invoices. Mr. Philbin indicated that the American Pool service company has added charges, but CAMP has refused to pay them. Fleet has added \$875/month for the past 4 months which CAMP has paid. Bates contract only permits additional charges for landfill fees, which CAMP has not paid. All contract info and additional charges will be available in the 7/26/2022 board package.

Mr. Michael Whanslaw, who recently moved to Cameron Station, has applied to be a FAC member. He is an electrical engineer in the Royal Australian Navy on extended loan to the US Navy. He has extensive experience in project management. His current assignment will last an additional 2.5 years.

V. Review of Financial Results

Mr. Boos led the discussion of June financials:

- Total cash and investment balance is \$3,397,464 with a net positive income versus budget of \$63,231 for six months.
- Receivables are well within the guidelines for HOA's.
- Unfavorable Variances: Irrigation water: year to date expenses are on budget but the usage seems high and need additional review.
- \$8400 for tree and shrub replacement resulting from January storm damage will be moved to reserve account from operations.
- Clubhouse utility bills are high resulting from 2 invoices in June.
- Pool Management: Variance of \$25,000 to be billed due to extended open days.
- Legal Fees over budget due to extended Woodland Hall discussions.

- Parking Decals: Audit adjustment required.

VI. Old Business

Repair and Replacement Reserve Projects:

- August invoices for underway projects will be \$160-170,000 requiring money to be moved from reserve account to bank checking account.
- Bills include final \$42,000 for this year's street renovation phase, in addition to the \$315,000 paid in July.
- The Capital Improvement fund should have already been eliminated, per prior discussions, with the balance of \$48,851 moved to the replacement reserve fund. Bill will make the adjustment.
- Fence replacement: Project is taking several months longer than anticipated and an additional expense of \$12,126 is on the agenda for board approval to be used to add two feet of lattice work on top of the new fence for added privacy.
- Irrigation conduits are being added when streets are being resurfaced and expenses are being separately captured and coded.
- Morgan Stanley R&R account: We do not yet have a 12-18 month forecast of reserve project cash flows and with the latest CD Maturity the cash balance in the MS account is \$106,506. We recommend moving from Forbrite to MS an appropriate balance and purchasing additional CD's with maturities ranging from 18 to 24 months. Forbrite's cash account moved up to .65%.

Committee Expenditures vs Budget:

- A&E: OK vs budget
- Communications: OK vs budget
- CCFC: \$29,256 over budget spend year to date. Issue is budget spread vs actual. Steve isn't worried and expects expenses to be in line for the year.
- CAC: Almost the entire budget spent for the year due to extraordinary expenses of clean up from January storm. Board had approved additional funds.

VII. New Business

The Committee voted and approved the addition of resident Michael Whanslaw to the committee. His name will be added to the Board agenda for approval on 7/26.

Cameron Station Entry Sign Repair/Replacement: Steve is awaiting a copy of the police report in order identify the drunk driver and thereafter file a claim with the driver's insurance company, even though Cameron Station's insurance will cover the repair. He had Lancaster remove the large debris and seeking quotes on a replacement sign.

Meeting was adjourned at 8:16 PM.

DRAFT

**CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday August 2nd, 2022**

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) was held on Tuesday August 2nd 2022. The meeting was called to order at 7:01 p.m. by ARC Chair Stephen Pearson with a quorum present. The meeting was conducted via Zoom due to the COVID-19 social distancing guidelines.

ARC MEMBERS IN ATTENDANCE VIA ZOOM

Stephen Pearson – ARC Chair
Paula Caro – ARC Vice Chair
Sharon Wilkinson – ARC Member
Mara Francis – ARC Member
Tom Linton – ARC Member

MEMBERS ABSENT

Kevin Devaney – ARC Member

CHANGE OF ATTENDANCE

None

OTHERS IN ATTENDANCE VIA ZOOM

Cameron Station Residents
Greg Hillson, Board Liaison
Brandon Throckmorton, On-Site Covenants Administrator

APPROVE AGENDA

MOVE TO: “Approve the agenda with the addition of an interview of ARC candidate Brian Sundin to the agenda after the ratification of electronic votes.”

Moved By: Mara Francis
Seconded By: Sharon Wilkinson
For: All
Against: None
Absent: Kevin Devaney

MOTION PASSED

HOMEOWNERS OPEN FORUM

This portion of the meeting is set aside for any Cameron Station residents that would like to make a statement to the committee but have not submitted exterior modification applications for review this month. No comments were made at this forum.

REVIEW OF EXTERIOR MODIFICATION APPLICATIONS

Address	Proposed Modification	ARC Action / Vote
125 Martin Ln	Tree Replacement	Approved with the stipulation that the replacement tree is a Japanese Stewartia that is at least 6' tall from grade when planted. Moved By: Paula Caro Seconded By: Mara Francis For: All Against: None Absent: Kevin Devaney MOTION PASSED
241 Medlock Ln	Deck Replacement	Approved with the stipulation that construction materials, design, railing, and color are replaced like for like. Moved By: Mara Francis Seconded By: Tom Linton For: All Against: None Absent: Kevin Devaney MOTION PASSED
472 Ferdinand Day Dr	Roof Replacement	Approved as submitted. Moved By: Tom Linton Seconded By: Sharon Wilkinson For: All Against: None Absent: Kevin Devaney MOTION PASSED
5007 Donovan Dr	Window Replacement	Disapproved as submitted. Moved By: Sharon Wilkinson Seconded By: Paula Caro For: All Against: None Absent: Kevin Devaney MOTION PASSED
5027 Waple Ln	Window Replacement	Approved with the stipulation that the amended Simonton windows scope of work is approved and that all windows' trim, color, and mullions are replaced like for like. Moved By: Mara Francis Seconded By: Tom Linton For: All Against: None Absent: Kevin Devaney

DRAFT

		MOTION PASSED
5110 Grimm Dr	Fence Replacement	Approved with the stipulation that the fence replacement matches like for like in terms of color and design. Moved By: Sharon Wilkinson Seconded By: Paula Caro For: All Against: None Absent: Kevin Devaney MOTION PASSED
5112 Donovan Dr, Unit: 204	Window Replacement	Approved with the stipulation the replacement windows match the existing windows in terms of material, color, and grid pattern. Moved By: Paula Caro Seconded By: Mara Francis For: All Against: None Absent: Kevin Devaney MOTION PASSED
5217 Brawner Pl	Patio Installation	Approved as submitted. Moved By: Mara Francis Seconded By: Sharon Wilkinson For: All Against: None Absent: Kevin Devaney MOTION PASSED
5250 Tancreti Ln	Front Door Repaint	Disapproved as submitted. Moved By: Sharon Wilkinson Seconded By: Mara Francis For: Stephen Pearson, Paula Caro Against: None Abstain: Tom Linton Absent: Kevin Devaney MOTION PASSED

MOVE TO: "I move to Ratify the applications for 4911 John Ticer Dr – Porch roof/Deck replacement and gutter installation that was voted on electronically during the month of July."

Moved By: Sharon Wilkinson

Seconded By: Mara Francis

For: All

Against: None

Absent: Kevin Devaney

MOTION PASSED

INTERVIEW OF APPLICANT FOR THE VACANT ARC MEMBER SEAT.

The ARC interviewed candidate Brian Sundin for the vacant ARC member seat. Mr. Sundin has a long history of service to Cameron Station having served as both a member and chair of the ARC. He also served on the Cameron Station Board before moving away for work. When it was time to return to northern Virginia, he and his wife chose to move back to Cameron Station.

BOARD MEETING REPORT

ARC liaison to the July Board meeting Tom Linton and Board Liaison Greg Hillson presented updates on the July Board meeting. Both discussed the Boards request that each committee review its charter to consider ways in which any member of the community may participate on committees as non-voting members. Given the powers and responsibilities of the ARC, the committee agreed that only homeowners should be members of the ARC and couldn't come up with a scenario where a non-resident or non-voting member of the committee would be of value (besides the management representative).

APPROVAL OF ARC MEETING MINUTES

MOVE TO: "Approve the ARC Meeting Minutes from the 12 July meeting as submitted."

Moved By: Sharon Wilkinson

Seconded By: Paula Caro

For: Stephen Pearson, Mara Francis

Against: None

Abstain: Tom Linton

Absent: Kevin Devaney

MOTION PASSED

COVENANTS REPORT

- **Annual Comprehensive Inspection Update:** The On-Site Covenants Administrator continued annual comprehensive inspections for 2022. Management has completed inspections for phases 1-3 as of early August and is ahead of schedule. Follow up inspections remain delayed by an additional 14 days as many homeowners have reached out notifying management that, due to slower mail delivery, they are sometimes receiving notices 14 days after the initial inspection.
- **Completed Resale Inspections:** Management completed 11 resale inspections completed during the month of July.
- **Towing Report:** There was one vehicle towed during the month of July. Management continues to work with B&B Security to refine their enforcement approach. This work will continue once the revised Parking Policy is approved by the Board.
- **Violations Issued and Abatements:** Management issued 122 violations in June. Management reported that the majority of violations were landscaping related including fences, walkways/driveways, and dormer windows. Abatement extensions have been granted by management to allow homeowners to remediate violations with the goal of increasing remediation throughout Cameron Station.
- **Next Meeting Date:** The next meeting is scheduled for September 13th, 2022. Please note that applications for the next meeting are due by September 2nd, 2022.

PARKING POLICY REVIEW AND COMMENT

The ARC discussed the current draft parking policy and reviewed comments by members addressing confusing or contradictory portions of the policy's language. Board Chair Andrew Hill and Board Liaison Greg Hillson both provided background on the parking policy which was appreciated by the ARC. Each comment was reviewed, and the committee came to a consensus on which to forward to the Board. ARC Chair Stephen Pearson promised to have a marked-up document consolidating all comments sent to the Board and Management by Friday 5 August.

MOVE TO: "I move to approve Brian Sundin's application to join the Architectural Review Committee."

Moved By: Sharon Wilkinson

Seconded By: Mara Francis

For: All

Against: None

Absent: Kevin Devaney

MOTION PASSED

MOVE TO: "Adjourn the Meeting at 8:51 p.m."

Moved By: Sharon Wilkinson

Seconded By: Mara Francis

For: All

Against: None

Absent: Kevin Devaney

MOTION PASSED

Minutes prepared by Stephen Pearson, ARC Chair.

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
August 3, 2022

This meeting was held by hybrid electronic communication means of virtual video conference and in the Cameron Station clubhouse Henderson Room.

COMMITTEE MEMBERS PRESENT:

Andrew Yang - Chair
James Hodges - Committee Member
Christina Damhuis - Committee Member
Jen Hurst - Committee Member
Sophia Lin - Committee Member

COMMITTEE MEMBERS ABSENT: Ritah Karera

ALSO PRESENT: Chris Alex – Board Liaison

I. CALL TO ORDER

Motion: The meeting is called to order at 7:38 p.m.

II. APPROVAL OF MINUTES

Motion: Andy_____ **MOVED** and Christina____ **SECONDED** to approve the 7/6 meeting minutes as submitted {/or with the following changes}: month/date

III. ITEMS FOR RECOMMENDATION:

{The Committee reviewed the information and raised the following questions:}

1. Food Truck Friday
 - a. Despite truck issue, plan around August 19 for another event
2. Adoption Event
 - a. Event went smoothly

IV. NEW BUSINESS

1. Pool Party (Saturday, August 13, noon – 3 pm)
 - a. \$40 spent on pool toys, \$60 spent on 300 plastic leis, \$100 total
 - b. Inflate toys around 10:30 am day of event, Jimmy
 - c. Maximum number of rolls in 36 pack at Costco, Ice Pops, Sophia
 - d. Water, ice, remaining drinks and/or ice cream to reach \$50, Andy
 - e. Label coolers day of event for drinks, plug in freezer before event
 - f. Keep events outside, lawn games at gazebo
 - g. Post sign on Sunday before event
2. Fall Yard Sale (Saturday, September 17, 8 am – 1 pm)
 - a. Advertise on usual online sources
 - b. Consider balloons and/or individual signs from Amazon
3. Shuttle Trip
 - a. Confirmed it is two shuttle buses total
 - b. Consider Wine Tour (Andrew Hill) and Zoo Lights at the end of the year
4. Wine Tasting (VineDictation)
 - a. Andy will reach out regarding costs

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
August 3, 2022

V. ADJOURNMENT

Motion: Andy_____ **MOVED** and Jimmy_____ **SECONDED** to adjourn the meeting at 8:35 pm. The motion passed unanimously and the meeting was adjourned.

Respectfully Submitted,

Andrew Yang, Committee Chair

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
August 24, 2022

The meeting was conducted by Zoom as it was the Committee preference to continue to use Zoom, rather than in-person meetings, because of ongoing COVID concerns.

COMMITTEE MEMBERS PRESENT:

Tricia Hemel—Chair
Lenore Marema
Gwen Toops
Jenny Patenaude

COMMITTEE MEMBERS ABSENT:

Susan Klejst
Linda Taousakis

ALSO PRESENT:

Megan Christensen – Board Liaison
Steve Philbin - CAMP
Juana Michel – CAMP
Pat Sugrue—Newsletter Subcommittee
Gen Harrison-Doss - Resident

CALL TO ORDER

Tricia Hemel called the meeting to order at 7:02 pm. A quorum was present.

I. APPROVAL OF AGENDA

On a Motion, Moved and Seconded, the agenda was approved.

II. APPROVAL OF MINUTES

On a Motion, Moved and Seconded, the minutes from the Committee's July 13, 2022 meeting were approved.

III. RESIDENT OPEN FORUM

Gen Harrison-Doss spoke about her background and living in Cameron Station that her to apply for the position of Editor of *The Compass*.

IV. ITEMS FOR RECOMMENDATION

Following discussion, on a Motion, Moved, and Seconded, Gen Harrison-Doss was approved as the new Editor of *The Compass* and as a new voting member of the Communications Committee, subject to Board approval.

Following discussion, on a Motion, Moved, and Seconded, the Committee accepted the \$450 Branding Package bid from LMK to develop a community branding program for Cameron Station that contains a logo, color, and fonts that will be used on communications of any kind. The package includes a guide for usage for the community. The Board need to approve the content.

V. MATTERS FOR COMMITTEE INFORMATION

Management Report: Steve Philbin discussed with the Committee items from its budget for 2023, which is due on August 30. He reported that the board will be considering a new access system that will allow residents to enter the clubhouse and shuttle bus. Steve also stated that the phase signs that had been approved by the board to be ordered, were tabled pending the board's revisions to the parking policy. Finally, Steve reported that a survey will be sent to residents. The survey will give residents a choice between 3 Metro stops the Cameron Station shuttle bus could drive to when the Metro shuts down in the fall. The survey will also be posted on social media.

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
August 24, 2022

Board Update: Megan Christensen reported that the Board approved the replacement of the community sign, brick pillars, and flowers at the front entrance that has been destroyed. She also reported that the Committee will be asked to review its charter regarding eligibility to serve on the committee.

Committee Business

Newsletter Subcommittee: Once the new Editor is in place, the Newsletter Subcommittee will schedule the final planning meeting for 2022 and the date of the last issue.

E-blast: There was no formal report on the E-Blast.

Welcome Subcommittee: Tricia Hemel reported that there were 24 new residents last month and Susan will make assignments to contact them soon.

Social Media: Jenny Patenaude reported that there were only a few comments since the Cameron Station social media became interactive. BRAND, our vendor, deferred to the CAMP for responses. The 90-day trial ends in mid-October.

Website: Gwen Toops reported that the changes to the website are ongoing. Tricia Hemel suggested we look at a maintenance package when the website is complete.

Photography Subcommittee: Tricia Hemel reported that photos had been taken at the pool party.

Marketing & Public Relations Subcommittee: Lenore Marema reported that the *Zebra* is highlighting neighborhoods in Alexandria and she suggested that we feature Halloween in Cameron Station for their October issue. The Committee tabled until our next meeting. The Committee suggested management sends a special communication to residents two weeks before Halloween to prepare residents for the number of trick-or-treaters that come to Cameron Station.

Bulletins & Signage: Nothing to report.

Budget: Tricia Hemel reported that the 2022 Committee budget was on track. The committee discussed the upcoming budget for 2023.

OLD BUSINESS

The Committee needs to write and/or update its SOP manual. Tricia Hemel asked committee members to schedule time with her.

NEW BUSINESS

Next Board Meeting: August 30 – Tricia will attend.

Next Committee Meeting: September 14

VI. ADJOURNMENT

Tricia Hemel adjourned the meeting at 8:19 pm

Respectfully Submitted,
Lenore S Marema

DRAFT MEETING MINUTES
CAMERON CLUB FACILITIES COMMITTEE (CCFC) MEETING
Thursday, August 11, 2022

The following individuals attended the meeting:

Ray Celeste, CCFC Chair
Dan Ogg, CCFC Vice Chair (via Zoom)
Tim Regan, CCFC Secretary (via Zoom)
Susana Carrillo, CCFC Member (via Zoom)
Hans Estes, CCFC Member
Steve Philbin, Community Manager, CAMP
Angel Robles, Assistant Community Manager, CAMP
Rich Mandley, President ProFIT (via Zoom)
Jill Bakner, ProFIT (via Zoom)
Brendan Hanlon, Board Liaison to the CCFC (via Zoom)
Greg Hillson, Board of Directors (via Zoom)

I. Call to Order/Establish Quorum

The Cameron Club Facilities Committee meeting was called to order by Ray Celeste at 7:03 p.m.

II. Approval of Agenda

Dan Ogg made a motion to approve the agenda as written. The motion was seconded by Tim Regan, and it passed unanimously.

III. Approval of Minutes – July 14, 2022

Hans Estes made a motion to approve the July 2022 minutes as written. The motion was seconded by Dan Ogg and it passed unanimously.

IV. Homeowners' Open Forum

No residents attended the meeting.

V. ProFIT Report

- A. July Summary Report:** Jill Bakner from ProFIT presented the July report. July saw an increase of nearly 1200 more people using the facility. The Salsa workshop on July 30th was a success and the Poms class had 33 participants.

Heartline will be out to replace some of the ripped/broken pads on equipment and the broken console on the ARC Trainer on August 19.

- B.** Given the increased usage of the fitness center, the CCFC asked ProFIT to recommend fitness center supplies and small exercise accessories that could be

purchased using the “Fitness Center Supplies” line item in the operating budget, which has more than \$3,000 remaining.

VI. Matters for Committee Decision – nothing to report.

VII. Matters for Committee Discussion

- A. **Fitness Center Floor Replacement:** Rich Mandley from ProFIT presented the quotes for replacing the floor in the fitness center. All the quotes are not comparable as some don’t include moving equipment. Rich is going to follow up with the vendors to make sure all the quotes are for the same work and will find an additional quote for the next meeting.
- B. **Fitness Center Painting:** Angel Robles from CAMP presented 3 quotes for repainting the fitness center. The Committee agreed to adjust the 2023 operating budget to include painting.
- C. **Pool Recommendations:** At the Board’s direction, the Committee discussed the issue of swim lesson availability at the pool. In past years, swim instruction was offered by the community at certain hours before the pool’s daily opening, but the community could not find an instructor for 2022. Furthermore, swim lessons arranged by residents are not allowed by community policy.

Dan Ogg moved that the BOD approve a policy to allow new or existing swim instructors arranged by residents, with the requirements that the swim instructors provide management acceptable proof of insurance and acceptable proof of swim instructor certification. The policy should include language that management considers appropriate to protect the interests of the community. Swim lessons shall be restricted to Monday through Friday, 10:30 - 11:30 am and 7:00 - 8:30 pm. There shall be no more than three students per instructor. Hans Estes seconded the motion and it passed unanimously.

- D. **Access System Control Proposals:** Steve Philbin from CAMP presented 4 quotes for the new access system control. The Committee reviewed the proposals and agreed to narrow it down to 3 companies to invite to meet with the Committee at a special meeting on August 25 in order to give a recommendation to the Board prior to their September meeting.
- E. **CSCA Policy Resolution 22-02 – Cameron Club Operating Rules and Procedures:** At the Board’s direction, the Committee was asked for any additional edits to the Cameron Club Operating Rules and Procedures. Members of the Committee will review and bring edits to the September meeting.

VIII. Management Report

- A. BOD Update. Brendan Hanlon presented an update from the Board of Directors. The 2 major issues relating to the CCFC concerned swim lessons and the access system, which the Committee addressed earlier in this meeting.
- B. Action Item/Pending Tasks. Manders Construction was responsive and made all of the repairs the community has asked of them. The partitions for the shower in the men's locker rooms are on the way and should be delivered in a few weeks. The Communications Committee will need to approve the logo and branding for the new door to the management space.
- C. Project Timeline. CAMP provided updates about damage from recent storms and the division of responsibility between the Community and the City regarding cleanup. The Committee asked to add an action item to the project timeline to fix the pooling of the water from the shower area to the toilet area in the men's locker room.
- D. Budget/Finance. CAMP sent the 2023 budget draft to the Committee prior to the meeting, but during the meeting, the Committee asked CAMP to adjust certain line items to account for new paint in the fitness center and for the access control systems. CAMP will make those adjustments and send a new budget draft out prior to the CCFC special meeting on August 25.

IX. New Business.

There was no new business.

X. Adjournment

Hans Estes made a motion that the Committee adjourn the meeting. Susana Carrillo seconded the motion and it passed unanimously. The meeting was adjourned at 9:01 pm.



Cameron Club Monthly Report

July 2022

Attendance and Usage

July – 7,842

- Average usage per day- 252

June – 6,658

- Average use per day- 221

Facility & Operations

Group Exercise Class Program

- The most attended class for this month was Total Body Weights. We saw an increase in attendance in 5 classes for this month.

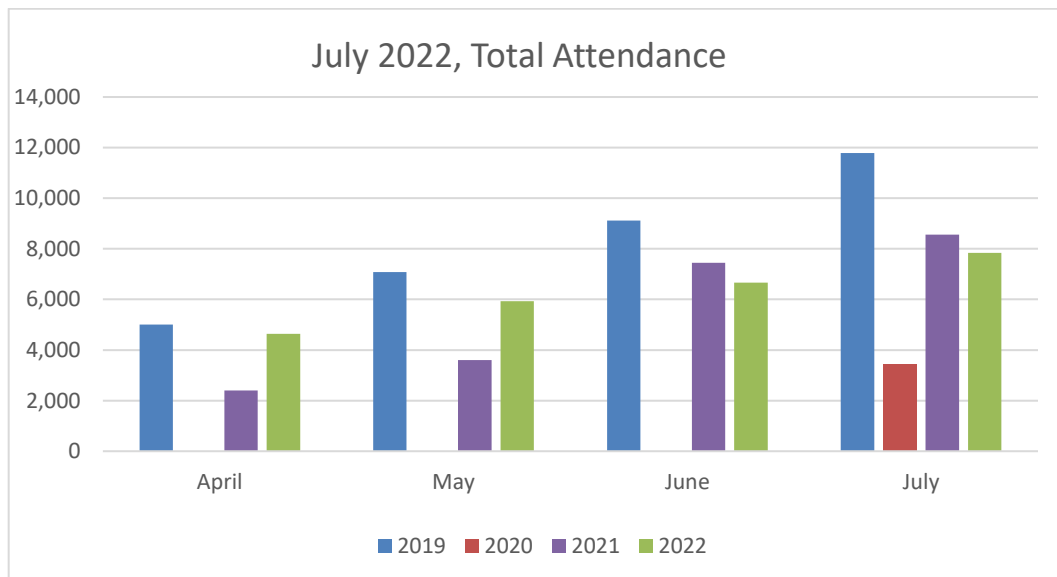
Exercise and Facilities Equipment

The status of the equipment in the gym as it stands, is in good shape. All equipment is operational and repairs that need to be made are minor.

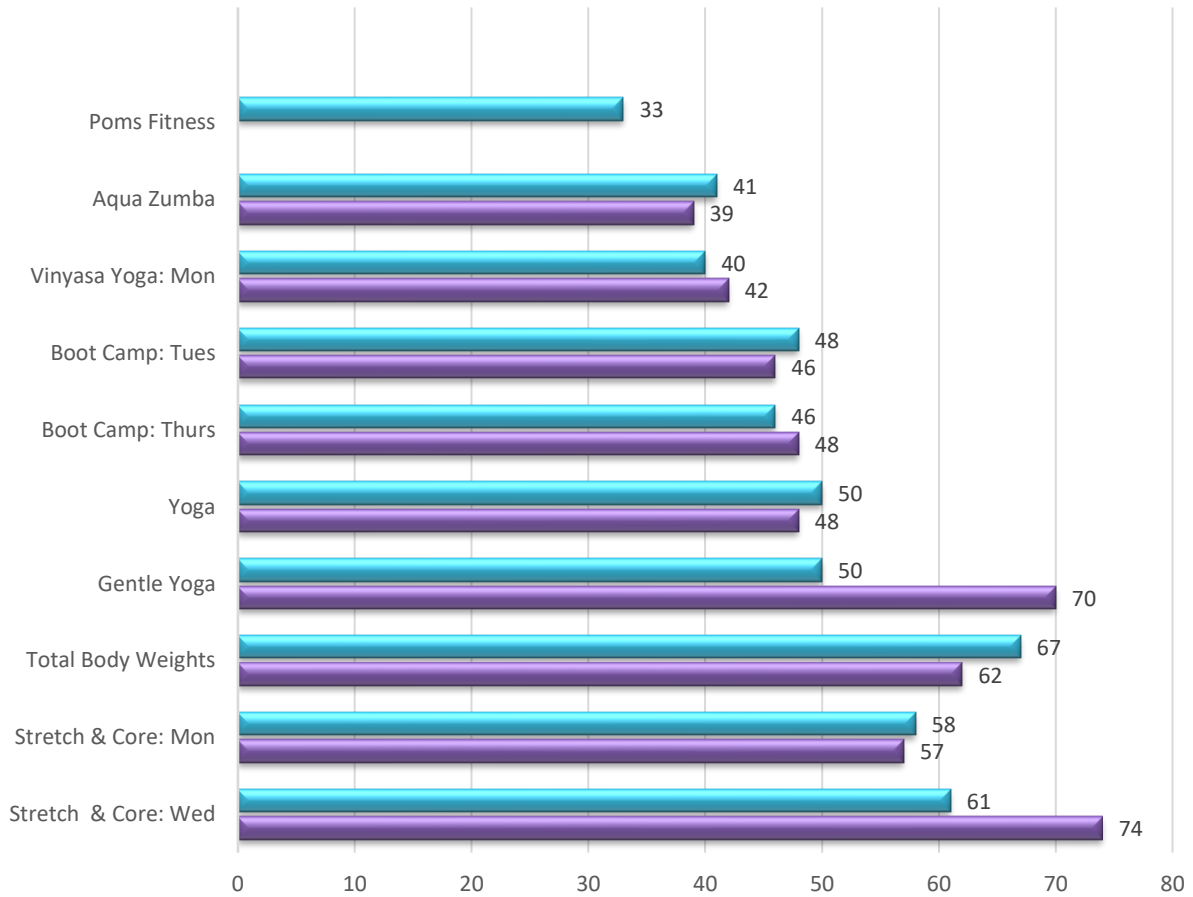
Programming

- The Salsa workshop scheduled for July 30th was a success. We had a turn out of 18 participants. We launched a Poms fitness class that is gaining momentum with 33 participants.

Graphs



Class Attendance June 2022/July 2022



	Stretch & Core: Wed	Stretch & Core: Mon	Total Body Weights	Gentle Yoga	Yoga	Boot Camp: Thurs	Boot Camp: Tues	Vinyasa Yoga: Mon	Aqua Zumba	Poms Fitness	
July	61	58	67	50	50	46	48	40	41	33	
June	74	57	62	70	48	48	46	42	39		

July June

MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
COMMON AREA COMMITTEE

Monday, August 8, 2022

The meeting was called to order at 7:05 by Kathy McCollom, CAC Chair, with some committee members in person and other attendees participating through Zoom.

Members present: Kathy McCollom, CAC Chair, Kyle Gerron, Sarah Markle and Martha Romans

Members not present: Don Williams and Patrick Kairouz.

Others in Attendance: Angel Robles, Assistant General Manager, CAMP

Adrienne Zaleski, Lancaster Landscapes

Greg Hillson, CSCA Board member

Motion to Approve the Agenda

Moved by Romans

Seconded by Gerron

For: All

Against: None

Motion passed.

Motion to Approve the Minutes from July 11, 2022

Moved by Markle

Seconded by Gerron

For: All

Against: None

Motion passed.

HOMEOWNERS FORUM

No homeowners were present.

LANCASTER REPORT

Zaleski reported that one tree was damaged during a recent storm and there were large branches downed on Cameron Station Blvd. Both issues were referred to the City of Alexandria. Repairs have been completed to the irrigation system. Pruning work will begin at the John Ticer pocket park. Lancaster will replace trees planted earlier this year that did not survive. They are discussing with the City who will replace a light pole on Grimm St. that was knocked down.

MATTERS FOR COMMITTEE RECOMMENDATION

A motion to install mulch in bare areas and metal edges to prevent soil from washing onto the sidewalk between Common Area 4930-5000 Gardner Dr. to be expensed from Operating Funds for soil erosion, \$1570.00. Lancaster Proposal 31512 Resolution 2022-0801

Moved: Gerron

Seconded: Markle

For: All

Against: None

Motion passed.

A motion to regrade the area, remove tree roots, as needed, and install metal edges to stabilize soil and prevent erosion around the mailbox next to 117 Martin Lane. \$680.00 to be expensed from Operating Funds. Lancaster Proposal 31513 Resolution 2022-0802

Moved: Markle

Seconded: Gerron

For: All

Against: None

Motion passed.

A motion to remove two dead/declining Leyland cypress trees, including stumps near the mailbox at 162 Barrett Place. \$2,800 to be expensed from Operating Funds. Lancaster Proposal 31516 Resolution 2022-0803

Robles noted that the budget for tree work has been over spent due to the snow event in January. The cost would be allocated to operating funds under tree and shrub maintenance.

Moved: Romans

Seconded: Markle

For: All

Against: None

Motion passed.

MATTERS FOR COMMITTEE DISCUSSION:

Some of the fire hydrants need to be repainted. Management will work with the City to determine what color they should be. Street light bases are also due to be cleaned and repainted.

The committee discussed the idea of installing pollinator friendly gardens as common areas come up for renovation. Zalenski will put together a proposal for the budget.

MANAGEMENT REPORT

Action Item List -- provides list of tasks pending

Work on the fence project is ongoing. Several workers have Covid which resulted in a delay.

Signs with phase numbers have been designed and will be installed to indicate which areas residents can park in with a visitor's pass. Residents may not use a visitor's pass to park in their own neighborhood.

Management is working on obtaining insurance information from the driver who damaged the front entrance pillars and sign in order to file a claim for the repairs.

NEW BUSINESS

Next Walkthrough: August 18, 2022 at 8:30 a.m. unless it rains. Meeting place: 400 Cameron Station Blvd.

Next meeting date: September 12 at 7 p.m.

The meeting adjourned at 7:32 p.m.

Respectfully submitted,

Martha Romans



Cameron Station Community Association, Inc.
Board Decision Request
August 30, 2022

TOPIC: Newsletter New Compass Editor
Resolution 2022-0801

Motion:

"I move to APPROVE the appointment of Gen Harrison -Doss to the Communications Committee as the new Compass Editor."

Motion: _____

2nd: _____

Summary:

With the departure of Amber Kelly-Herard from the committee as the Compass Editor, one opening had been announced on the Weekly Email Blast – July 29, 2022, as follows. Attached Gen Harrison-Doss application. The Communications Committee approved her appointment at their August 24, 2022, meeting.

New Compass Editor Needed

The Communications Committee is looking for a new Editor-in-Chief for The Compass newsletter. While writing and editing experience is a plus, the position is primarily one of project management/coordination. The Compass has in place an accomplished, responsible, volunteer staff who also performs those functions, as well as Compass alums who serve as informal advisors. We need someone to bring it all together and make it work!

If that is you, please contact communications@cameronstation.org. The Compass has been a vital part of the Cameron Station community for more than 20 years. Working on the newsletter is not only fun and fulfilling, but it is also a great way to get to know the community. And to make new friends! Join us!

CAMP Recommendation:

Management recommends approval for the record purpose of the meeting minutes.



CAMERON STATION COMMUNITY ASSOCIATION, INC.
Committee Member Registration Form

Please submit the completed form to the Cameron Station Management office for review by the individual Committee Chairs and the Board of Directors:

Name: [Gen Harrison-Doss](#)

Home Address: [5016 Gardner Drive Alexandria, VA 22304](#)

Email Address: GenRochelle@gmail.com

Telephone Number: [623.640.8124](#) (cell only)

Condominium Owners please check the appropriate box: [not applicable / not a condo owner](#)

Check the name of the Committee you would like to join (please include a 2nd choice as well):

- Architectural Review Committee
- Activities & Events Planning Committee
- Cameron Club Facilities Committee
- Common Area Committee
- [Communications Committee \(I have no 2nd choice\)](#)
- Financial Advisory Committee

Provide a brief statement describing your qualifications (you may attach any pertinent information):

I am an avid reader and in my professional life, write regularly at Amazon (business review documents, white papers, strategy documents). In 2015 I wrote to *The New York Times* editor and my letter was published in the 8/23/2015 Sunday edition (and virtually). For the past nine months, I've contributed articles to *The Compass* and with no others stepping forward, feel a sense of duty to help keep this publication going for the residents. I am a Sr. Manager at Amazon (where I've been employed for over a decade), one of the globe's largest employers. In my role leading a team of nearly 20 salaried leaders in HR & Recruiting I am constantly "herding cats," building consensus between stakeholders, and arbitrating situations between leaders with competing priorities. I must remain neutral and measured in order to maintain and earn trust with my peers, colleagues, and team. I believe these skills would serve me well in the Editor position.

3. State your reasons why you would like to join this committee:

I have enjoyed reading *The Compass* over the two years I've lived on Gardner Drive and think it's a wonderful mechanism for community engagement. As an active military spouse and working mother with a young child at Samuel Tucker, I am deeply invested in this community and it has become a lifeline in lieu of nearby family support. I also see opportunities to more effectively engage families like mine - with busy parents and young kids, while still ensuring the publication meets the needs of residents who are not raising families or who are no longer raising families. As a woman of color in a multi-racial marriage, I've come to deeply appreciate the diversity of Cameron Station and the West End of Alexandria (ethnicity, politics, gender, sexual orientation, age, religion, immigration status... etc.) and believe it's one of the things that makes the part of DMV so special. I would like to become the Editor of *The Compass* as a means to serve this community that I treasure, with my specific set of gifts and talents.



Cameron Station Community Association, Inc.
Board Decision Request
August 30, 2022

TOPIC: ARC New Member Application
Resolution 2022-0802

Motion:

"I move to APPROVE the appointment of Brian Sundin to the ARC Committee."

Motion: _____

2nd: _____

Summary:

Member opening had been announced on the Weekly Email Blast – on August 5, 2022, as follows. Attached is Brian Sundin's application.

Architectural Review Committee: Member Opening!

The Architectural Review Committee (ARC) has one (1) opening for any interested volunteer. The primary responsibility of the ARC is to act on all applications for the approval of modifications or improvements to any lot as dictated by the Declaration of Covenants, Conditions and Restrictions. Please [click here](#) for the committee charter and [click here](#) for the committee member registration form. If you have any questions, would like more information, or would like to submit your name for consideration, please email managers@cameronstation.org.

CAMP Recommendation:

Management recommends approval for the record purpose of the meeting minutes.



CAMERON STATION COMMUNITY ASSOCIATION, INC.
Committee Member Registration Form

Please submit the completed form to the Cameron Station Management office for review by the individual Committee Chairs and the Board of Directors:

Name: _____

Home Address: _____

Email Address: _____

Telephone Number: _____ (Cell) _____ (Home)

Condominium Owners please check the appropriate box:

- ☐ Carlton Place Condominium
- ☐ Condominiums at Cameron Station Blvd.
- ☐ Main Street Condominium
- ☐ Oakland Hall Condominium
- ☐ Residences at Cameron Station
- ☐ Woodland Hall Condominium

1) Check the name of the Committee you would like to join (please include a 2nd choice as well):

- ☐ Architectural Review Committee
- ☐ Activities & Events Planning Committee
- ☐ Cameron Club Facilities Committee
- ☐ Common Area Committee
- ☐ Communications Committee
- ☐ Financial Advisory Committee

2) Provide a brief statement describing your qualifications (you may attach any pertinent information):

3) State your reasons why you would like to join this committee:

Thank you for your time and interest.



Cameron Station Community Association, Inc.
Board Decision Request
August 30, 2022

TOPIC: Access System Control Proposal
Resolution 2022-0803

Motion:

"I move to APPROVE Force Security Solutions proposal in the amount of \$45,172.00 as an initial set-up to be expensed from Reserves Funds and the maintenance contract for a three (3) year contract in the amount of \$411.16/mo for PM/Alarm Monitoring/Cloud and Camera Management to be expensed from Operating Funds."

Motion: _____

2nd: _____

Summary:

The Cameron Club Facilities Committee invited and interviewed three (3) companies at a Special Meeting held on August 25, 2022, each company was allotted thirty (30) minutes to discuss their company and answer questions from the committee and management. At the end of the meeting, the committee unanimously voted to recommend Force Security Solutions for a three (3) year contract.

On August 25, 2022, the comparison matrix and all three (3) bids were emailed to the Board of Directors for review and comments.

CAMP Recommendation:

Management recommends Force Security Solutions based on participating in the interview and receiving positive references from CAMP managers.

Budget Considerations:

Force Security Solutions initial set-up to be expensed from Reserve Funds. Force Security Solutions maintenance contract to be expensed from Operating Funds – Safety & Security.

FORCE

SECURITY SOLUTIONS, LLC.



Cloud Based IP Intrusion Detection
Integrated Access Control System
&
High Resolution IP Video Surveillance
Security Proposal & Agreement

For

Angel Robles
Community Association Management Professionals (CAMP)
200 Cameron Station Blvd
Alexandria, VA 22304

Security Consultant

Kenneth E. Kocher

703.286.7205
877.656.3528 (Toll Free)
703.995.0388 (Fax)
kenkocher@forcesecurity.com



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The Trusted Leader in
Commercial Security



**Force Security Solutions, LLC.
8508 Virginia Meadows Drive
Manassas, VA 20109**

This proposal and agreement is based on the interpretation of the customer's requirements. It is our belief that all equipment quoted herein is in compliance with the project parameters as presented to Force Security Solutions, LLC. If additional products or services are requested a separate quote will be provided. This information is proprietary and confidential to Force Security Solutions, LLC and is only for the use of the individual or entity to which it was delivered. This quote shall remain valid for **30** days from the date of quote. No part of this document may be distributed, reproduced or utilized in any form, or by any means, electronic or mechanical, including photocopying, without written permission from Force Security Solutions, LLC. This document is to be returned to Force Security Solutions, LLC upon request.

Licensed & Insured

August 4th, 2022

Angel Robles
Community Association Management Professionals (CAMP)
200 Cameron Station Blvd
Alexandria, VA 22304

Dear Angel Robles

Thank you for taking the time to meet with me. I greatly appreciate it. Protecting the Safety, Security, and Stability of Cameron Station Community Association — that's our mission. Security is all we do, and we know it well. As your security partner, Force Security Solutions is able to deliver to our customers the most reliable and cyber secure IP security technology and solutions in the world today.

We are different, and because of that we never take a cookie cutter approach to security. We provide the highest level of security consultation to educate our clients and always custom design security solutions that exceed your expectations, providing you with the peace of mind you deserve. Our highly qualified technical consultants and implementation staff provide a unique blend of extensive education and experience in all areas of security. Our high-performance standards ensure that every project is managed and delivered on time with exceptional expertise, care, and a commitment to outstanding customer satisfaction.

We truly believe that by combining outstanding customer service, technical leadership, exceptional end user training, and a commitment to offering best of breed integrated commercial security products and services of the highest quality and integrity, that you will be extremely satisfied to have chosen Force Security Solutions as your security partner.

You will see, as part of this detailed proposal, that we have designed an integrated and proactive security solution that will exceed your safety and security goals with a solution that will provide the highest level of protection available anywhere to minimize your risk, so you can maximize your potential, allowing you to do what you do best without worry.

If any of us at Force Security Solutions can provide you with further information, or you have any additional questions, please do not hesitate to contact us at so we can assist you at 703-286-7205 or toll free at 1-877-656-3528.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Kocher', with a stylized flourish at the end.

President/Security Consultant
703-286-7205
kenkocher@forcesecurity.com

We Take Your Security Seriously

Protecting the Safety, Security, Stability and Assets is our Number One Job

The losses associated with theft, vandalism, burglary, violence, fire and cybercrimes like ransomware run into the billions of dollars each year. Everyone from the pettiest thief to the most extreme terrorist have the same mindset. They do not necessarily choose victims. They choose “soft” targets. They’re looking for opportunity. According to the FBI a break-in occurs every 15 seconds. In today’s environment, security is much more than locks on doors and a password on your computer. The role of security at your location should be to “harden the targets” and “seal off the opportunities.” Choosing the right security technology and security partner should be a priority and is the foundation for a safe and secure environment. It’s good for business and a sound investment in protecting your revenue and your future.

Why Choose Force Security Solutions

When it comes to protection, don’t settle for any less than the best security partner to protect you and your interest. We know there are many choices out there. As your security consultant, we understand security. I am a retired Police Officer from Montgomery County, Maryland. I have been working in Law Enforcement and Security for over 30 years. Here is what I have learned. There is no such thing as a deterrent. Most security companies sell “Reactive Security Technology” Do not buy in to it. It is a waste of money. By the time the incident occurs, and you have realized it, the bad guys are long gone. Our “Proactive Technology” protects your computer networks and physical building and allows us to verify events as they occur using the latest verification technology. We are constantly scanning your network and physical building with our proactive technology and when there is a break in, we catch and verbally challenge the intruder, which lowers your risk. We get the authorities to your location faster which can minimize the event and your losses and increase apprehensions.

Protection You Can Count On

Our standards are higher, and your security is our priority. Our highly qualified security consultants and uniformed technical staff provide a unique blend of education and experience. We always custom design and implement “State-of-the-Art”, “Best-of-Breed” proactive security products, technologies and monitoring services for our Commercial and Government Clients. That’s all we do. We do not try to be all things to all people. We don’t do Phone Systems or Audio Visual. We just do Security and we do it better than anyone else. We put our resources to work to provide you with the best security products, services, installation and monitoring services available today that we know will provide the highest level of safety, security, and peace of mind you deserve, 100% of the time, so that you are always protected.

Commitment You Can Trust

We are motivated to exceed your expectations every step of the way so that you won’t be left vulnerable by cheap security technology and a poor installation. That’s why we do not sell cheap Chinese systems made for residential homes in your building like most others do. Our technology are battle tested and will protect the people, property and assets all while increasing your productivity, efficiency, and profitability so that you can do what you do best. With Force Security Solutions protecting you, the differences add up fast. We recognize that our customers demand the highest level of security products, services and installation. Because we partner with “best of breed” security manufacturers like Digital Monitoring Products (www.dmp.com) and Mobotix IP Video Surveillance Solutions (www.mobotix.com) who are known for their high quality Commercial Security Technologies, so you can rest assured that you are receiving the highest quality and most reliable security products and services from highly respected companies that are known not only for their innovation and leading edge technology, not to mention the extra attention, responsive consultation, and expert service and support that only Force Security Solutions will provide.

Most Importantly- We Minimize Your Risk

We Provide Real Security If you think the Police are going to prevent an incident from occurring at your location, think again. Just pick up the local newspaper or watch the evening news and you will see. The police are a reactive force. They show up after the event has occurred. There is no need to lose countless hours of sleep worrying. With our Proactive Physical and Network Security technologies, you can get the peace of mind you deserve and can rest assured that your physical location and your computer networks will be more than properly protected with our ability to proactively monitor your business from anywhere in the world.

We Deter Criminals No two locations are alike. The primary reason you want security is because you think it should deter the criminal act from ever happening. That's the goal, but let's be real. No security can prevent someone from the attempt of breaking in your business or network with the intent to commit a criminal act. If someone tells you otherwise, they are lying to you. We recognize that in the real world we can't always prevent this from occurring, so we design integrated and proactive security technologies that allow us to proactively monitor any event that occurs through our using our Interactive technology which allows us to know what happens, when it happens and allows us to listen in and see real time what is happening in your location when the crime occurs. The right systems properly installed will give would-be criminals reason for pause or send them looking for locations less secure and prepared.

We Prevent Theft According to recent studies, the average business loses \$50k per year, larger business even more... And given the current conditions and ease at which employees or criminals can steal your data or move stolen products or information, the risk of both internal and external theft has skyrocketed. It's proven that a proactive physical and network security technologies can easily cut your losses to almost zero.

We Improve Productivity Loss of Productivity is reported to be the biggest cost businesses face today. Our Proactive Security Technologies will help to keep people on their best behavior when you're not there and enables an owner/manager and leaders to monitor work habits on their own schedule.

We Reduce Liability Some people look to benefit by making false claims against you or your business. Unfortunately, if you are lacking the evidence to defend yourself you literally get robbed blind with zero recourse. Our Proactive Security Technologies area an effective deterrent for this type of activity so you can contest these claims should they occur.

We Protect Intellectual Property Your unscrupulous competitor or disgruntled employee would love to know your secrets. Proactive Security Technologies can help prevent those competitors or employees from getting access to stealing your hard work and intellectual property.

We Allow You to Manage Your Systems Remotely Our Proactive Security Technologies offer features that allow you to control and manage your systems from anywhere. From multiple locations or from a single site while using a computer, smart phone or iPad/Android type device. This can dramatically reduce your risk and help manage overhead costs while reducing your risk and allowing you to oversee your operations despite geographic and time challenges from anywhere in the world.

The Levels of Protection that We Provide

Level 1 - Intrusion Detection Burglary Alarms We offer a comprehensive line of both proactive physical and network security products and services for churches, schools, commercial businesses and government agencies. our product range includes UL Commercial Security Burglary Alarm Systems that included Security Door Sensors, Motion Detection, Glass Break Detection and more. Proven in millions of commercial & Government applications throughout the world, our UL approved IP Based Commercial Integrated Security Technologies are well recognized for high quality and reliable performance. Whether the application is a bank, church, school, office building, warehouse, government facility or multi-story commercial structure, we have the right technology for your protection.

Level 2 - Access Controls Technology Access control by itself is not security. It just keeps the honest people out. No more physical keys that can get lost or stolen. Our integrated Systems not only provide the intrusion components listed above but will also help you manage you has access to your building and will limit risk to your people, and your most valuable assets. You can control access to doors and areas at your facility by times, or profiles to restrict who and when a person can enter your main entrance door to or have access to specific sensitive areas like your IT/Server rooms or the Finance/HR Office, with the most sophisticated multimedia access control, alarm monitoring, asset tracking, photo ID badges, and video management tools available in today's market.

Level 3 - High Resolution Video Surveillance Our decentralizes High-Resolution IP Hemispheric 180- or 360-Degree Video Surveillance Cameras are the most secure cameras in the works today. They can help to effectively deter theft, prevent fraudulent liability claims, vandalism, and will help you document events for effective prosecution and restitution, allowing your entire location to be more protected with the video proof you need. These systems include IP Cameras with two-way audio recording that can be viewed over networks, the internet, smart phone. IPAD/Android type device from anywhere. Systems include fixed and pan- zoom-tilt cameras, covert camera solutions, mobile units, redundant local or cloud storage.

Level 4- Force Watch Video Event Monitoring Integration We provide our unique FORCE WATCH Two-Way Proactive Audio and Video Verification security monitoring service to many locations like yours which exceed anyone else's out there on the market today. We provide competent and professional Remote Alarm and Remote Video Verification by dispatchers who are trained to watch your, office, retail, church, school commercial business, or warehouse locations and respond accordingly using our effective IP based two-way audio video and intrusion system. These proactive systems let us know what is happening during the event, so we can get the police or fire department to respond to your location quicker which allows us and them to know what is really happening at your location.

Level 5 - Smoke, Carbon Monoxide and Fire Alarm Protection Simply add Smoke, Carbon Monoxide Detectors, Pull Stations, Horn Strobes and other UL Fire Devices to our Integrated Technology above to provide required Life Safety Protection for your Business and you have one single system that will save you money.

Level 6 - Cyber Network Security We provide the most reliable security electronic security technology for the protection of all your internet-connected systems and devices, including hardware, software and data, from malicious sources such as cyberattacks that can expose you and lead to a loss of important data. We protect you and your networks against malware, phishing or ransomware attacks by providing an in-depth security audit of your network and assist you in the development and implementation of the best security policies, practices and network computing security software tools and firewalls so that you are compliant and not exposed to the risk and losses that can and will occur if you are not protected.

Statement of Work

Force Security Solutions is responding to your request for a proposal and agreement to properly protect the safety, security and stability of the Cameron Station Community Association building and its assets including your physical location, the staff, community members, property, and network and will secure this location with an Non- Proprietary, UL Commercial, Cloud Based Access Control System for this building located Alexandria, VA. Force Security will provide a new UL Commercial Cloud Based Integrated Intrusion Detection, Access Control and High Resolution IP Video Surveillance System that will protect the perimeter and interior of this location from unauthorized entry during and after business hours. Furthermore, to further secure the interior of this location we will include our integrated Access Controlled technology which will be tied into this system for local Management of Doors and Access into this location during and after business hours as well as a state of the art High Resolution 360 Degree IP Verified Response Video Surveillance Camera system to capture activity in real time and/or recorded as well as our Cloud Based Connect One Software Management System for complete control and operations of your complete system so you can manage and track all users and user entry of your system from anywhere using a smart phone, computer or tablet device. This request for a proposal and agreement includes the design, installation, wire, conduit, connection of all devices, testing, certification, including all items listed under system components, professional services and end user training. It is understood that after completion, you will own the system, and we will professionally monitor and maintain this system for added security, safety and stability of the system.

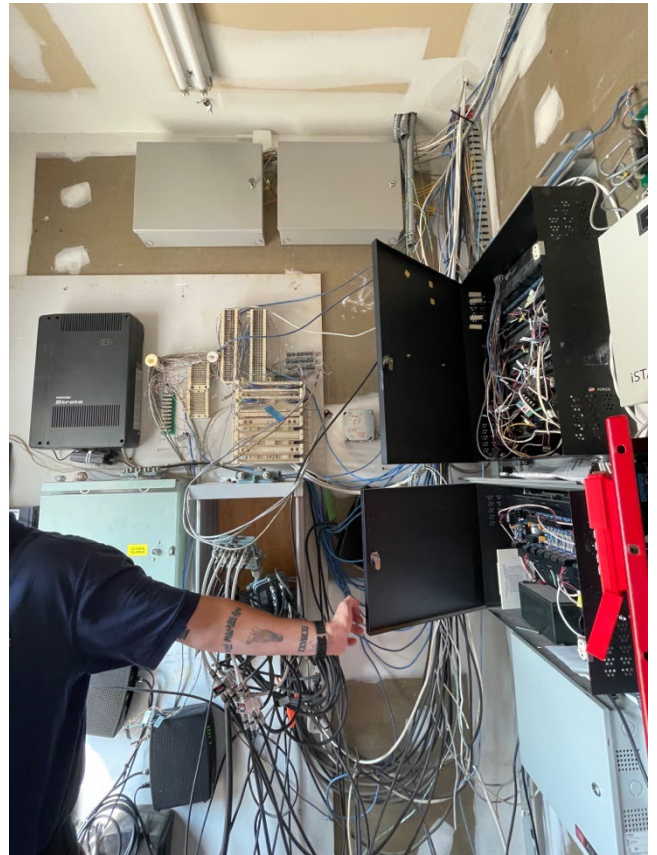
Here is what we found at your current location

- The location is in a high traffic area. Is surrounded by businesses and major roadway that can give access to a quick and undetected exit and potential risky situations.
- The Current Security Alarm System does not appear to be in use.
- The existing Access Control System is a server-based system without cloud capability. This requires you to keep a local computer that acts as a server on site as well as pay for costly software/licensing updates.
- We found exposed security wiring to security and fire devices just hanging, not secured, and exposed in the open. If cut or damaged this could potentially provide the device(s) or system useless and unable to detect an intruder or provide video evidence needed. We recommend that all wires should be concealed behind the walls if possible or above in the ceiling. Where it can't be easily concealed it should be in metal conduit to prevent tampering or damage.
- Communications and electric power controls are exposed and not secure in the building. The systems power Transformer was not secured and was marked with the word "Alarm" making it an easy target for a person who wished to disable the system.
- The Power Transformer is a plugged Transformer and not a Direct Wired Circuit as UL Requires for Commercial Installations.
- There are no tampers on the current system which would signal if the unit was opened or tampered with as required by UL for Commercial installations.
- There is no current video surveillance system at this location that would be used to capture evidence needed for prosecution, restitution or claims of liability should an incident occur. Our system integrated Video Surveillance to capture activity and users pictures and video recordings of residents, guest and others entering the doors via the Access Control System and cameras.

Your Improperly Installed and Non-Integrated System

Here is what we found at your current location

- Keys left inside panels (This would allow for a unauthorized person to open and tamper with the system)
- No tamper switches on the access control or power panels (no way of knowing if someone is tampering with the system)
- Access control system directly plugged into the outlet (system can easily be unplugged)
- Plug in transformers used for security panel (these can and do fail)
- Exposed wires (increases likelihood of damage to the system intentionally or accidentally)
- Your system is NOT secure and could present operational & maintenance issues.



Integrated Systems Properly Installed by Force Security



Our Recommendation

It is our conclusion and recommendation based on our security assessment that you are not properly protected and are at a great risk if you do not follow our recommendations. These recommendations will properly provide the highest level of protection for the employees, visitors, customers, as well as the assets and your revenue of your location. The following proposal is broken out into in a menu format and contains the Security and Life Safety technology and Services which provides a combination of security that, when fully integrated along with proper security policy, procedures and protocols will address the problem areas identified in our risk analysis. As part of this proposal, we have engineered and designed an advanced and interactive system that will support your objectives while allowing you to control and monitor all activity, data and people, within your location, over a computer, smartphone or tablet type device from anywhere while providing the highest level of security possible, along with the appropriate deterrents or evidence for proper prosecution, restitution, as well as protection against claims of liability

Our Objective

To provide a significant impact on the security and stability of your operations, and to prevent the potential of great loss financially, physically, and physiologically, that may lead the you and others to being held negligent and liable in a court of law. Court case law has proven that regardless of the size of an event, it can severely impact your profitability, as well as compromise, or potentially force you out of Business and into Bankruptcy. It is our conclusion and recommendation, based on the security assessment and risk analysis performed, that Force Security Solutions can provide the highest quality certified and “best value” integrated and proactive Physical and Network Security Products, Technology and services available, providing you with the highest level of protection. This proposal demonstrates Force Security Solutions’ understanding of the requirements, our technical approach, and a detailed plan for meeting our collective objectives. Our approach is based on proven, repeatable security and engineering principles, and is rooted in the sound practices, and lessons learned, from previous implementations, deployments and businesses that weren’t so lucky. We utilize the knowledge of our Security experience, along with the support of our technology partners, who work together with us, to make this deployment a success.

Our goals are to provide:

- A Security Partner that understands your security requirements.
- Best of Breed security products and services, supported by one company
- Quality Installations
- Uncompromising Support
- Responsive Management

Partial Client List: Below is an example of the type of customers currently being protected by Force Security Solutions; References are available upon request:

**Rockwell
Collins**

SES
GOVERNMENT
SOLUTIONS

**FDA U.S. FOOD & DRUG
ADMINISTRATION**



ASCE
American Society of Civil Engineer

**GEORGE
MASON
UNIVERSITY**



Research Lives Here®



**BOYS & GIRLS CLUBS
OF AMERICA**



**VIRGINIA
PAVING
COMPANY**
A Division of The Lane Construction Corporation



**APOGEE
RESEARCH**

JLL



**Flint Hill
SCHOOL**

**InPhase
RESEARCH**

LANE
we build value

**MILLER TOYOTA
SCION**

**KLAS
TELECOM**



**KNACK
WORKS**
IDEAS. SOLUTIONS. DELIVERED.

EEOC
U.S. Equal Employment
Opportunity Commission

**NATIONAL
GEOGRAPHIC™**

GENERAL DYNAMICS
Information Technology

**Douglas
Development
CORPORATION**

Integrated IP Commercial Intrusion Detection & Access Control IP Security Server



Get ready for security that's unlike anything else you've seen before. Our UL Commercial Integrated IP Security Server offers a long list of popular features. Our system is integrated with Intrusion, Access Control, Panic and even Fire Detection which has never before seen in such a comprehensive and expandable package. The system's modular design and robust feature set make this a powerful package for any commercial Security, Access & Fire application. Start small or grow as you grow. The System is fully compliant with the SIA CP-01 False Alarm Reduction Standard and is the result of many years of world class engineering development. The system includes hardwire or wireless capabilities, unlimited zones, inputs and outputs along with area partitions and access control doors as well as wireless cellular backup controls for redundant communications and reporting and remote-control capabilities using e-mail, text, hosted software services or Smartphone/iPad/Android applications. Our integrated approach enables you to arm and disarm your system; lock or unlock access-control doors; add or delete system users or change their access rights; change schedules and holiday dates; and run reports for analysis and evaluation whether onsite or from any Internet-connected computer or device. This High-functioning system provides a complete blanket of features and functions that enable you to manage your location or facility more effectively. Any mix of wired, network or Wi-Fi: all on the same system. Secure and encrypted, fast, perfect for a simple burglary system or a global enterprise, and everything in between. Take advantage of the best integration of access control, burglary & even commercial fire system that feature strong IP and Redundant Cellular Communication Technology between your system and our Emergency Communication Center is essential to ensure constant protection. Our innovative Security Servers provide a complete set of communications options ... network, cellular, and dial-up ... in an all-in-one, all on-board design that offers increased capabilities with faster, and easier communications. Hardwired or Wireless, our built-in encrypted two-way wireless capability simplifies and speeds system installation when a wire just can't be run. On-board design that offers increased capabilities with faster, and easier communications.

Level 1 - Intrusion Detection Components

Graphic Remote Touchscreen Annunciator Keypad

All system programming features and functions can be accessed via the carousel menu on the large, 5-inch full-color touchscreen keypad. It is a 4-wire, bus series, wired keypad compatible with all of our Burglary/Fire/Door Access Control security servers. They also include built-in proximity reader option for codeless arming/disarming.

Display:

- Slim profile in stylish glossy black or white finish to fit with any décor.
- Big, bright 5-inch full-color resistive touchscreen display.
- Interactive icons guide the user through system functions.
- Touchscreen Displays Panic 24-hour Local Weather Forecast and More



Door Position and Intrusion Detection Sensor

Magnetic Door Contact Sensors come in many types and sizes depending on the type of door and can be hardwired or wireless. These sensors have a magnetic reed switch that operates by an applied magnetic field. The sensor consists of a pair of contacts on ferrous metal reeds in a hermetically sealed glass envelope and a magnet. Once the door is opened and the magnet is pulled away from the switch, the intrusion detection system sees this and lets it know that the door has been opened or closed. When the door is closed the magnet sets the reed switch back into the closed positions.



Interior Motion Detection Sensors

Our active infrared anti-mask Motion Detectors provide passive infrared and Microwave Doppler radar detection for superior catch performance and best-in-class false alarm immunity. The Microwave Noise Adaptive Processing - Avoids false alarms from repetitive sources. The Motion Sensors Protect against environmental challenges and reduce false signals by more than 35 percent over other competitor detectors. The superior optics and electronics design ensure the best possible signal.



Advanced Power & Surge Protection

This Advanced Power Protection device guards and protects 120VAC power circuits that feed all of the Commercial Intrusion Detection Control Servers, Access Control, Video Surveillance and Fire Alarm Systems as well as other Critical Security or Life Safety Equipment. The hybrid circuit design provides maximum critical load protection for your system and all power, communications and network connections from the harshest power quality issues. From surges and spikes to brownouts.



Backup Redundant Cellular Communications

Many traditional security systems rely on out-of-date technology like vulnerable analog phone lines or an unpredictable broadband connection. (Both can easily be disabled by the quick snip of a wire or loss of power.) With our dependable LTE Cellular technology platform, our customers can stay protected even if the phone or internet line is cut or the power goes out. Enjoy the Peace of Mind of knowing that your system is backup when needed most.



Audio Glass Break Detectors

A glass break detector is a sensor used in electronic burglar alarms that detects if a pane of glass is shattered or broken. These sensors are commonly used near glass doors or glass store-front windows to detect if an intruder broke the glass and entered. Glass break detectors use a sensitive microphone, which monitors any noise or vibrations coming from the glass. If the vibrations exceed a certain threshold they are analyzed by detector circuitry react if both the amplitude threshold and statistically expressed similarity threshold are breached.



Silent Panic/Emergency Buttons

You never know when you will need help. We always recommend and install with our Silent Panic systems devices that will secretly and quietly notify the authorities with just the push of a button. The devices are hidden and provide you with the ability to summons help without alerting the perpetrator of your intentions. A silent alarm is generated, and your needs are met. It's as simple as a push of a button.



Hardwired Transformer

Most Security installation provide power via a regular plug in transformer and faulty power strips simply plugged into a wall socket. This is not a secure way to power and secure your security system. Plug in Transforms and power strips can easily be unplugged or cut which can compromise your security and the protection that you expect from your system. We directly connect your power to the security system via a circuit using our power limited, switching power supply protected by conduit that meets UL, CSFM, NFPA, and FCC compliance standards. This is rated for 16 VDC @ 56 Amps maximum. Each power supply includes a transformer, battery leads, and a metal enclosure. (56 VAC, 16 VDC)



Level 2 - Integrated Access Control System Components

Access Control Interface Module

Because our system is modular you do not need to purchase a separate burglary alarm and access control system that would both need to be managed. With us you manage one system and one database of users. This module allows you to connect the Proximity Readers to your DMP Security Server to provide codeless entry, arming, and disarming using access control readers and credentials. Provides four programmable zones, a 10 Amp Form C (SPDT) Door Strike relay, built-in with remote annunciation output, data to panel LED, and a 4-position terminal for connecting Wiegand format readers. (8.5-28.5 VDC)



Proximity Readers

We provide a compact pin plus proximity Fob/Card or Bluetooth readers connected to your Access Control Interface Module that are perfect for mounting to walls or door mullions that are sealed in a weatherized case. Suitable for interior or exterior proximity access applications and provides a bi-color LED to indicate card read range.



User Credentials

We provide the industry standard encrypted Key Fob, Key Card, or Blu Credentials. These fobs or cards are made of an impact resistant construction can be installed on key ring for convenience or purchased as a thin, durable card size, proximity cards that is flexible enough to be carried slot punched with a strap clip or lanyard. Passive, no-battery. Design allows an infinite number of reads. Fobs or Card reads are not affected by body shielding or by being next to keys. Card can be printed to with optional Card Printer.



Electromechanical Locks

Our integrated door locks used to secure doors are compact, high performance electric strikes, magnetic locks or electrified door handles that are designed to be low profile and long lasting. This includes narrow or compact styles designed to be set in aluminum frames, surface mounted or on wood or glass. All devices are field selectable for 12VDC or 24VAC and are fail secure/fail safe unit to accommodate any type of door.



Request to Exit Device

This REX device is a dual technology, request-to-exit sensor used for secure door egress and door access control. This REX combines the power of passive infrared and Doppler range-controlled radar technologies to provide the industry's most secure request-to-exit sensor. Historically, request-to-exit sensors have not been used in sensitive areas because they are easy to defeat. With the RCR-REX, dual technology requires that both the unit's PIR sensor and RCR sensor detect intrusion activity to trigger the internal relay. For maximum protection, adjust the radar so that the curtain is above the floor; objects slipped under the door will not activate the sensor, making it virtually impossible to defeat.



Push to Exit Button

This UL Listed Emergency Exit Buttons offer additional safety, as required by code, for possible malfunction of REX motion exit sensors. The unit is mounted next to door which when momentarily pressing the button releases door for 30 seconds. Operates on 12 or 24 VDC (must be same voltage as the installed lock) and is for indoor use only. The Emergency Exit Buttons includes green ADA lenses for easy identification and use.



Access Authenticator

This Access Authenticator can be connected via a hardwired or wireless connection to the main Security Server and is typically located at or near a Pool or Fitness Center Entrance Desk area and is used by the staff to authenticate and to allow residents who enter to a Fitness Center or Pool area to scan their credentials to determine their authorization and ability to use the facilities. If a user's is allowed to enter the area the light will turn **GREEN**. If the user is not allowed to enter the pool area as determined by their Connect One user Status the light will turn **RED** to indicate that they are not allowed into the area and will need to see the HOA or Management. Management can also allow for viewing using the Connect One Online system which will display the users as Allowed or Denied using a Computer, Smart Phone or iPad/Tablet Device.



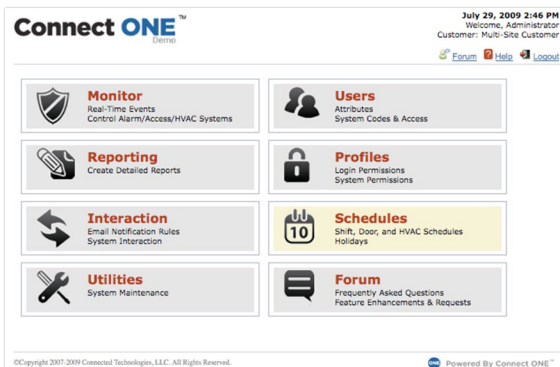
Connect One- Cloud Based Command Center End User Control System

When you add our end user Connect One cloud-based software as a service online system you get Remote local or remote ability to set up account files, authorize users, and connect to the server to Maintain or Delete Users and User Codes, Schedules, Holiday Dates, and Profiles. Pull reports from the system to see who entered and at what time. You can receive real-time e-mail notifications of openings, closings, or fail to opens, Turn on or off your system plus you can get information that lets you know when there is activity on any sensor in your business, even if it's not an alarm. This system works without a phone line, is compatible with your network or VOIP phone service, and uses 100% IP and wireless signaling for an integrated and redundant solution.

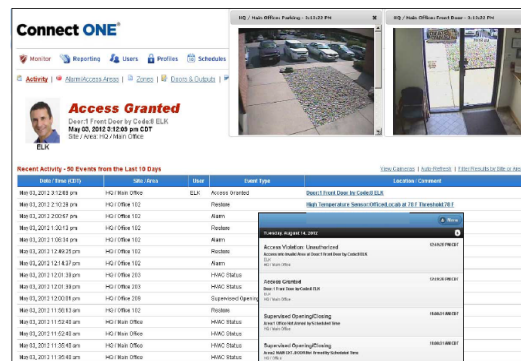
- ▶ Works entirely from your web-browser with secure encrypted transmission via SSL
- ▶ Multi-user login for simultaneous viewing and control
- ▶ Specify session timeout for automatic logout after inactivity
- ▶ Online user-friendly help file



Log in from any Computer or Smart Phone



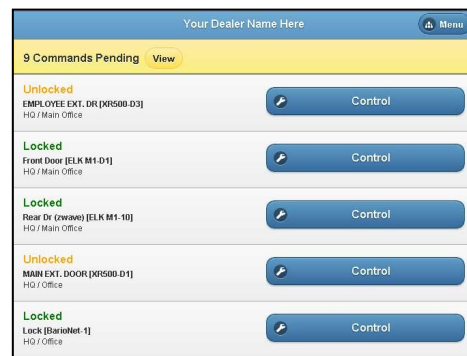
View your Cameras as Events Take



Arm/Disarm Doors Remotely



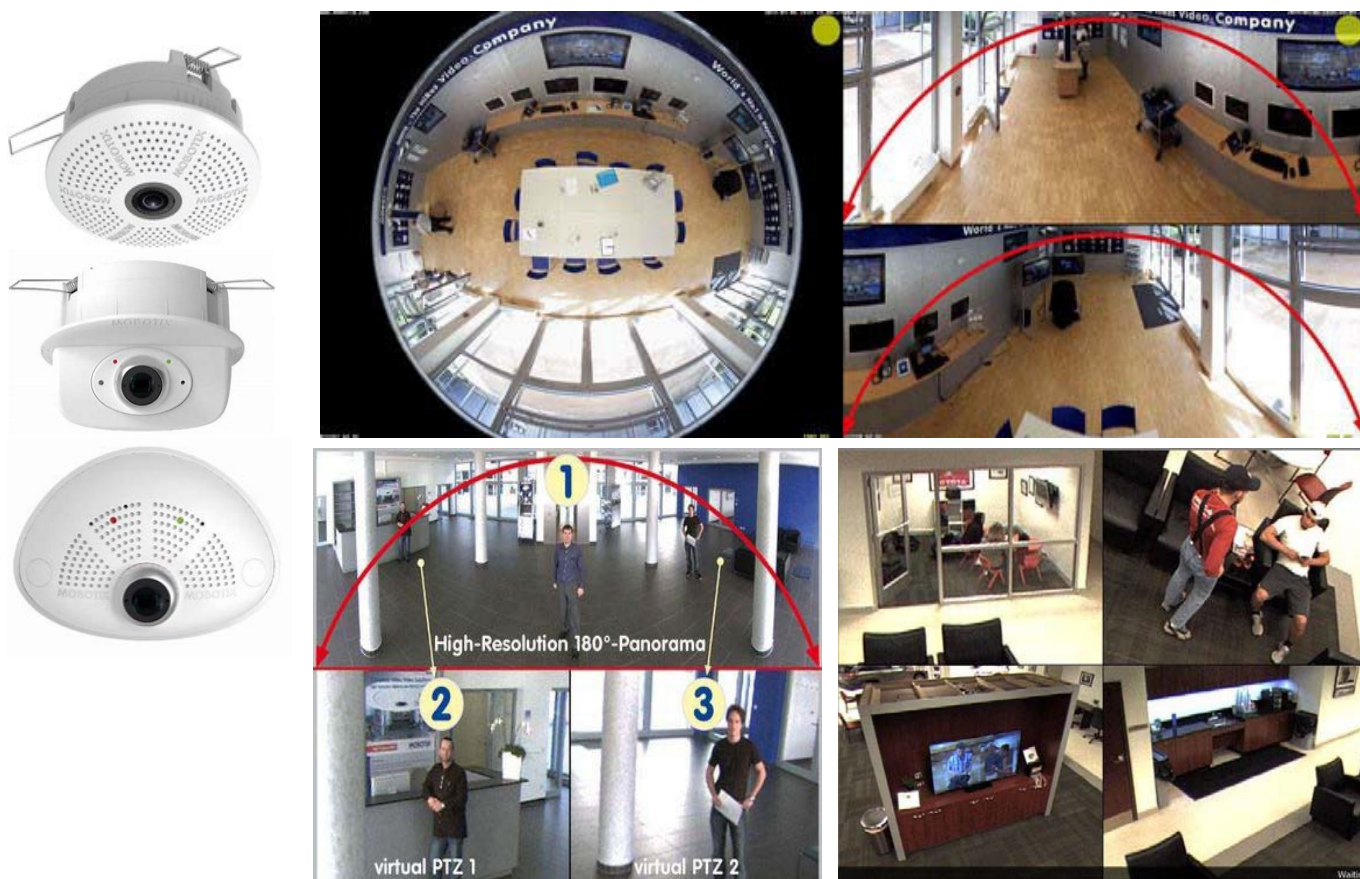
Lock/Unlock Doors Remotely



Level 3 - High-Resolution IP Video Surveillance Components

Indoor 6 Megapixel IP 180- or 360- Degree Hemispheric Cameras

Force Security will provide ceiling or wall mounted 180 degree or 360-degree indoor cameras whose image area covers the entire area of the room or hallway corridor. The IP 360 Hemispheric or 180-degree Panoramic image is convex, particularly near the image borders. These 6MP image sensors provide 3072×2048 pixels which is 2.5 times more details compared to full HD with incredibly low light capability and low bandwidth consumption. These image sections are corrected for the viewer by the onboard integrated distortion correction software, allowing a view of the scene from the usual perspective. The virtual PTZ/Zoom feature allows you to enlarge or move image sections within the hemisphere, just like a PTZ/Zoom camera, this is achieved with no moving parts and allows you to view any area in the room (360 degrees when ceiling mounted, 180 degrees when wall mounted) A traditional system would require four cameras or more. With one hemispheric camera you see and record all directions simultaneously on the monitor. The preset North position can be moved to any direction in the image; the camera generates the other three directions (East, South, West) automatically and can store them as separate views. *(Black or White Housing Colors Available)*



- No additional housings, fans or heaters to purchase
- No additional software required...all software included at n/c
- No moving parts to fail with Built in Linux PC & Built in DVR
- Two Way Audio Recording & Speaker
- Power Over Ethernet (POE) with up to 128GB SD flash memory on board camera
- Record directly to NAS, up to 176TB RAID 0, 1, 5, 6, 10
- Image/event processing at camera level, very low network load
- Email & text messaging upon alarm/event
- Exceptional 6 Megapixel 4K Image Quality viewed Live or Recorded!
- Cameras can be Remotely Monitored Creating a proactive deterrent system to warn away intruders

Outdoor Day/ Night Weatherproof IP 6MP 4K Color/BW IR with 2 Way Audio Camera

This weatherproof, robust IP camera features interchangeable sensor modules as well as the latest 6 Megapixel 4K system technology. As a result, it remains totally unique in terms of performance, functionality and design. One important feature that determines the quality of a security camera is its light sensitivity. A highly light-sensitive camera supports wide dynamic range, short exposure times, thus resulting in reduced motion blurring. This makes it easier to evaluate security-relevant footage, making details visible without the need for additional, expensive illumination.

- Cyber Secure PoE Plus Modular system with exchangeable image sensors for viewing distances.
- Weatherproof premium dual camera for all kinds of applications (IP66)
- Combined day/night camera for 24-hour use
- 6MP 4 K UHD 3840x2160 16.9, 1/1,8 IP 6 Megapixel Lens
- Including video motion detection software MxActivitySensor
- Housing with integrated camera electronics, flash memory, external ports (Ethernet, MxBus, MiniUSB) and pre-installed VarioFlex mount for wall or ceiling mounting
- Front element to hold one or two sensor modules, with microphone, speaker, passive infrared sensor (PIR), outside temperature sensor and status LEDs
- One, two, or three sensor modules with lens, image sensor, microphone & Audio, status LEDs, IR Illuminator



BLACK & WHITE LENS



COLOR LENS



Power Over Ethernet Switches

Our Managed POE Gigabit Ethernet Smart Switches fill the gap between unmanaged and fully managed switches. These switches are designed for high-speed camera networks. This 28 port POE Switch offer enhanced switch features that support advanced technologies, including quality of service (QoS) intelligence and advanced traffic management to simplify the management of your video surveillance security services. These advanced managed switching features give you a variety of capabilities for controlling traffic over your network and help keep your applications running at peak performance. Other advanced deployments using Power over Ethernet (PoE) connectivity, QoS, and virtual LANs to segment network traffic. Turn up powerful security measures such as access control lists (ACLs) and guest virtual LANs (VLANs) to provide rich services to users while protecting applications and information. Meet tomorrow's networking needs as well as today's with advanced features like static routing and IPv6 support, which let you enable the latest generation of networking applications and operating systems without an extensive equipment upgrade. Reduce power consumption by using these eco-friendly switches. Designed to optimize power usage. The switches offer energy efficiency without compromising performance by powering down ports when not in use. Includes ports for fiber connectivity so you can benefit from superior performance and keep up with expanding network needs.



Uninterruptible Power Supply (UPS)

Our uninterruptible power supply (UPS) is designed for high-end video surveillance systems, and features dynamic line conditioning to guard against surges/spikes and offers battery backup in the event of brownouts or blackouts. This UPS system is ENERGY STAR® qualified with patented Green Power UPS™ Bypass circuitry to save on energy costs by reducing energy consumption and heat buildup.



Video Security Lock Box (with Fan)

Our Security Lockboxes include cooling fans are made of super strong 16-gauge steel with removable lid for easy access, locking front door with cam lock and 2 keys, air vents, cooling fan(s) and power cord(s) for superior cooling, rubber bumpers and durable textured powder coat finish. These boxes protect the security Camera Connections, POE Switches and UPS devices and provide a secure environment from to prevent the Video System from being tampered with or disabled.



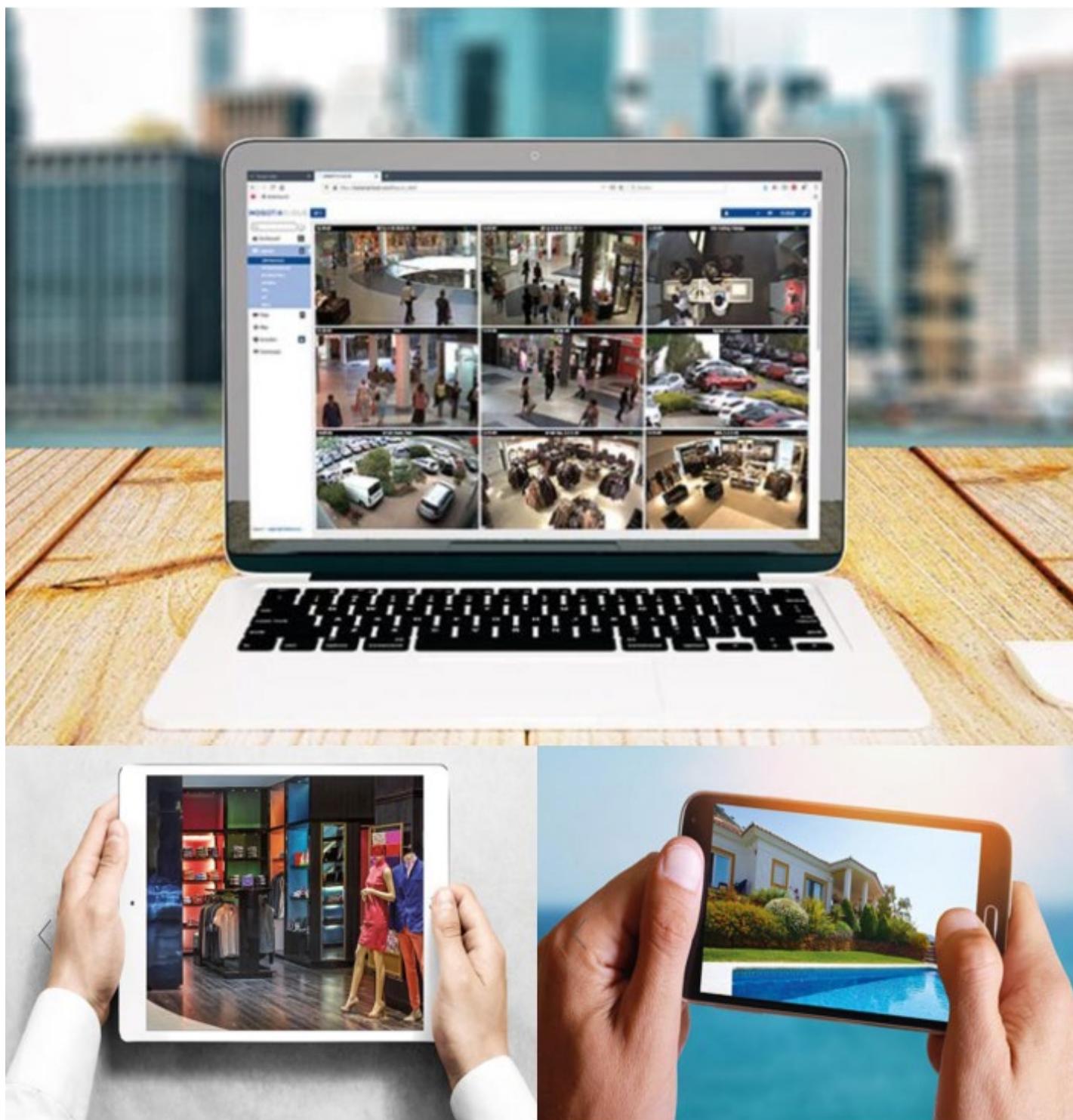
Video Display Wall

Our Video Display Wall consist of a small compact High Performance Micro PC Computer – with 1.1GHz Intel Core i7-10710U hexa-core processor with up to 4.7GHz speed and 12MB cache memory, 8GB DDR4 SDRAM, 1TB HDD and 16GB SDD hard drives enables you to store thousands of files, supports Wireless-AX MAC 802.11a/b/g/n/ac/ax and Bluetooth 5.0 wireless connectivity for easy Internet access, 3 x USB 3.1 Gen 2 Type A and 2 x Thunderbolt 3/USB-C 3.1 Gen 2 Type C ports for lightning data movement speed. Includes Windows 11 Professional with the free Camera Software preloaded. Display your cameras from this computer to a High-Definition HDMI Display Monitor of your size for the highest level of Dedicated Video Surveillance Camera Viewing. 55 Inch 1080p 60Hz LCD HDTV with Wall Mount.







MX-Cloud Based Video Storage






The MX-CLOUD VMS Solution is a cloud security camera system which provides 100% cloud recording management, 100% mobile and web browser viewing, Cloud technology is the future — so why not get started today? MX-CLOUD is an agile and dynamic platform that opens entirely new opportunities for you or your business. Access your video systems conveniently and securely, wherever you want, whenever you want. Manage your cameras and users easily and efficiently









View from any device, whether you prefer a smartphone, tablet or PC.




Type	Integrated Intrusion & Access Control Components	Qty	Unit Net	Total
IP Security Server 	UL Commercial IP Intrusion/Access/Panic Security Server <ul style="list-style-type: none"> • Tamper Proof Metal Enclosure with Lock Set and Tamper • Interior Intrusion Detection Siren with Speaker • Hardwire/Wireless Hybrid Zones • Secure IP VPN Network Communications • 12v 7-amp hour Battery Backup for AC Power Loss Operations • 16.5 VAC Hardwired Power Transformer with Surge Protection • Cellular Backup Communications 1. <u>Located in Security Equipment Room</u>	1	\$2,800.00	\$2,800.00
Graphic Annunciator 	The Graphic Touch Screen Annunciator Keypad system features, and functions can be accessed via the carousel menu on the large, 5-inch full-color touch screen that is compatible with all Burglary/Fire/Door Access Security Servers. They also include a proximity reader option for codeless arming/disarming. Terminal comes in a sleek design with self-test diagnostics, three Panic keys, keyboard includes number keys only, supervised or unsupervised operation, alert sounder, armed and AC LED. Includes Built-in proximity card reader for codeless arming/disarming. Keypad turns red in alarm condition (Unit Color is Black) 1. <u>Located at Main Clubhouse Lobby Area</u> 2. <u>Located at Main Fitness Center Lobby Area</u>	2	\$325.00	\$650.00
Door Position Sensors 	New High Security Recessed Door Detection Sensors 1. <u>Main Clubhouse Exterior Front Entry/Exit Door</u> 2. <u>Clubhouse Fire Exit Stairway Entry/Exit Door</u> 3. <u>Great Room Interior Entry/Exit Door</u> 4. <u>Fitness Center Exterior Entry/Exit Door</u> 5. <u>Fitness Center Interior Lobby Door to Clubhouse</u> 6. <u>Basketball Court Exterior Entry/Exit Door</u> 7. <u>Rear Men's Locker Pool Deck Door</u> 8. <u>Rear Woman's Locker Pool Deck Door</u> 9. <u>Rear Pump Room Pool Deck Door</u> 10. <u>Rear Chemical Room Pool Deck Door</u> 11. <u>Rear Lifeguard Room Pool Deck Door</u> 12. <u>Rear Kitchen Pool Deck Door</u> 13. <u>Rear Storage Room Pool Deck Door</u> 14. <u>Rear Fire Alarm Room Pool Deck Door</u> 15. <u>Right Side Sprinkler Pump Room Exterior Door</u>	15	\$175.00	\$2,625.00
Window Sensors 	New High Security Window Intrusion Detection Sensors 6. <u>Lower-Level Hallway Corridor Windows</u>	6	\$175.00	\$1,050.00

<p>Glass Break Detectors</p> 	<p>Dual Tech Frequency Response Audio Glass Break Detectors Detect the Frequency and Noise of Breaking Glass</p> <ol style="list-style-type: none"> <u>1. Main Clubhouse Lobby Area Near Glass Windows</u> <u>2. Fitness Center Lobby Area Near Glass Windows</u> <u>3. Lower-Level Clubhouse Area Hallway Near Windows</u> <u>4. Lower-Level Fire Exit Hallway Area Near Windows</u> <u>5. Rear Kitchen Area Near Windows</u> <u>6. Rear Lifeguard Office Area Near Windows</u> 	6	\$175.00	\$1,050.00
<p>Motion Sensors</p> 	<p>Dual Tech Passive Infrared & Microwave Motion Detectors used to Detect Motion in Commercial Buildings</p> <ol style="list-style-type: none"> <u>1. Main Clubhouse Lobby Area</u> <u>2. Clubhouse Fire Exit Stairway Hallway Area</u> <u>3. Great Room Area</u> <u>4. Fitness Center Lobby Area</u> <u>5. Basketball Court Area</u> <u>6. Rear Men's Locker Area</u> <u>7. Rear Woman's Locker Area</u> <u>8. Rear Kitchen Area</u> <u>9. Lower-Level Clubhouse Hallway Corridor Area</u> <u>10. Second Level Office Area</u> <u>11. Second Level Fitness Room Area</u> 	11	\$250.00	\$2,750.00
<p>Access Control Module</p> 	<p>This Access Control Module Connects the Proximity Readers, security contacts, locks and REX Devices to the Main Security Server to expand your system into an integrated Access Control System. Provides Keyless Entry, Arming, and Disarming using Access Control Readers, Cards, Fobs or Bluetooth credentials. Located at each door or in Security Server Room.</p> <ol style="list-style-type: none"> <u>1. Main Clubhouse Exterior Front Entry/Exit Door</u> <u>2. Great Room Interior Entry/Exit Door</u> <u>3. Fitness Center Exterior Entry/Exit Door</u> <u>4. Fitness Center Interior Lobby Door to Clubhouse</u> 	4	\$885.00	\$3,540.00
<p>Pin/Prox/BT Readers</p> 	<p>Encrypted Secure Smart/Bluetooth Readers located at each Access Controlled Door to allow keyless fob, pin or Bluetooth access.</p> <ol style="list-style-type: none"> <u>4. Located at All Access Controlled Doors</u> 	4	\$575.00	\$2,300.00
<p>New REX Device</p> 	<p>Dual Tech Request to Exit Motion Sensors located at each door to shunt the security contact to prevent false alarms and door Force Open events.</p> <ol style="list-style-type: none"> <u>4. Located at All Access Controlled Doors</u> 	4	\$225.00	\$900.00

<p>New Electronic Locks</p> 	<p>Heavy duty dual Interlocking design. Compact, heavy-duty, high performance Electromechanical Lock. Recessed, Surfaced Mounted or in Conduit installed at each access-controlled door</p> <p>1. <u>Great Room Interior Entry/Exit Door</u></p>	1	\$685.00	\$685.00
<p>Existing Electronic Locks</p> 	<p>Inspect, Test and Connect to the New Access Control System</p> <p>1. <u>Main Clubhouse Exterior Front Entry/Exit Door</u> 2. <u>Fitness Center Exterior Entry/Exit Door</u> 3. <u>Fitness Center Interior Lobby Door to Clubhouse</u></p>	3	\$125.00	\$375.00
<p>Access Authenticator</p> 	<p>This Access Authenticator can be connected via a hardwired or wireless connection to the main Security Server and is typically located at or near a Pool or Fitness Center Entrance Desk area and is used by the staff to authenticate and to allow residents who enter to a Fitness Center or Pool area to scan their credentials to determine their authorization and ability to use the facilities. If a user's is allowed to enter the area the light will turn GREEN. If the user is not allowed to enter the pool area as determined by their Connect One user Status the light will turn RED to indicate that they are not allowed into the area and will need to see the HOA or Management. Management can also allow for viewing using the Connect One Online system which will display the users as Allowed or Denied using a Computer, Smart Phone or iPad/Tablet Device.</p> <p>1. <u>Front Fitness Reception Desk</u></p>	1	\$1,495.00	\$1,495.00
<p>Silent Panic Buttons</p> 	<p>High Tech Silent Hold Up with Push Button Panic Control Devices to Covertly Alert Authorities Should an Emergency Occur Where You Need Help Quickly and Quietly</p> <p>1. <u>Front Fitness Reception Desk</u> 2. <u>Management Office Reception Desk</u> 3. <u>Fitness Center Workout Area</u></p>	3	\$275.00	\$825.00
<p>New Lock Door Power</p> 	<p>12/24-VA Door Power Supply used to power the Electromechanical Locks at Each Access Controlled Door.</p> <p>4. <u>Integrated Lock Power for Electromechanical Locks.</u></p>	4	\$175.00	\$700.00
			Total:	\$21,745.00

Type	High Resolutions IP Video Surveillance Components	Qty.	Unit Net	Total
Integrated Access Control Door Intercom Call Box with Built in 360IP Camera 	Hands free IP Speakerphone with built in 360 IP Camera that is designed to provide quick and reliable hands-free communication and can be connected directly to a IP Phone System or Computer Workstation for Receptionist door release override button and connection to NAS Recording Device for Recording History of Events at the Door. <i>(Computer, speakers and microphone required and can be provided at an additional cost. Unit color is White)</i> 1. <u>Main Clubhouse Exterior Front Entry/Exit Door</u> 2. <u>Fitness Center Exterior Entry/Exit Door</u>	2	\$1,595.00	\$3,190.00
360 Degree IP Camera (Indoor) 	Ultra-Rugged, Tamper Proof, Ultra Compact Hi-Res video recording 3072 x 2048 IP 6 Megapixel 4K camera with built in 4GB Micro SD Card for Digital Recording. No DVR Required. Video Recording at the Camera with 2 Way Audio. The 360° all around view to capture an entire room, a panorama function and a quad view to show images from four different angles simultaneously. 1. Located in the <u>Ceiling of the Main Clubhouse Lobby Area</u> Looking 360 Degrees at all The Lobby Area, The Great Room and All Entry/Exit Doors, All Employee, Resident and Visitor Activity 2. Located in the <u>Ceiling of the Fitness Center Lobby Area</u> Looking 360 Degrees at all The Lobby Area, All Entry/Exit Doors, All Employee, Resident and Visitor Activity 3. Located in the <u>Ceiling of the 2nd Floor Office Stairwell/Hallway Area</u> Looking 360 Degrees at all The Stairwell and Office Entry Hallway Corridor Area, All Entry/Exit Doors, All Employee, Resident and Visitor Activity 4. Located in the <u>Ceiling of the 2nd Fitness Room Right Side Area</u> Looking 360 Degrees at all The Fitness Room Area, All Equipment, All Entry/Exit Doors, All Employee, Resident and Visitor Activity 5. Located in the <u>Ceiling of the 2nd Fitness Room Left Side Area</u> Looking 360 Degrees at all The Fitness Room Area, All Equipment, All Entry/Exit Doors, All Employee, Resident and Visitor Activity	5	\$1,295.00	\$6,475.00

<p>IP 4K Video Camera</p> <p>(Outdoor)</p> 	<p>Ultra-Rugged, Tamper Proof, Ultra Compact 4K UHD 3840x2160 16.9, 1/1.8 IP 6 Megapixel PoE Plus H.264, H.265 Triple Streaming dual lens, day/night wide dynamic camera with separate or combined HiRes image sensors camera with built in 8GB Micro SD Card for Digital Recording. No DVR Required. Video Recording at the Camera with 2 Way Audio. Brilliant color for the day and extremely light-sensitive IR black/white sensor for the Night. 180 Degree View, weatherproof from -30° to +60°C (-22° to +140°F), without need for heating (IP66) Digital continuous zoom, pan and tilt, Integrated microphone, speaker and PIR Motion Detector Wide Angle or 22 to 135 mm Zoom Lens</p> <ol style="list-style-type: none"> 1. Located on the <u>Rear Building Exterior Right Side</u> Looking 180 Degrees at the Pool, Pool Deck, Perimeter Fence, Entry/Exit Gate & Doors, All Employee, Resident and Visitor Activity. 2. Located on the <u>Rear Building Exterior Left Side</u> Looking 180 Degrees at the Pool, Pool Deck, Perimeter Fence, Entry/Exit Gate & Doors, All Employee, Resident and Visitor Activity 	2	\$2,295.00	\$4,590.00
<p>Camera Mounts/CAT5E Wire/Metal EMT Conduit</p>	<p>Shock-resistant fiberglass-reinforced plastic (PBT), White Camera Mounts with RJ45 outlet for ample room inside for extras (WLAN, relay, etc.) Polyurethane, CAT5E Wire/Metal EMT Conduit</p>	9	\$325.00	\$2,925.00
<p>POE Power Supply</p> 	<p>UL Approved 16 Port Gigabit Ethernet POE Power Supply for Connection of Power and Video Signal over Ethernet Network for Camera Power.</p> <ol style="list-style-type: none"> 1. <u>Located in Secure Video Lock Box</u> 	1	\$475.00	\$475.00
<p>Security Couplers</p> 	<p>Connects Cameras to Cat5E Cable Connections to Maintain Secure Connections as well as Weatherproof Seal</p> <ol style="list-style-type: none"> 1. <u>Located in each Camera for Redundant Backup Recording</u> 	9	\$12.00	\$108.00
<p>MX- Cloud Video Storage</p> 	<p>MX-Cloud- Storage Device Bridge for Archiving the Camera Recording to Provides Minimum 30 Days Storage</p> <ol style="list-style-type: none"> 1. <u>Located in Secure Video Lock Box</u> 	1	\$995.00	\$995.00

<p>Basic Surge & Battery Backup Protection</p> 	<p>Surge Protector with Battery Backup-UPS RS 1300VA Protects system and keeps Cameras Running, POE and NAS Working and Recording in Case of Power Failure or Brown Out Conditions.</p> <p>1. <u>Located in Secure Video Lock Box</u></p>	1	\$379.00	\$379.00
<p>Video Display Wall</p> 	<p>Includes (1) Micro Form Factor PC with HighIntel® Core™ i7-4150T Processor (Dual Core, 3MB, 3.00GHz w/HD4400 Graphics) Windows 11 64-bit English 4GB¹ DDR3 SDRAM at 1600MHz 500GB 2.5inch Serial ATA (7,200 Rpm) Solid Hard Drive and (1) 55 Inch 1080p 60Hz LCD HDTV with Wall Mount</p>	1	\$2,495.00	\$2,495.00
<p>Video Security Lockbox</p> 	<p>This Small High Security Video Lock Box with Conduit Secures the Non-Rack Mounted POE, NAS, Camera Connections and Protects the Unit from Theft and Loss of Evidence</p> <p>1. <u>Located in Security Room</u></p>	1	\$795.00	\$795.00
			Total:	\$22,427.00

Total Integrated Security System Investment

Integrated Intrusion & Access Control Components	Total:	\$21,745.00
High Resolutions IP Video Surveillance Components	Total:	\$22,427.00
Total Security Investment Option:		\$44,172.00

Price Match Guarantee

Force Security will match the price of any competitor's proposal and quote if you find a lower price on an identical available Security Product and Installation. Simply show us the competitor's proposal and quote and we will match the price.

Payment Options

Standard 50% Down Payment Option: (A) This option allows for a down payment of **50%** Deposit which will be required at the time the agreement is completed and signed by both parties and before any equipment is received and installed unless otherwise noted above. Final Payment is due and must be paid in full at the time of completion and final acceptance by the client and before the system(s) will be activated and or monitored by FSS. FSS will own the system in its entirety until the amount indicated for equipment and or installation has been paid in full by the customer and may without consent repossess all equipment it has installed for nonpayment at any time.

Required Deposit Payment Amount: \$22,086.00

Required Payment Amount Upon Completion of Installation: \$22,086.00

_____ ***Acceptance Option (A)***

System Discounted Full Pre-Payment Option (B) This option allows FSS will provide a **5%** total discount off the total price of the system for full payment upfront. Full payment will be required at the time the agreement is completed and signed by both parties and before any equipment is received and installed unless otherwise noted above.

Pre-Payment 5% Discount: \$2,208.60

Final Pre-Payment Full System Amount: \$41,963.40

_____ ***Acceptance Option (B)***

Type	Access Control Credentials Pricing Per Unit	Qty.	Unit Net	Total
Card/ Fob Credentials	High Security Key Fobs or Card Credentials used for Access Control for a cost-effective solution to proximity access control, with universal compatibility Smart/Bluetooth Readers. Card Printer will Print directly to Cards-Sold Separately	1	\$8.00	\$8.00
Bluetooth Credentials	High Security Bluetooth Low Energy (BLE)/contactless smartcard credentials using combination Bluetooth Low Energy (BLE)/proximity readers. Based upon the proven LEGIC® contactless digital radio frequency identification (RFID) platform from your phone to the readers interface	1	\$12.00	\$10.00

MONTHLY SERVICES NO-LONG TERM CONTRACT

Monthly Services	<u>Connect One- Alarm Monitoring & Cloud Management</u>	\$89.95
	<ul style="list-style-type: none"> • IP Network Connection – 24/7 Communications of Security System over IP Network to the Emergency Communications Center Dispatch for Police and Call List Dispatch • Secure VPN Connection Daily Communications Test • Wireless Cellular- Redundant System Communication • Easiest to Use & Most Advanced Hosted Security Software Service which allows you to View, Manage, and Control your Security, Access Control, Video, Energy & Lighting Systems over any Universal Browser & Mobile Compatibility from anywhere for up to 100 system users. Unlimited Use and Log in • No Software to Load or Maintain, No Apps to Buy • Works entirely from your web-browser with secure encrypted transmission via SSL • Multi-user login for simultaneous viewing and control • Online user-friendly help file • Real-time Security, Access, & System Event information • View all sites on one screen • User picture for access verification • View your IP Cameras via the system • Get Realtime Network & Power Status • Wireless Cellular- Redundant System Communication • IP Network Connection – 24/7 Communications of Security System over IP Network 	
	<u>Mx-Cloud Cloud Video Storage- 30 Days Video Storage</u>	\$180.00
	<ul style="list-style-type: none"> • Cloud Based Storage Device for Archiving the Camera Recording to Provide Minimum 30 Days Recording Storage- 1080P 	
	<i><u>Cost is \$20.00 per camera per month x 9 Cameras</u></i>	
	<u>Fire Alarm Monitoring Security Services (Current System)</u>	\$28.95
	<ul style="list-style-type: none"> • Line Connection for 24/7 Communications of Fire System over IP Network to the Emergency Communications Center Dispatch for Fire and Call List Dispatch 	
	<u>Elevator Monitoring Security Services (Current System)</u>	\$32.95
	<ul style="list-style-type: none"> • Provides 24/7 Elevator Monitoring Service to The Force Security Monitoring Center for Emergency Notification and Dispatch 	
Support Services	<u>Customer Support Plan</u> This Support Plan provides 100% Coverage of all Installed Security, Access Control and Video Equipment and Components as well as 100% Coverage of all Labor Required to make Repairs. (See Standard Terms and Conditions "Customer Support Plan" Below) Includes Remote Support	\$125.00



Applicant ID No: **1740783-000**
Service Center No: 1
Expires: **01-JAN-2023**

CERTIFICATE OF COMPLIANCE

THIS IS TO CERTIFY that the Alarm Service Company indicated below is included by Underwriters Laboratories Inc. (UL) in its Product Directories as eligible to use the UL Listing Mark in connection with Certificated Alarm Systems. The only evidence of compliance with UL's requirements is the issuance of a UL Certificate for the Alarm System and the Certificate is current under UL's Certificate Verification Service. This Certificate does not apply in any way to the communication channel between the protected property and any facility that monitors signals from the protected property unless the use of a UL listed or Classified Alarm Transport Company is specified on the Certificate.

Listed Service From: **MANASSAS, VA (MANASSAS)**

Alarm Service Company: (1740783-000)

**FORCE SECURITY SOLUTIONS, LLC
8508 VIRGINIA MEADOWS DR
MANASSAS VA 20109**

Service Center: (1740783-000)

**FORCE SECURITY SOLUTIONS, LLC
8508 VIRGINIA MEADOWS DR
MANASSAS VA 20109**

The Alarm Service Company is Listed in the following Certificate Service Categories:

<u>File - Vol No.</u>	<u>CCN</u>	<u>Listing Category</u>
BP21042-1	CRZH	[Burglar Alarm Systems] National Industrial Security Systems
BP21199-1	CVSG	[Burglar Alarm Systems] Mercantile

*****THIS CERTIFICATE EXPIRES ON 01-JAN-2023*****

"LOOK FOR THE UL ALARMSYSTEM CERTIFICATE"

It Really Matters when you need it most. Plus, your Insurance Company will really like this.

FORCE SECURITY SOLUTIONS STANDARD TERMS & AGREEMENT

1. **FORCE SECURITY SOLUTIONS, LLC.** (Hereinafter referred to as "FSS") agrees to sell, install and or provide services at Customer's premises, and Customer agrees to buy, an a system and any related services consisting of the equipment and services described herein and agreed to above under system components and monthly services. All passcode to any provided equipment, CPU, Security Server, cameras, NAS Device or software remains property of FSS. Software programmed by FSS and any passcodes are the intellectual property of FSS and any unauthorized use of same, including derivative works, is strictly prohibited and may violate Federal Copyright laws, Title 17 of the United States Code, and may subject violator to civil and criminal penalties (see above System Components and Monthly Services).
2. **DESCRIPTION OF EQUIPMENT AND SERVICES:** The Customer agrees to pay the value of the above listed and agreed to under the Schedule of System Components and any Monitoring and or Security Support Services provided for value of the installed equipment and services as listed above.
3. **COMMUNICATION SYSTEM REMAINS PERSONAL PROPERTY OF FSS:** FSS shall install and program the Communication System, consisting of security servers, communication devices, software, radio, cellular and/or internet connection devices including cameras connected to Customer's Security System. The programming, passcodes and communication System shall remain the sole personal property of FSS and shall not be considered a fixture, or an addition to, alteration, conversion, improvement, modernization, remodeling, repair or replacement of any part of the realty, and Customer shall not permit the attachment thereto of any apparatus not furnished by FSS. Any Communication software and system or passcodes are part of the instrument security server/panel programmed and are used to transmit a signal. The passcode to the CPU security server/panel computers, NAS or cameras or any software remains property of FSS. Provided Customer performs this agreement for the full term thereof, upon termination FSS shall at its option provide to Customer the passcode to the CPU software or change the passcode to the manufacturer's default code and may charge a fee of \$300.00.
4. **SECURITY:** FSS may require that you designate a representative to be on site while our personnel are on site during installation or service and may require unrestricted access for purposes of installation, service, testing, and activation of the system.
5. **TRAINING:** Force Security Solutions believes in the train the trainer methodology and will provide training to single designated personnel on the operation of the system as soon as possible after completion of the installation and will provide a certificate of completion for all training. If requested we will also provide one (1) copy of all equipment and O&M manuals.
6. **CLARIFICATION:**
 - a. Unless otherwise noted above this agreement if accepted excludes permit fees, review and inspection fees and or bonds if required unless otherwise noted under systems components.
 - b. Any changes or additional devices as required or requested by you, your architect, your representative, your contractor or subcontractor or by any authority having jurisdiction are excluded and additional charges may occur.
 - c. This quote includes sales tax.
 - d. Price includes wire, local conduit, raceways, junction boxes, terminal cabinets and other materials if required for installation.
 - e. Price excludes connection to elevator device/connections/traveling cables/communication/relay to fire dry contacts and any interconnect to currently installed fire panel or external systems unless otherwise noted above.
 - f. The connection or programming of a customer's network, router or phone communications system for the operations of any security, camera or fire device including providing static IP address and or port forwarded if required for remote viewing or monitoring of any security device, camera, communications or operations of your system are the responsibility of the customer and will not be provided by Force Security Solutions unless agreed and listed under the Schedule of System Components.
 - g. Price does not include the rental of any mechanical lift devices items needed to secure devices outside of the normal range of provided ladders above 20 Feet or any trenching unless otherwise noted.
 - h. If we as part of this agreement if we are installing and are connecting our system(s) to any currently installed components, devices or wire for security, access, fire, video and or any other communications device these items previously installed by others will not be covered under our limited warranty or customer support plan. If we determine that any device or wire previously installed by others is found to be defective we will provide you with the cost for replacement said device or wire and any labor required. We will not connect to any devices or wire that we deem defective.
7. **INVOICING AND PAYMENT:** A down payment of 50% will be required at the time the contract is completed and signed by both parties and before any equipment is received and installed unless otherwise noted above unless another option has been selected above. Final Payment is due and must be paid in full at the time of completion and final acceptance by the client and before the system(s) will be activated and or monitored by FSS. FSS will own the system in its entirety until the amount indicated for equipment and or installation has been paid in full by the customer and may without consent repossess all equipment it has installed for nonpayment at any time.
8. **TERM OF AGREEMENT: RENEWAL:** The term of this agreement shall be for a period of 30 days and shall automatically renew month to month thereafter under the same terms and conditions, unless either party gives written notice to the other by certified mail, return receipt requested, of their intention not to renew the agreement at least 30 days prior to the expiration of any term. After the expiration of one year period from the date hereof FSS shall be permitted from time to time to increase the monitoring charge by an amount not to exceed ten percent each year and Customer agrees to pay such increase. FSS may invoice Customer in advance monthly, quarterly, or annually at FSS's option.

9. **INSPECTION AND ACCEPTANCE OF CRITERIA:** The goods and services delivered under the resultant agreement shall be deemed accepted at the time they are installed, unless the client has notified FSS in writing within five (5) working days after completion of the installation for of any claim for shortage or failure of the goods and services to meet the requirements set forth in this agreement.
10. **MONITORING SERVICES:** If this system is monitored by FSS. Upon receipt of a signal from Customer's alarm system, FSS or its designee monitoring communications center shall make every reasonable effort to notify Customer and the appropriate municipal police or fire department. Customer acknowledges that signals are not transmitted from Customer's premises directly to municipal police or fire departments which are not monitored by personnel of FSS or FSS's designee emergency communications center and FSS does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Customer acknowledges that signals which are transmitted over telephone lines, wire, air waves, internet, VOIP, radio or cellular, or other modes of communication pass through communication networks wholly beyond the control of FSS and are not maintained by FSS except FSS may own the radio network, and FSS shall not be responsible for any failure which prevents transmission signals from reaching the monitoring communications center or damages arising therefrom, or for data corruption, theft or viruses to Customer's computers if connected to the alarm communication equipment. Customer agrees to furnish FSS with a written and current Call List of names and telephone numbers of those persons Customer wishes to receive notification of alarm signals and if changes to the call list are required it is the Customer's responsibility to notify FSS within 48 hours of all changes. Unless otherwise provided in the Call List FSS will make a reasonable effort to contact the first person reached or notified on the list either via telephone call, text or email message. No more than one call to the list shall be required and any form of notification provided for herein, including leaving a message on an answering machine, shall be deemed reasonable compliance with FSS's notification obligation. All changes and revisions shall be supplied to FSS in writing. Any request outside of the normal FSS notification procedure may incur additional monitoring cost. Customer authorizes FSS to access the security server/control panel to input or delete data and programming at any time. If the equipment contains video or listening devices permitting the emergency communications center to monitor video or sound then upon receipt of an alarm signal monitoring communications center shall monitor video or sound for so long as central office in its sole discretion deems appropriate to confirm an alarm condition. If Customer requests FSS to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Customer shall pay FSS \$125.00 for each such service and request. FSS may, without prior notice, suspend or terminate its services, in emergency communications center sole discretion, in event of Customer's default in performance of this agreement or in event the monitoring communications center facility or communication network is nonoperational or Customer's alarm system is sending excessive false alarms. The monitoring communications center is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive owner of such property. All Customer information and data shall be maintained confidentially by FSS.
11. **SERVICE:** Service, if included as a service to be provided, includes all parts and labor. FSS shall service upon Customer's request service the security system installed in Customer's premises between the hours of 8:30 a.m. and 5:30 p.m. Monday through Friday, within reasonable time after receiving notice from Customer that service is required, exclusive of Saturdays, Sundays and legal holidays. All repairs, replacement or alteration to the security system made by reason of alteration to Customer's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Customer. Batteries, electrical surges, lightning damage, obsolete components and components exceeding manufacturer's useful life are not included in service and will be repaired or replaced at Customer's expense unless a customer support plan has been agreed and is paid in full at the time of requested service. No apparatus or device shall be attached to or connect with the security system as originally installed without FSS's written consent.
12. **CUSTOMER SUPPORT PLAN:** If a Customer Support Plan has not been selected you agree to be billed at our current hourly service rate with a two-hour minimum plus cost of any material or parts required for repair or replacement for items not covered by our limited warranty This Support plan if selected is subject to the terms of our limited warranty and will provide 100 % coverage of all system components and complete replacement or repair and 100% coverage of all labor during normal business hours. Labor during non-business hours when a technician is available for situations deemed an emergency by FSS personnel are not covered by this support plan and will be billed at our current after-hours emergency rates with a two-hour minimum. This plan includes remote support, remote downloading of video evidence if required, and full systems reports during office hours. This plan includes remote software and panel firmware updates as well as yearly inspections once scheduled by you. This plan is a monthly plan paid quarterly in advance and can be canceled at any time. If canceled you will be responsible for the cost of any system repair, replacement including labor. You agree that no one other than our employees or agents will be allowed to repair, replace or maintain the system or any components that we have installed and or that we are monitoring. This plan does not cover improper installations by others, repairs performed by you or other parties, any pre-existing conditions, fire, water damage, Acts of God, theft of equipment or equipment that we did not originally install or that you have not properly maintained including acts of vandalism. There will be a service charge of \$175.00 if no one answers the door on the time and day scheduled for service or we are unable to perform services during the scheduled time for situations outside of our control. System Batteries, Micro SD Card and NAS Hard Drives are covered under this plan.
13. **CUSTOMER REMOTE ACCESS:** If Remote Access is required in the schedule of equipment to be installed and services provided by FSS, the equipment will transmit data via Customer's provided high speed Internet, cellular or radio communication service to Customer's Internet connection device which is compatible with FSS's remote services. FSS will grant access to server permitting Customer to monitor the security system, access the system to arm, disarm and bypass zones on the system, view the remote video camera(s) and control other remote automation devices that may be installed. The remote services server is provided either by FSS or a third party. FSS shall install the camera(s) in a permissible legal location in Customer's premises to permit Customer viewing. FSS shall have no responsibility for failure of data transmission, corruption or unauthorized access and shall not monitor or view the camera data.

14. **ACCESS MANAGED SERVICES:** If selected as a service to be provided FSS will maintain the data base for the operation of the Access Control System. Customer will advise FSS of all change in personnel and or changes access levels of authorization and restrictions, providing Access card serial numbers or biometric data and such information that Customer deems necessary to identify personnel. All communication by Customer to FSS regarding personnel access must be in writing via email or fax to addresses designated by FSS. FSS shall have remote Internet access to the Customer's designated access control computer to program and make data base updates to the system. Customer is responsible for maintaining its computer and computer network and Internet access
15. **ACCESS CONTROL HOSTED SYSTEM OPERATION AND LIMITATIONS:** If selected as a service to be provided and included in the Schedule of Equipment, Access Control equipment shall be connected to a computer supplied by the Customer and connected to Customer's computer network. If hosted or data storage or backup is selected service FSS or its designee shall store and /or backup data received from Customer's system for a period of one year. FSS shall have no liability for data corruption or inability to retrieve data even if caused by FSS's negligence. Customer's data shall be maintained confidential and shall be retrieved and released only to Customer or upon Customer's authorization or by legal process. Internet access is not provided by FSS and FSS has no responsibility for such access or IP address service. FSS shall have no liability for unauthorized access to the system through the Internet or other communication networks or data corruption or loss for any reason whatsoever.
16. **VIDEO SYSTEM OPERATION AND LIMITATIONS:** If selected as a service to be provided and included in the System Components listed above, Video equipment may be attached to Micro SD card, Network Storage Device or a digital recorder computer and Customer shall not use the computer for any other purpose. Customer shall be permitted to access and make changes to the system's operation on site and over the internet. If data storage is selected service, FSS shall store data received from Customer's system for no longer than 30 days. FSS shall have no liability for data corruption or inability to retrieve data even if caused by FSS's negligence. Customer's data shall be maintained confidential and shall be retrieved and released only to Customer or upon Customer's authorization or by legal process. Telephone or internet access is not provided by FSS and FSS has no responsibility for such access or IP address service. If system has remote access FSS is not responsible for the security or privacy of any network system or router, and it is the Customer's responsibility to secure access to the system with pass codes and lock outs. FSS shall have no liability for unauthorized access to the system through the internet or other communication networks or data corruption or loss for any reason whatsoever.
17. **STREAMING VIDEO DATA / CCTV:** If selected as a service to be provided and included in the System Components, upon receipt of a video signal the video system is designed to activate in the central station and record video data reception, upon which, FSS or its designee monitoring communications center, shall make every reasonable effort to notify Customer by email, text, or voice message and the appropriate municipal police or fire department. Customer acknowledges that signals are not transmitted from Customer's premises directly to municipal police or fire departments or Customer's internal security stations are not monitored by personnel of FSS or FSS's designee central office and FSS does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Customer acknowledges that signals which are transmitted through the internet, over telephone lines, wire, air waves, cellular, radio, internet, VOIP, or other modes of communication pass through communication networks wholly beyond the control of FSS and are not maintained by FSS, except FSS may own the radio network, and FSS shall not be responsible for any failure which prevents transmission signals from reaching the central office monitoring center or damages arising therefrom, or for data corruption, theft or viruses to Customer's computers if connected to the alarm communication equipment. Customer agrees to furnish FSS with a written list of names and telephone numbers of those persons Customer wishes to receive notification of signals. All changes and revisions shall be supplied to FSS in writing. Customer authorizes FSS to access the supervisory panel to input or delete data and programming. If Customer requests FSS to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Customer shall pay FSS \$75.00 for each such service. FSS may, without prior notice, suspend or terminate its services, in central station's sole discretion, in event of Customer's default in performance of this agreement or in event central station facility or communication network is nonoperational or Customer's alarm system is sending excessive false alarms. Central station is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive owner of such property. All Customer information and data shall be maintained confidentially by FSS.
18. **GUARD RESPONSE:** If guard response is specified as a service to be provided, upon receipt of an alarm signal, FSS or its subcontractor shall as soon as may be practical send one or more of its guards to the Customer's premises. Unless guard determines that the alarm is a false alarm and that no situation requiring police or fire department services exist, the guard shall notify the monitoring communication center or police or fire department directly that an emergency situation exists and wait up to 15 minutes for the municipal police or fire department personnel or Customer to arrive at the premises and if permitted by the police shall assist in making a search of the premises to determine the cause of the alarm condition. If provided with keys to the premises the guard shall endeavor to secure the premises and repair the security equipment. However, Customer acknowledges that the guard is not required to enter the premises or to render any service to the security equipment and shall not be required to remain stationed at Customer's premises for more than 15 minutes after initial arrival. Customer authorizes the guard to take such action the guard deems necessary to secure the premises and reset the alarm, though Customer acknowledges that the guard may not be able to or may not have sufficient time to secure the premises or reset the alarm and put same in working order. If Customer requests FSS to station its guard at the premises for more than 30 minutes, and FSS has sufficient personnel to provide such service, and FSS makes no such representation that its personnel will be available, then Customer agrees to pay FSS \$65.00 per half hour plus tax for such service. Customer agrees to confirm the request to FSS to provide extended guard service by email, text or recorded conversation to FSS at the time request is made and FSS is authorized to ignore any request not confirmed within 15 minutes.

19. **DELAY IN INSTALLATION:** FSS shall not be liable for any damage or loss sustained by Customer as a result of any delay in installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including FSS's negligence in the performance of this agreement. The estimated date work is to be substantially completed is not a definite completion date and time is not of the essence.
20. **WIRELESS AND INTERNET ACCESS CAPABILITIES:** Customer is responsible for supplying high speed Internet access and or wireless services at Customer's premises. FSS can provide Internet service for a fee but does not maintain Internet connection, routers, wireless access or communication pathways, computer, smart phones, tablets, electric current connection or supply these services. In consideration of Customer making its monthly payments for remote access to the system FSS will authorize Customer access. FSS is not responsible for Customer's access to the Internet or any interruption of service or down time of remote access caused by loss of Internet service, radio or cellular or any other mode of communication used by Customer to access the system. Customer acknowledges that Customer's security system can be compromised if the codes or devices used for access are lost, stolen or accessed by others and FSS shall have no liability whatsoever for such third party unauthorized access. FSS is not responsible for the security or privacy of any hardwired or wireless network system or router. Hardwired or Wireless networks and systems can be accessed by others, and it is the Customer's responsibility to secure access to the system with pass codes and lock out codes unless there is an agreement in place for FSS to provide this service.
21. **LIMITED WARRANTY ON SALE:** In the event that any part of the security system becomes defective under the limited manufactures warranty, or in the event that any repairs are required, FSS agrees to make all repairs and replacement of parts without costs to the Customer for a period of twelve (12) months from the final date of installation. FSS reserves the option to either replace or repair the alarm equipment, and reserves the right to substitute materials of equal quality at time of replacement, or to use reconditioned parts in fulfillment of this warranty. This warranty does not include batteries, hard drives, SD Cards or reprogramming, damage by lightning, electrical surge, wire or communication pathway interruption of service. FSS is not the manufacturer of the equipment and other than FSS's limited warranty Customer agrees to look exclusively to the manufacturer of the equipment for repairs under its warranty coverage if any. Except as set forth in this agreement, FSS makes no express warranties as to any matter whatsoever, including, without limitation, the condition of the equipment, its merchantability, or its fitness for any particular purpose. FSS does not represent nor warrant that the security system may not be compromised or circumvented, or that the system will prevent any loss by data loss, burglary, hold-up, or otherwise; or that the system will in all cases provide the protection for which it is installed. FSS expressly disclaims any implied warranties, including implied warranties of merchantability or fitness for a particular purpose. The warranty does not cover any damage to material or equipment caused by accident, misuse, attempted or unauthorized repair service, modification, or improper installation by anyone other than FSS. FSS shall not be liable for consequential damages. Customer acknowledges that any affirmation of fact or promise made by FSS shall not be deemed to create an express warranty unless included in this agreement in writing; that Customer is not relying on FSS's skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties which extend beyond those on the face of this agreement, and that FSS may have offered additional and more sophisticated equipment for an additional charge which Customer has declined. Customer's exclusive remedy for FSS's breach of this agreement or negligence to any degree under this agreement is to require FSS to repair or replace, at FSS's option, any equipment which is non-operational. This warranty gives you specific legal rights and you may also have other rights which vary from state to state. If required by law, FSS will procure all permits required by local law and will provide certificate of insurance if requested prior to the start of work.
22. **TESTING, SERVICE AND INSPECTION OF SECURITY SYSTEM:** The Security System, once installed, is in the exclusive possession and control of the Customer, and it is Customer's sole responsibility to test the operation of the Security System on a monthly basis and to notify FSS if it is in need of repair. FSS shall not be responsible or required to service the Security System unless during the Warranty Period or Customer has contracted FSS for a support service agreement and that FSS has received proper notice from Customer, and upon such notice, FSS shall service the Security System to the best of its ability within 72 hours for service deemed an emergency by FSS personnel, exclusive of Saturday, Sunday and legal holidays, during the business hours of 8:30 a.m. and 5:30 p.m. If Customer has not selected a support service agreement any repair or other services provided by FSS to Customer's security equipment shall be at FSS's option on a per call request by Customer, and Customer shall pay for such labor and material at time such repair or other service is performed at our prevailing rate. All such repair or other service shall be governed by the terms of this agreement. Only the Security Systems installed by FSS is covered by service. It shall be Customer's sole responsibility to maintain the security system. Yearly inspection of your system are highly recommended (upon your notification to us) to ensure the integrity of your system for a fee of \$325.00. As an added value, if you have our support plan we will inspect your system once a year (upon your notification to us) as part of the support plan to insure that all components function correctly. The inspection consists of a system/communications test, system reset, check of all devices and equipment for proper operations, adjustment or recommended replacement, including cleaning of all lenses, equipment, or devices, replace any system batteries, if needed, and verify and update all subscriber information. hard drives and SD Cards are excluded.
23. **ALTERATION OF PREMISES FOR INSTALLATION:** FSS will make every attempt possible to complete our work in an orderly, neat and clean fashion and is authorized to make preparations such as drilling holes, driving nails/screws, installing conduit, making attachments or doing any other thing necessary in FSS's sole discretion for the installation and service of the security system, and FSS shall not be responsible for any unintentional damage, condition created thereby as a result of such installation, service, or removal of the security system, and customer represents that the owner of the premises, if other than Customer, authorizes the installation of the security system under the terms of this agreement and that they and not FSS will be responsible to make any repairs or alterations as a result of our installation or damage caused by our installation, service, or removal of the security system.

24. **CARE OF SECURITY SYSTEM:** Customer agrees not to tamper with, remove or otherwise interfere with the Security System which shall remain in the same location as installed and Customer agrees to bear the cost of repairs or replacement made necessary as a result of any damage, including but not limited to damage caused by unauthorized intrusion to the premises, lightning or electrical surge, except for ordinary wear and tear, in which event repair or replacement to the Security System (if installed by FSS) shall be made by FSS.
25. **CUSTOMER'S DUTY TO SUPPLY ELECTRIC, INTERNET AND TELEPHONE SERVICE:** Customer agrees to furnish, at Customer's expense, all 110 Volt AC power, electrical outlet, ARC Type circuit breaker and dedicated receptacle, Internet connection, high speed broadband cable and all required Static IP Address, telephone hook-ups, RJ31x Block or equivalent, as deemed necessary by FSS. A DSL connection is not Broadband and is not recommended for the connection of any security, access, fire or video surveillance system
26. **INDEMNITY / WAIVER OF SUBROGATION RIGHTS / ASSIGNMENTS:** Customer agrees to indemnify and hold harmless FSS, its employees, agents and subcontractors, from and against all claims, lawsuits, including those brought by third-parties or by Customer, including reasonable attorneys' fees and losses, asserted against and alleged to be caused by FSS's performance, negligence or failure to perform any obligation under this agreement. Parties agree that there are no third party beneficiaries of this agreement. Customer on its behalf and any insurance carrier waives any right of subrogation Customer's insurance carrier may otherwise have against FSS or FSS's subcontractors arising out of this agreement or the relation of the parties hereto. Customer shall not be permitted to assign this agreement without written consent of FSS. FSS shall have the right to assign this agreement and shall be relieved of any obligations herein upon such assignment.
27. **LIEN LAW:** FSS or any subcontractor engaged by FSS to perform the work or furnish material who is not paid may have a claim against the customer/purchaser/agent or the owner of the premises if other than the customer/purchaser/agent which may be enforced against the property in accordance with the applicable lien laws.
28. **EXCULPATORY CLAUSE:** FSS and Customer agree that FSS is not an insurer and no insurance coverage is offered herein. The security equipment and FSS's services are designed to reduce certain risks of loss, though FSS does not guarantee that no loss will occur. FSS is not assuming liability, and, therefore, shall not be liable to Customer for any loss, data corruption or inability to retrieve data, personal injury or property damage sustained by Customer as a result of intrusion, burglary, theft, hold-up, fire, equipment failure, smoke, or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by FSS's negligent performance to any degree in furtherance of this agreement, any extra contractual or legal duty, strict products liability, or negligent failure to perform any obligation pursuant to this agreement or any other legal duty. In the event of any loss or injury to any person or property, Customer agrees to look exclusively to Customer's insurer to recover damages. Customer releases FSS from any claims for contribution, indemnity or subrogation.
29. **LIMITATION OF LIABILITY:** Customer agrees that should there arise any liability on the part of FSS as a result of FSS's negligent performance to any degree or negligent failure to perform any of FSS's obligations pursuant to this agreement or any other legal duty, equipment failure, or strict products liability, that FSS's liability shall be limited to the sum of \$250.00 or 5% of the sales price or 6 times the aggregate of monthly payments for services being provided at time of loss, whichever is greater. If Customer wishes to increase FSS's amount of limitation of liability, Customer may, as a matter of right, at any time, by entering into a supplemental agreement, obtain a higher limit by paying an annual payment consonant with FSS's increased liability. This shall not be construed as insurance coverage.
30. **LEGAL ACTION:** The parties agree that due to the nature of the services to be provided by FSS, the monthly or other periodic payments to be made by the Customer for the term of this agreement form an integral part of FSS's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix FSS's actual damages. Therefore, in the event Customer defaults in the payment or any charges to be paid to FSS, the balance of all payments for the entire term herein shall immediately become due and payable, and Customer shall be liable for 80% thereof as liquidated damages and FSS shall be permitted to terminate all its services under this agreement and to remotely re-program or delete any programming without relieving Customer of any obligation herein. In the event of termination or Customer's breach of this agreement, FSS may at its option either remove its Communication System or deem same sold to Customer for 80% of the amount specified as the value of the Communication System in addition to the liquidated damages provided for herein. If FSS prevails in any litigation or arbitration between the parties, Customer shall pay FSS's legal fees. In any action commenced by FSS against Customer, Customer shall not be permitted to interpose any counterclaim. The parties agree that they may bring claims against the other only in their individual capacity, and not as a class action plaintiff or class action member in any purported class or representative proceeding. Any dispute between the parties or arising out of this agreement, including issues of arbitrability, shall, at the option of any party, be determined by arbitration before a single arbitrator administered by Arbitration Services Inc., under its Arbitration Rules (www.ArbitrationServicesInc.com), except that no punitive damages may be awarded. Service of process or papers in any legal proceeding or arbitration between the parties may be made by First-Class Mail delivered by the U.S. Postal Service addressed to the party's address in this agreement or another address provided by the party in writing to the party making service. Customer submits to the jurisdiction and laws of the State of Virginia and agrees that any litigation or arbitration between the parties must be commenced and maintained in the county where FSS's principal place of business is located. The parties waive trial by jury in any action between them unless prohibited by law. Any action by Customer against FSS must be commenced within one year of the accrual of the cause of action or shall be barred. All actions or proceedings against FSS must be based on the provisions of this agreement. Any other action that Customer may have or bring against FSS in respect to other services rendered in connection with this agreement shall be deemed to have merged in and be restricted to the terms and conditions of this agreement.

31. **NON-SOLICITATION:** Customer agrees that it will not solicit for employment for itself, or any other entity, or employ, in any capacity, any employee of FSS assigned by FSS to perform any service for or on behalf of Customer for a period of two years after FSS has completed providing service to Customer. In the event of Customer's violation of this provision, in addition to injunctive relief, FSS shall recover from Customer an amount equal to such employee's salary based upon the average three months preceding employee's termination of employment with FSS, times twelve, together with FSS's counsel and expert witness fees.
32. **INSURANCE:** The Customer shall maintain a policy of public liability, property damage, burglary and theft insurance under which FSS is named as additional insured. FSS shall not be responsible for any portion of any loss or damage which is recovered or recoverable by the Customer from insurance covering such loss or damage or for such loss or damage against which the Customer is indemnified or insured. In the event of any loss or injury to any person or property, Customer agrees to look exclusively to Customer's insurer to recover damages. Customer shall obtain insurance to cover any loss the security services are intended to detect to one hundred percent of the insurable value, and Customer and all those claiming rights under Customer waive all rights against FSS and its subcontractors for loss or damages caused by burglary, theft, water, smoke, fire or other perils intended to be detected by the security services or covered by insurance to be obtained by Customer, except such rights as they may have to the proceeds of insurance.
33. **FSS'S RIGHT TO SUBCONTRACT SPECIAL SERVICES:** Customer agrees that FSS is authorized and permitted to subcontract any services to be provided by FSS to third parties who may be independent of FSS, and that FSS shall not be liable for any loss or damage sustained by Customer by reason of fire, theft, burglary or any other cause whatsoever caused by the negligence of third parties, except that FSS shall not obligate Customer to make any payments to such third parties. Customer appoints FSS to act as Customer's agent with respect to such third parties, except that FSS shall not obligate Customer to make any payments to such third parties. Customer acknowledges, that this agreement, and particularly those paragraphs relating to FSS's disclaimer of warranties, exemption from liability, even for its negligence, limitation of liability and third party indemnification, inure to the benefit of and are applicable to any assignee, subcontractors and central offices of FSS.
34. **FALSE ALARMS / PERMIT FEES:** Customer is responsible to submit and pay for all alarm permits and fees, agrees to file for and maintain any permits required by applicable law and indemnify or reimburse FSS for any fines relating to permits or false alarms. FSS shall have no liability for permit fees, false alarms, false alarm fines, police or fire response, any damage to personal or real property or personal injury caused by police or fire department response to alarm, whether false alarm or otherwise, or the refusal of the police or fire department to respond whatsoever. In the event of termination of police or fire response by the municipal police or fire department this agreement shall nevertheless remain in full force and Customer shall remain liable for all payments provided for herein. Should FSS be required by existing or hereafter enacted law to perform any service or furnish any material not specifically covered by the terms of this agreement Customer agrees to pay FSS for such service or material.
35. **SECURITY INTEREST/COLLATERAL:** To secure Customer's obligations under this agreement the Customer may be asked to grant FSS a security interest in the security equipment installed by FSS and FSS is authorized to file a financing statement.
36. **CREDIT INVESTIGATION:** Customer and any guarantor authorizes FSS to conduct credit investigations before the agreement is signed and from time to time to determine Customer's and guarantor's credit worthiness.
37. **ADDITIONAL EQUIPMENT, SYSTEMS AND SERVICE DISCLAIMER NOTICE:** Customer acknowledges that a representative of FORCE SECURITY SOLUTIONS, LLC. has explained additional equipment, systems and proactive protection that may be available from FSS, for additional charges, and the undersigned has had sufficient opportunity to consider the additional equipment, systems and proactive protection that may be available, and may have if not listed above under the schedule of system components or services decided not to request or contract for such additional equipment, systems or proactive protection and that FSS explained the importance of a proactive system vs. a reactive system for verified response and has explain the importance of redundant communications and power system and the difference between VOIP, standard telephone line service and cellular services and that FSS recommends the use of a minimum of 2 paths of communications to always include cellular communications as well either a standard telephone line service or VOIP [voice over internet service]. Because standard telephone line service or VOIP [voice over internet service] services may be less reliable the customer acknowledges that there is a risk that these services could be cut, compromised or stop working altogether for reasons outside of FSS control and as a result the customer acknowledges that if there is only one path of communications such as VOIP, telephone line or cellular that it is at the customers sole risk. That FSS is not responsible for the security or privacy of any hardwired or wireless network system, telephone line service or VOIP [voice over internet service] or router and that hardwired or wireless systems can be accessed by others and it is the customer's responsibility to secure access to the system or pass codes and lock outs. That FSS has advised undersigned of any permits required for the alarm system and monitoring, and undersigned acknowledges that it is undersigned's responsibility to obtain and maintain all required alarm permits and pay any false alarm or other fines related to the alarm systems or service, and That the complete system including any smoke detectors and other battery operated devices must be checked monthly and batteries replaced at least annually and that the customer is responsible to notify FSS immediately if any batteries need to be replaced or if service is required.
38. **FULL AGREEMENT / SEVERABILITY:** This agreement along with the System components and Services constitutes the full understanding of the parties and may not be amended, modified or canceled, except in writing signed by both parties, except FSS's requirements regarding items of protection provided for in this agreement imposed by Authority Having Jurisdiction. Customer acknowledges and represents that Customer has not relied on any representation, assertion, guarantee, warranty, collateral agreement or other assurance, except those set forth in this Agreement. Customer hereby waives all rights and remedies, at law or in equity, arising, or which may arise, as the result of Customer's reliance on such representation, assertion, guarantee, warranty, collateral agreement or other assurance. To the extent this agreement is inconsistent with any other document, agreement, purchase order or understanding between the parties, the terms of this agreement shall govern. Should any provision of this agreement be deemed void, the Should any provision of this agreement be deemed void, the remaining parts shall not be affected.



ACCEPTANCE OF AGREEMENT

Customer acknowledges receiving a fully executed copy of this agreement and all schedule of system equipment, components and services at the time of execution. The above prices, specifications, and conditions are satisfactory and are hereby accepted. Force Security Solutions is authorized to do the work as specified. You acknowledge that you have received a copy of this fully executed agreement and any and all its attachments and have read and understood them, especially those sections relating to the limitations of our liability and your indemnification of us. Intending to be legally bound, we both agree to all the terms and conditions of this agreement and any attachments or addenda.

IN WITNESS WHEREOF, and intending to be bound hereby, the parties hereto have executed this agreement:

Customer: _____

Company: **FORCE SECURITY SOLUTIONS, LLC**

By: _____ Date: _____

By:  Date: **08/04/2022**

FORCE

SECURITY SOLUTIONS, LLC.



Cloud Based
Shuttle Bus ScanPass Access Control System
Add Order
Security Proposal & Agreement

For

Angel Robles
Community Association Management Professionals (CAMP)
200 Cameron Station Blvd
Alexandria, VA 22304

Security Consultant

Kenneth E. Kocher

703.286.7205
877.656.3528 (Toll Free)
703.995.0388 (Fax)
kenkocher@forcesecurity.com



MOBOTIX



MOTOROLA
SOLUTIONS



The Trusted Leader in
Commercial Security



Force Security Solutions, LLC.
8508 Virginia Meadows Drive
Manassas, VA 20109

This proposal and agreement is based on the interpretation of the customer's requirements. It is our belief that all equipment quoted herein is in compliance with the project parameters as presented to Force Security Solutions, LLC. If additional products or services are requested a separate quote will be provided. This information is proprietary and confidential to Force Security Solutions, LLC and is only for the use of the individual or entity to which it was delivered. This quote shall remain valid for 30 days from the date of quote. No part of this document may be distributed, reproduced or utilized in any form, or by any means, electronic or mechanical, including photocopying, without written permission from Force Security Solutions, LLC. This document is to be returned to Force Security Solutions, LLC upon request.

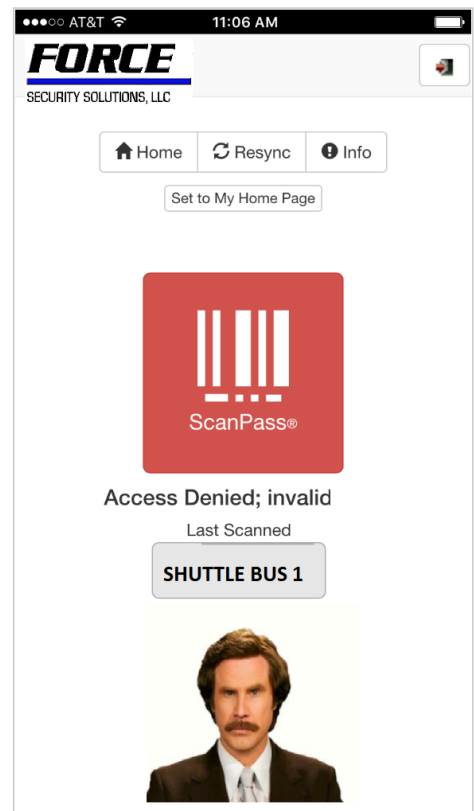
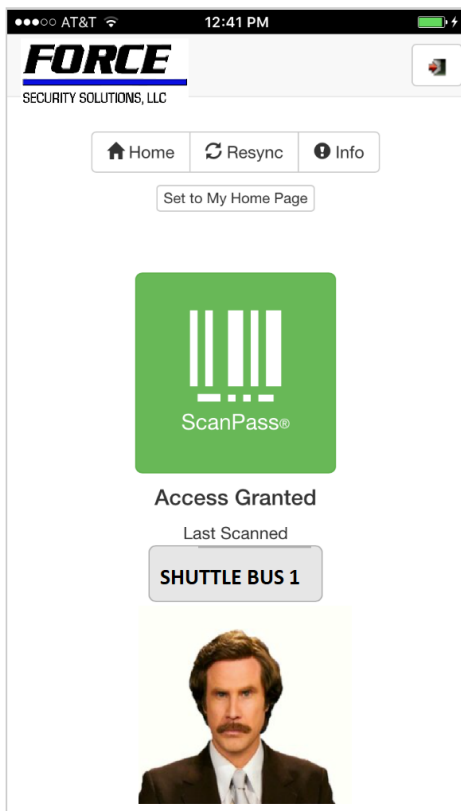
Licensed & Insured


Statement of Work

Force Security Solutions is responding to your request for a proposal and agreement to add additional access control capabilities and validation via the Connect One Cloud-Based Security Server System that Force Security has proposed to install for the Cameron Station Clubhouse. Office and Fitness Center building. This ScanPass System will allow a authorized resident the ability to easily present a mobile ScanPass credential when entering into the shuttle bus. The credential can be validated for access granted or access denied status. The credential is presented by the user from their mobile phone to the installed ScanPass QR Code which will validate the user's status and will show access granted or access denied on the screen. Data is managed via the Connect One application installed back at the building via the network and end users cell data communication. This request for a proposal and agreement includes the design, installation, connection of all devices, testing, certification, including all items listed under system components, professional services and end user training. It is understood that after completion, you will own the system, and we will professionally monitor and maintain this system for added security, safety and stability of the system.

Scan Pass Shuttle Bus Mobile Credential Validation

ScanPass powered by Connect ONE. Provides Cutting Edge Technology and Value and is unlike any other smartphone or mobile access control device on the market in that it offers greater connectivity options—including premise network or cellular—for users to credential and access to be validated in mobile settings in or around the facility. With the ability to use different communication pathways, users are assured of instant accessibility. ScanPass Mobile Credential users simply point their smartphone or other mobile device at the QR barcode and the barcode designates the proper access for entry or denial of entry for the user. This application does not require a dedicated reader, additional hardware or device power and is perfect for mobile applications. Pull user reports on Shuttle Bus Usage, Access Granted or Denied.



Type	ScanPass Access Control Components	Qty	Unit Net	Total
ScanPass QR Code  999000000014 ScanPass	This High Gloss laminated ScanPass Authentication QR Code Device is located inside the entry area of the Shuttle Bus and powered by Connect ONE. Provides Cutting Edge Technology and Value and is unlike any other smartphone or mobile access control device on the market in that it offers greater connectivity options—including premise network or cellular connections back to the Connect One Server via any mobile device. No Power Required other than the user Mobile phone 1. <u>Shuttle Bus # 1</u> 2. <u>Shuttle Bus # 12</u>	2	\$500.00	\$1,000.00
			Total:	\$1,000.00

**MONTHLY SERVICES
NO-LONG TERM CONTRACT**

ScanPass Mobile	<u>ScanPass Mobile Access Services</u> IP Network Connection – 24/7 Communications for the ScanPass Credentials- QR Code Validation up to 10,000 User Mobile Shuttle bus passes and Users	\$250.00
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ACCEPTANCE OF AGREEMENT

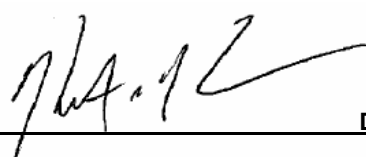
Customer acknowledges receiving a fully executed copy of this Add order agreement and all schedule of system equipment, components and services at the time of execution. The above prices, specifications, and conditions are satisfactory and are hereby accepted. Force Security Solutions is authorized to do the work as specified. You acknowledge that you have received a copy of this fully executed agreement and any and all its attachments and have read and understood them, especially those sections relating to the limitations of our liability and your indemnification of us. Intending to be legally bound, we both agree to all the terms and conditions of the Master Agreement and any attachments or addenda.

IN WITNESS WHEREOF, and intending to be bound hereby, the parties hereto have executed this agreement:

Customer: _____

Company: **FORCE SECURITY SOLUTIONS, LLC**

By: _____ Date: _____

By:  Date: **08/10/2022**



Cameron Station Community Association, Inc.
Board Decision Request
August 30, 2022

TOPIC: Landscape Repair Proposal # 31516
Resolution 2022-0804

Motion:

"I move to APPROVE the Lancaster Landscape proposal for \$2,800.00 to remove two (2) dead/declining Leyland cypress trees, including stumps near mailbox 162 Barrett Place to be expensed from Operating Funds."

Motion: _____

2nd: _____

Summary:

Attached is a proposal to remove two (2) dead/declining Leyland cypress trees, including stumps near mailbox 162 Barrett Place.

CAMP Recommendation:

Management reminds everyone that this GL – Tree and Shrub Maintenance account is over due to the snow event in January. Management does not have any issues with the proposal as presented and defers it to the committee for their review and consideration.

Budget Considerations:

To be expensed from Operating Funds under Tree and Shrub Maintenance.

LANCASTER LANDSCAPES, INC.
5019-B Backlick Rd ♦ Annandale, VA 22003
Phone: 703-846-0944 ♦ Fax: 703-846-0952



PROPOSAL NO.
31516

July 11, 2022

CUSTOMER # 229
Steve Philbin/Angel Robles
Cameron Station Community Association
200 Cameron Station Blvd.
Alexandria, VA 22304

Dear Steve and Angel,

Thank you for giving Lancaster Landscapes an opportunity to bid on your current job at the Cameron Station. Lancaster Landscapes, Inc. offers to perform the following services:

TREE WORK

MAILBOX NEAR 162 BARRETT PLACE:

- REMOVE (2) DEAD/DECLINING LEYLAND CYPRESS TREES, INCLUDING
STUMPS @ \$1,400/EA..... \$ 2,800.00

PROPOSAL TOTAL \$ 2,800.00

Payment terms: All payments are due within 30 days of invoice date unless otherwise specified. A 1.5% per month late charge will be applied to payments not made within 30 days of their due date. In the event that this contract is placed in the hands of an attorney, whether or not suit is instituted, the client agrees to pay all reasonable attorneys fees involved in such collection efforts.

Lancaster Landscapes, Inc. offers a one year warranty on all newly installed plant materials and trees, excluding annuals and sod. The warranty period commences upon date of installation through and until one year from that date. Warranty is not valid if plants have (1) not been properly maintained (watered) (2) are damaged due to incidents not precipitated by contractor or its forces such as weather conditions, pedestrian traffic, animal damage, etc. (3) if invoice for services rendered has not been paid in full within the 30 day time allowance. Properties requiring re-installations will be inspected. Plant materials meeting warranty requirements will be listed and replaced, in mass, at the end of the warranty period, unless agreed to otherwise by contractor and client. This will ensure that all plants requiring replacements are installed under the best possible conditions and in compliance with current industry standards. Subsurface obstructions are not covered by proposal.

Disclaimer. Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made by Lancaster Landscapes are intended to minimize or reduce hazardous conditions that may be associated with trees. However, there is and there can be no guarantee or certainty that efforts to correct unsafe conditions will prevent breakage or failure of the tree. Our recommendations should reduce the risk of tree failure but they cannot eliminate such risk, especially in the event of a storm or any act of God. Some hazardous conditions in landscapes are apparent while others require detailed inspection and evaluation. There can be no guarantee or certainty that all hazardous conditions will be detected.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

ACCEPTANCE OF PROPOSAL:
The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE:_____

Authorized Signature: Carlos Rios
This proposal may be withdrawn by us if not accepted within 30 Days.

SIGNATURE:_____





Cameron Station Community Association, Inc.
Board Decision Request
August 30, 2022

TOPIC: ADA Auto Door Open System
Resolution 2022-0805

Motion:

"I move to APPROVE the Sure-Fit Security proposal in the amount of \$16,062.62 to install an ADA Auto Door Open System to the clubhouse main door entrances and locker room doors leading to the pool to be expensed from Operating Funds."

Motion: _____

2nd: _____

Summary:

Management contacted three (3) potential contractors and two (2) responded with the attached proposals to install an ADA Auto Door Open System to the clubhouse main door entrances and locker room doors leading to the pool.

Sure-Fit Security	Dormakaba
\$16,062.62	\$16,101.26

CAMP Recommendation:

Force Security Solutions recommended Sure-Fit Security as one of our options. This company works with Force Security Solutions as it relates to the new Access System Control.

Budget Considerations:

To be expensed from Operating Funds under Building Repair and Maintenance.



Sure-Fit Security

8213 Fenton Street

Silver Spring, MD 20910

301-585-4595 202-296-4710

e-mail: phil@surefitsecurity.com

Twitter address: SureFitSecurity Facebook address: Sure-Fit Security
Virginia DCJS #11-5824 Maryland DLLR #94

Please deliver the following page(s)

TO: Attn: Angel Robles
Cameron Station Community Association
200 Cameron Station Blvd.
Alexandria, VA 22304

DATE: August 24, 2022

Phone:

Email: arobles@gocammgmt.com

FROM: Sure-Fit Security Center

RE: (2 pages incl. cover)

MESSAGE:

Angel,

Here is the pricing you requested for service and materials. Thank you very much for the opportunity to bid on this project, if you have any questions concerning materials or service please call, I will be happy to help in any way possible.

Thank you,

Sincerely,

Philip Thom

The documents accompanying this transmission contain information, which is confidential. The information is intended only for the use of the individual or entity named on this transmission sheet. If you are not the intended recipient, you are notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited and that the documents should be returned to this company immediately. If you have received this data in error, please notify us by telephone immediately so that we can arrange for the return of the original documents at no cost to you.





Sure-Fit Security

8213 Fenton Street

Silver Spring, MD 20910

301-585-4595 202-296-4710

e-mail: phil@surefitsecurity.com

Twitter address: SureFitSecurity Facebook address: Sure-Fit Security
Virginia DCJS #11-5824 Maryland DLLR #94

Proposal

<p>PROPOSAL SUBMITTED TO: Attn: Angel Robles Cameron Station Community Association 200 Cameron Station Blvd. Alexandria, VA 22304</p> <p>Club House Main Entrance, Side Entrance, Pool Entrance Men's Locker Room, Pool Entrance Ladies Locker Room</p>	<p>PHONE and FAX NUMBERS</p> <p>Phone:</p> <p>Email: arobles@gocammgmt.com</p> <p>JOB LOCATION (if different)</p>	<p>DATE:</p> <p>August 24, 2022</p>
<p>We hereby submit specifications and estimate for furnishing necessary labor, material, workman's and public liability and unemployment insurance's, etc.:</p> <p>Supply and install the following: 4-Entrematc automatic door operators. 8-BEA wireless wall switches. 8-BEA surface mount boxes. 4-BEA wireless receivers. 8-BEA wireless transmitters. 2-Altronix relays. Customer to provide 120-volt outlet above each door for door operator power. A surcharge of 3% will be added to all invoices over one thousand dollars when paying by credit card. All work to be completed during regular working hours 8:00AM to 4:30PM Monday - Friday</p> <p>We hereby offer to furnish and install the above complete in accordance with the above specifications, for the sum of Sixteen Thousand Sixty-Two and 62/100 dollars. (\$ 16,062.62) payments to be made as follows: 50% down balance due upon completion of work.</p> <p>All material used in this contract are guaranteed for a period of one year by the manufacturer under normal use and providing repairs or attempted repairs have not been made by others. Labor is guaranteed for 90 days. This installation is to be made in accordance with the applicable electrical code. Salvaged materials pertaining to this contract become the property of Sure-Fit Security. Any alteration or modification from the specifications herein agreed upon involving additional labor and materials will be performed only as instructed and will become an extra charge in addition to the sum mentioned in this contract at our existing time and material rates.</p> <p style="text-align: right;">Sure-Fit Security</p> <p>Date _____ By _____</p> <p style="text-align: right;">Philip S Thom</p>		
<p style="text-align: center;">Acceptance of this Estimate</p> <p>The foregoing terms, specifications and conditions are satisfactory, and the same are hereby accepted and agreed upon, and you are authorized to execute the same.</p> <p>Date _____ Signed _____ (SEAL)</p> <p style="text-align: center;">This contract is void 30 days from date unless signed and returned to bidder.</p>		



Address 6770 Oak Hall Lane
Columbia, Maryland 21045
United States

Created Date 8/24/2022
Expiration Date 11/24/2022
Quote Number 00749523

Prepared By Mike Meissner
Phone (410) 995-6903
Email mike.meissner@dormakaba.com
Fax (410) 995-6974

Contact Name Angel Robles
Phone (703) 567-4881 x102
Email arobles@gocampmgmt.com

Bill To Name Cameron Station Community Association
Bill To 200 Cameron Station Boulevard
Alexandria, Virginia 22304
United States

Ship To Name Cameron Station Community Association
Ship To 200 Cameron Station Boulevard
Alexandria, Virginia 22304
United States

Dear Angel

We appreciate the opportunity to submit our entrance systems proposal for your consideration. At dormakaba, we believe the customer comes first. Our solutions-guided team carefully assess your individual objectives and considers customer feedback vital to the successful completion of any project. Our purpose is to be your trusted partner throughout the product lifecycle and make access in life smart and secure.

Project Name

Opportunity Name: Cameron Station Swing Operators

Product Qty	Product
Qty. 4	Dorma ED100 - Narrow 4"× 6" Header Surface Applied Single Operator, Clear Anodized Finish
Qty. 8	4.75" Square Stainless Steel Push Plate & Mounting Box
Qty. 8	BEA Transmitter 900 Mhz
Qty. 4	BEA Receiver 900 Mhz
Qty. 1 lot	Labor Hours
Qty. 1	Freight

Total Price USD \$16,101.26

Additional Information

We are pleased to quote the furnish and installed pricing for (4) dormakaba ED100 single surface applied operators in a clear anodized finish with wireless (8) push plates.

Add Option:

For Electric Strikes on the Locker Room Doors, Add to Base Price: \$650.00 Each x 2 = \$1,300.00

Notes:

- Installation based on Monday thru Friday 8:00 am to 4:30 pm
- Includes a full one (1) year warranty on parts and labor

- Finish: Standard clear anodized
- Must dummy Locker Room cylindrical lock sets

Work by others:

- 120 VAC routed into operator and connected
- Access controls (card readers, auto locks, etc.)
- Wood Blocking or proper bracing to accommodate equipment
- Patch & paint work
- Dummy pivots & Dummy Closers - if required
- Doors, frames & door H.W. other than quoted

Supply chain disruptions:

Global trade is experiencing delays at all factories and brands at this time. All brands are subject to short notice price increases and long lead times. This is beyond our control and therefore dormakaba and its manufacturing partners are not responsible for any delays or back charges due to project delays caused by the global shipping crisis, and raw materials shortage. Regardless of any Force Majeure or liquidated damages provisions, lead times at this time are estimated and not guaranteed. Should you have questions or concerns, please contact your local sales representative.

The following exclusions apply to all work performed by dormakaba unless specifically noted in our offering

- Sales tax is excluded
- Above described products are being offered & priced in good faith based upon provided information at the time of the proposal
- Labor for installation of above equipment shall occur weekdays during normal business hours
- Certified payroll, union labor or prevailing wage labor rates
- Unless otherwise indicated payment, terms are net 30 days based on an approved credit application
- This proposal is valid for 30 days from the quotation date

Prior to installation:

- Structural calculations, test reports or local authority building permits
- Signed & stamped drawings by Certified Professional Engineer
- Payment Bond or Performance Bond
- Removal & disposal of existing doors
- Demolition and rough opening preparation, ceiling and floor work
- Transom framing above door opening
- 110VAC or 220VAC electrical power supply to operator

During installation & logistics:

- Any hardware not specifically included in quote
- Low iron, Low E, security level & or non- standard glass
- Travel and labor will be billed at standard rates in instances when a customer confirms install readiness but site is found not to be ready
- Temporary security, barricades, signage or board-up
- Offloading, craneage & lifting of equipment to opening

Connections:

- Electrical wiring, conduit or power supply to the operator
- Installation and connection of any materials furnished by others including but not limited to access control, fire or smoke alarms
- Low voltage wiring, conduit or wire mold to push plate, card reader or other access activation
- All security key cylinders

Surrounding Area:

- Perimeter caulking or sealants
- Trim work, ceiling or dry-wall materials or finishing shopfront work adjacent to opening

After Installation:

- Cleaning of site, disposal of crates & packing materials

- Protection of the opening after installation, onsite materials or temporary board-up
- Painting, repairing or replacing of floors, cracked tiles, walls, and ceilings
- Weatherproofing
- Maintenance Services & Extended Warranties

Acceptance of Quotation

By signing below, the Purchaser represents personally (i) they have read, understands, and agrees with the terms herein including the after mentioned exclusions, (ii) is holding themselves to be authorized agent to agree on behalf of their company or organization to the terms herein, (iii) and their company or organization is of sound financial standing so as to fully comply with the payment terms herein expressed

Opportunity Name: Cameron Station Swing Operators

Purchaser:

Accepted by: _____

Print name: _____

Date: _____

Terms and Conditions

These Terms and Conditions, including all writings attached hereto and writings incorporated herein by reference, if any, is intended by Buyer and dormakaba as the final, complete and exclusive statement of all of the terms of their agreement respecting the services provided under the Contract.

1. Conditions of Services.

1. All lead times will begin after receiving complete approvals of submittals, shop drawings, affecting change orders, and from approved credit application or receipt of agreed upon deposit amount.
2. Please read proposal carefully as we will only perform work and/or provide materials contained therein.
3. No provisions have been made for Union or Davis Bacon/Prevailing wages unless explicitly noted.
4. All existing equipment removed by dormakaba shall be exclusive property of dormakaba.
5. dormakaba will be responsible for scope housekeeping only. Composite clean-up crews will not be provided.
6. We do not assume responsibility for faulty installation or broken glass by others.
7. Clerical errors subject to correction.

2. Compensation.

1. **Payment:** Full payment is due upon completion unless credit is pre-established. For any work requiring materials purchase or scheduling, a 50% deposit is due at time of proposal acceptance. Twenty percent (20%) of the Contract value may be billed after job award. Joint check agreements may be requested at the discretion of dormakaba. If payment is outstanding for any one account, work may be stopped, and outstanding orders cancelled until account is restored. Should dormakaba require the use of collection, attorney's fees, or fees for insufficient funds, Buyer agrees that these funds will be repaid to dormakaba. dormakaba retains the right to file a lien against all or part of the property being improved. dormakaba reserves the right to add a 2.5% charge if invoice becomes delinquent beyond terms. Buyer agrees to pay a service charge of one and one-half percent (1½%) per month, commencing thirty (30) days following invoice.
 2. **Price & Tax:** Quoted price is valid for 30 days. Please validate pricing after this period of time. dormakaba reserves the right to revise quotations after 30 days. Taxes excluded unless specifically stated on proposal. This price is firm for dormakaba dimensional & design standards only.
 3. **Back-Charges:** Under no circumstances will dormakaba approve back-charges unless granted in writing by an authorized party of the company.
- ### 3. Cancellation:
- In the event an order is cancelled, it will be subject to standard 20% restocking fees, cancellation fees, engineering fees, materials & freight costs incurred, and administrative fees. Standard cancellation is 20% of order as long as no materials have been ordered. Should Buyer release material orders, Buyer will be liable for that portion of the job and 20% of the remaining amount of work unperformed/unordered.
- ### 4. Performance & Delivery:
- dormakaba shall not be liable for delays in schedule, liquidated damage, or additional costs incurred due to issues beyond dormakaba's reasonable control. Buyer shall accept a mutually acceptable secondary plan of expedited costs, substitutions, or materials purchased at additional expense. dormakaba assumes no responsibility for materials replacement if materials were previously received, inspected, and accepted by Buyer.
- ### 5. Freight:
- Lead times are based on standard requirements by factory to provide materials proposed. Ship dates will be provided as estimate only once order is placed with the factory. Adequate packaging will be provided for any normal shipping circumstance such that materials will be protected and labelled as required. Special packaging may be provided for an additional expense. Shipping will be cost effective unless expedited fees are accepted by Buyer. If materials are to be provided to job site or Buyer location, dormakaba will make an informed decision as to the best instruction to provide the shipping company. If materials are not required to have direct delivery, materials will be brought to branch for pickup by Buyer. All freight terms shall be FOB. Any claims for damage in transit or lost freight, receiving, and inspection of materials is the responsibility of Buyer. It is a requirement of Buyer to inspect and review all materials prior to accepting shipment.
- ### 6. Site Requirements for Installation:
- Our quotation is contingent upon all work being performed during normal business hours unless otherwise negotiated and a mutually agreeable schedule. This quotation is calculated on one continuous installation engagement based on acceptable site conditions where other dependent scopes have completed preparation for proposed materials (i.e. electrical work, floor work, adjacent construction). When Buyer has given authorization for work to begin, no other scopes may impede our ability to complete installation in agreed upon area. dormakaba reserves the right to invoice for costs that are incurred due to unacceptable site conditions or delays by others resulting in additional installation visits.

7. **Storage:** dormakaba reserves the right to implement a storage fee if delivery is delayed after agreed upon date. Should project timeline require storage of materials, dormakaba reserves the right to bill for those materials at the time they have been received at a dormakaba location, Buyer location, or at job site. Certificate of insurance for stored materials can be provided to buyer upon request.
8. **Submittals:** Signed acceptance by Buyer of shop drawings and/or submittals shall be interpreted as acceptance that proposed scope is the correct interpretation of construction documents. Any field verification and/or work required by others as detailed in the submittal will be provided and coordinated by Buyer.
9. **Timelines & Commencement of Work:** Work shall not begin nor shall orders be placed for any projects until all shop drawings and submittals have been approved in writing by Buyer. Prerequisite to commencement of work is the approval of any cost changes and related scope information which have affected scheduling of work or ordering of materials. Approved credit application or receipt of agreed upon deposit amount must be received prior to commencement of work or ordering of materials. Prices are subject to undetermined escalation costs after thirty (30) days. Ship dates are approximate and subject to change.
10. **Warranty:** dormakaba will provide one (1) year warranty on materials to be free from manufacturer defects and on installation labor performed. Extended warranties are available for an additional cost. dormakaba is not responsible for defects or damages caused by wear and tear, consumable materials, vandalism, fires, storms, floods, acts of God, misuse, abuse or alteration on by any company other than dormakaba. No credit will be provided for any work completed by others during warranty term. dormakaba reserves the right to withhold the performance of warranty work if Buyer payments have become past due. Warranty work will be performed during normal business hours with our standard response times. Any warranty work taking place beyond normal business hours or with expedited response time may be billable. In the event that Buyer, its agents, employees, successors, and/or assigns tampers with, misuses, removes any parts, or adds any parts or equipment, Buyer agrees to indemnify, save and hold harmless dormakaba, its agents, employees, successors, and/or assigns, from any and all liability, damages, or losses, including reasonable attorney's fees, arising out of, or incidental to, the aforementioned conduct. dormakaba warrants that all goods manufactured by dormakaba and all services provided by dormakaba hereunder will be free from defects in workmanship and materials for twelve (12) months from the date of Delivery to the carrier, unless sold as "With All Faults", "Shop", "As Is", "As They Stand" or other similar designation. Products repaired or replaced under the warranty are warranted only through the remainder of the original warranty period.
11. **Insurance:** Insurance certificates will be provided upon request. Coverage is limited to the types and amounts that will be detailed on dormakaba's certificate. Cost for special insurance requirements such as OCIP, CCIP, is excluded from proposal.
12. **Limitation of Liability:** The statute of limitations application to all claims arising under these Terms and Conditions or otherwise shall be 180 days from the date the claim occurs. dormakaba shall not be liable for any loss, damage or injury resulting from delay in delivery or installation of the products or for any failure to perform which is due to circumstances beyond our control. The maximum liability, if any, of dormakaba for all damages, including without limitation contract damages and damages for injuries to persons or property, whether arising from dormakaba's breach of these Terms and Conditions, breach of warranty, negligence, strict liability, or other tort, with respect to the product(s) or any services in connection with the product(s), is limited to an amount not to exceed the purchase price of the product(s). In no event shall seller be liable to Buyer for any incidental, consequential, or special damages, including without limitation, lost revenues and profits even if the dormakaba has been advised of the possibility of such damages. The right to recover damages within the limitations specified is Buyer's exclusive alternative remedy in the event that any other contractual remedy fails its essential purpose.
13. **THE CONTRACT:** Signature by the Buyer of the Proposal or Contract shall initiate acceptance of a binding contract subject to the terms and conditions set forth herein. It is incumbent upon the Buyer to review these terms and conditions and warrants by signature that the signor is a competent representative of their company. dormakaba recognizes that Buyer may desire to utilize its own form of acknowledgment or acceptance of the Proposal. However, the use of any such form shall be for convenience only. No modification of these terms shall be affected by the acknowledgment or acceptance of purchase order, shipping instruction forms, bills of lading or any other document containing terms or conditions at variance with or in addition to those set forth herein, all such varying or additional terms being hereby objected to and rejected by dormakaba and deemed to be waived by Buyer. BY ORDERING ANY SERVICES OR PRODUCTS UNDER THIS CONTRACT, BUYER AGREES TO ALL THE TERMS CONTAINED HEREIN.



Cameron Station Community Association, Inc.
Board Decision Request
August 30, 2022

TOPIC: Amended P.R. No. 2022-02 – Parking Policy
Resolution 2022-0806

Motion:

"I move to ADOPT the Amended Policy Resolution No. 2022-02 – Parking Policy."

Motion: _____

2nd: _____

Summary:

Architectural Committee comments and recommendations are included in the draft. Resolution attached.

WHEREAS, Article III, Section 3.4 of the Amended Bylaws grants the Board of Directors (the "Board") with all of the powers necessary for the administration of the affairs of the Cameron Station Community Association (the "Association") in accordance with applicable law and the Project Documents (as defined in the Declaration of Covenants, Conditions, and Restrictions ("Declaration")), except for those matters which the applicable law or Project Documents require the Association's membership to approve; and

WHEREAS, Article IV, Section 4.3 of the Declaration states the Association shall be responsible for the maintenance, management, operation, and control of the Common Areas and all improvements; and

WHEREAS, the Board believes that it is in the best interests of the Association to have an orderly system for the enforcement of parking within the Association; and

WHEREAS, this Policy outlines the rules and regulations, vehicle registration and parking passes, and enforcement procedures for Resident (defined below) and Visitor (defined below) parking within the Association. It does not apply to the City of Alexandria streets of Cameron Station Boulevard, Somerville Street, Ferdinand Day Drive, and Brenman Park Drive. Residents and Visitors utilizing such streets for parking are subject to the City of Alexandria's public parking guidelines.

CAMP Recommendation:

Management recommends the Board adopt the Amended P.R. No. 2022-02 – Parking Policy.

Budget Considerations: None

Cameron Station Community Association, Inc.
Policy Resolution 22-_____
Parking Policy

Style Definition: Comment Text

WHEREAS, Article III, Section 3.4 of the Amended Bylaws grants the Board of Directors (the “Board”) with all of the powers necessary for the administration of the affairs of the Cameron Station Community Association (the “Association”) in accordance with applicable law and the Project Documents (as defined in the Declaration of Covenants, Conditions, and Restrictions (“Declaration”)), except for those matters which the applicable law or Project Documents require the Association’s membership to approve; and

WHEREAS, Article IV, Section 4.3 of the Declaration² states the Association shall be responsible for the maintenance, management, operation, and control of the Common Areas and all improvements; and

WHEREAS, the Board believes that it is in the best interests of the Association to have an orderly system for the enforcement of parking within the Association; and

WHEREAS, this Policy outlines the rules and regulations, vehicle registration and parking passes, and enforcement procedures for Resident (defined below) and Visitor (defined below) parking within the Association. It does not apply to the City of Alexandria streets of Cameron Station Boulevard, Somerville Street, Ferdinand Day Drive, and Brenman Park Drive. Residents and Visitors utilizing such streets for parking are subject to the City of Alexandria’s public parking guidelines.

NOW THEREFORE, BE IT RESOLVED THAT the Board hereby adopts this Parking Policy. This ~~policy~~Policy shall supersede any previously adopted parking policy. All homeowners, their family members, agents, guests, and tenants, as well as the Association’s builders and contractors, shall adhere to the rules and regulations set forth as follows herein:

PARKING PROVISIONS

I. DEFINITIONS

The following serves to define specific terminology used throughout this ~~policy~~Policy:

- A. Abandoned Vehicle: Any Vehicle left unattended or unmoved in a Visitor Parking Space for more than fourteen (14) consecutive days, regardless of whether a Visitor Parking Space pass is displayed.
- B. Commercial Vehicle:
 - 1. Any ~~vehicle~~Vehicle in which the driver is ordinarily hired for transport, including, but not limited to, taxis, limousines, passenger vans, or buses; or

2. Any ~~vehiele~~Vehicle with uncovered exterior logos, signs, letters, numbers, advertising, or irregular and distinct coloring which creates the appearance of a Commercial Vehicle; or
 3. Any unmarked ~~vehiele~~Vehicle with commercial paraphernalia or equipment attached, strapped, or affixed to the exterior of the ~~vehiele~~Vehicle, including, but not limited to, storage containers, racks, ladders, pipes; or
 4. Any unmarked ~~vehiele~~Vehicle with an excessive amount of commercial equipment or supplies within the interior of the ~~vehiele~~Vehicle which is readily visible from the windows of the ~~vehiele~~Vehicle, including, but not limited to, pesticide, paint buckets, propane, tanks, cabling, uncovered or unsecured tools or other supplies; or
 5. Any unmarked ~~vehiele~~Vehicle, which because of its irregular height, length, shape, or weight, is not a conventional passenger car and is more suited for a commercial purpose; or
 6. Any ~~van~~Vehicle designed for the transport of furniture, goods, equipment, animals or scheduled transportation; or
 7. Any ~~vehiele~~Vehicle defined as a commercial motor vehicle under § 46.2-341.4 of the Code of Virginia.
- C. Common Area: Space within the Association that is not owned privately by an Owner or by the City of Alexandria. Sidewalks, ~~privatenon-City~~ streets, green spaces, and Visitor Parking Spaces are examples.
- D. Inoperable Vehicles: A Vehicle with a malfunction of an essential part required for its legal operation, or any ~~vehiele~~Vehicle partially or totally disassembled as a result of the removal of any tire, wheel, engine, or other essential parts required for its legal operation. A Vehicle ~~with-expirednot displaying current~~ tags will be considered "inoperable."~~as not legally permitted to operate with expired tags."~~
- E. Management: The Association's managing agent, who is contracted by the Association to administer the daily business of the Association.
- F. Other Equipment and Machinery: Any agricultural, industrial, construction or similar machinery or equipment.
- G. Owner: Any title owner of a lot within the Association.

- H. Recreational Vehicle: Any motorhome, self-contained camper, mobile home, boat, all-terrain vehicle, dune buggy, trailer, boat trailer, pop-up camper/tent trailer, horse trailer, any trailer or semi-trailer used for transporting personal watercraft, motorcycles, or all-terrain vehicles, whether or not the trailer or semi-trailer is attached to another Vehicle, and any other type of Vehicle primarily designed for recreational use, not conventional passenger use.
- I. Resident: Any Owner, Tenant, or person occupying or residing at a residence within the Association for ~~over 30~~ at least thirty (30) cumulative days in a calendar year.
- J. Tenant: Any person who possesses a leasehold interest in a lot within the Association.
- K. Vehicle: A car, motorcycle, or any type of motorized conveyance.
- L. Visitor: Any customer of a commercial establishment; or a guest of a Resident within the Association; or ~~any Resident who parks a vehicle in a phase of the Association in which they do not reside or own a lot; or~~ person who occupies or resides at a residence within the Association for less than thirty (30) cumulative days.
- M. Visitor Parking Space: Visitor Parking Spaces are those parking spaces in the Association that are labeled as for Visitor parking through signage or markings on the pavement of the Association.

II. GENERAL INFORMATION

~~The Association was built in phases and remains divided into phases for the purpose of enforcing Resident and Visitor Parking Space rules. Phases are coded on the Resident parking decals, Visitor Parking Space Passes, and temporary Visitor Parking Space passes issued by the Management office to Residents. See Appendix A for a breakdown of these phases. Residents are responsible for informing their Visitor(s) of the Visitor Parking Space rules.~~

III. VEHICLE REGISTRATION

Residents are required to register all of their Vehicles (including those assigned or leased) with the Association within three (3) days of occupation of ~~the~~ their residence or acquisition of the Vehicle.

~~Owners of rental properties are responsible for ensuring Tenants are informed of and comply with all guidelines, and will be held accountable for violations by the enforcement process.~~

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A. Parking Decals: Upon registration of a Vehicle, the Association will provide one assigned parking decal for each Vehicle.

1. Decals must be displayed in the lower-left portion of the Vehicle's rear window (driver's side), or in the case of a motorcycle, reasonably visible on the rear left side of the motorcycle. Vehicles parking in a designated Resident parking space must have decals correctly displayed or be subject to the enforcement process ~~described in Section VII of this Policy~~. If a Resident's Vehicle has tinted windows, the Resident may contact Management to ~~require~~request a clear rearview mirror hang tag to display their Resident Parking Decal.

~~2. Resident Vehicles utilizing Visitor Parking Spaces must be in compliance with Section IV of this Policy or be subject to the enforcement process.~~

~~32.~~ All unmarked federal, state, and local law enforcement, or emergency Vehicles, which are conventional passenger Vehicles, shall not be considered Commercial Vehicles. However, Residents who drive these Vehicles must register them (in addition to personal Vehicles) with the Association. Failure to do so may result in citations, fines, and/or towing. Exceptions to the placement of the required Association parking decal on such Vehicles will be considered on a case-by-case basis.

B. Visitor Parking Pass: Upon registration with the Association following occupancy, one Visitor Parking Space pass will be issued to each residential unit. Each pass is valid for four (4) calendar year intervals, after which a Resident in good standing will be issued a new pass by the Association. Use of an expired Visitor Parking Space pass subjects the Resident to the enforcement process set forth in the Association's then current Policy Resolution establishing Enforcement and Due Process Procedures. Residents must be current with all Association assessments, charges, and legal fees assessed to their accounts before a pass will be issued to them. Visitor Parking Space passes may be replaced if lost by submitting a request to the Association and paying a \$25 fee via check made out to Cameron Station Community Association. ~~The Management office~~ will assess the approval of a replacement pass if the Resident is current in the payment of all Association assessments, charges, and legal fees assessed to their account.

Residents requiring more than one Visitor Parking Space pass may apply for ~~one up to three~~ additional, non-renewable temporary ~~passpasses~~, which ~~would~~may be valid for up to ~~30~~fourteen (14) consecutive days from the date of issuance. Temporary passes may be obtained through the Management office.

IVIII. VISITOR PARKING SPACES

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The Association has designated certain areas on private streets as either “Resident parking spaces” or “Visitor Parking Spaces.” The intent of the following provisions is to ensure that all persons in the Association utilize parking spaces as they are intended.

- A. Residents MAY NOT use Visitor Parking ~~spaces within the phase they reside for~~ ~~th~~Spaces for any measure of time. The only exception to this rule is that all Residents ~~regardless of the phase in which they reside~~ are permitted to park in Visitor Parking Spaces located adjacent to the Cameron Club when utilizing the Cameron Club facilities, pool, or Management office.
- B. ~~All~~ If a Resident ~~that is visiting another~~ establishes eligibility to receive a reasonable accommodation under the Virginia or Federal Fair Housing Acts to allow such Resident to park a registered Vehicle in a different phase of the Association from which they reside may use a Visitor Parking Space, the Association shall issue such Resident a parking permit allowing a registered Vehicle to be parked in such other phase of the Association, but are required to use the a Visitor Parking Space pass, which parking permit must be displayed on the front dash of the Resident they are visiting registered Vehicle while parked in that other phase of the Association a Visitor Parking Space.
- C. ~~Visitors~~ Unregistered non-Commercial Vehicles may park ~~their Vehieles~~ in Visitor Parking Spaces ONLY up to 24 consecutive hours without displaying a Visitor Parking Space pass (however use of a Visitor Parking Space pass at all times is recommended). For longer than 24 consecutive hours, a Visitor Parking Space pass is required. Vehicles not registered with the Association parked in a Visitor Parking Space without a valid Visitor Parking Space pass for more than twenty-four (24) hours are subject to immediate towing at least twenty-four (24) hours after a citation has been issued and placed on the Vehicle (see Section VII.A.7).
- D. Commercial ~~Commercial~~ Vehicles may park in Visitor Parking Spaces (without a Visitor Parking Space pass) during the hours of 7AM until 6PM Monday through Friday or on Saturday from 9AM until 6PM. No Commercial Vehicles may be parked in Visitor Parking Spaces outside of those hours: (even with a Visitor Parking Space pass).

*Emergency weekend/evening work is excluded.

- E. Storage Containers/Crates: Residents must notify the Association in writing seven (7) days prior to the date the Resident intends to receive delivery of a portable storage container/crate from an off-site storage facility. ~~The portable container/crate may only occupy one parking space. One Visitor Parking Space may be reserved for this purpose~~ for no more than seven (7) days as approved by Management. ~~One Visitor Parking Space may be reserved for this purpose.~~ Upon reservation with Management, signage/cones may be obtained from the Management office (\$150 refundable deposit required). See **Appendix BA** for

the reservation form. Signage may be displayed to reserve the ~~parking space~~Visitor Parking Space no more than twenty-four (24) hours before ~~the~~ scheduled delivery time ~~for the portable storage container/crate~~. Specific delivery dates and times ~~should~~must be included on the signage.

- F. Move Ins/Outs: Residents may request ~~a move~~to reserve Visitor Parking Spaces for purposes of accommodating moving in/move or out parking space reservation of the Association. Such request must be made in writing submitted to Management seven (7) days prior to the intended move date. Up to four (4) Visitor Parking Spaces may be reserved to accommodate a moving Vehicle. Upon reservation with Management, signage/cones may be obtained from the Management office (\$150 refundable deposit required). See **Appendix BA** for the Reservation Form. Signage may be displayed to reserve Visitor Parking Spaces no more than 24 hours before intended move in/move out and must include the specific dates and times.
- G. Vehicles that are not approved to be parked in another Resident's assigned parking space (applies to Condominium units only) are subject to the enforcement process as set forth in Section ~~VIII and IX~~VII of this Policy including immediate towing without notice by contacting the appropriate Condominium management office or Association's Management office.
- H. Inclement Weather: In the event of inclement weather, the Association reserves the right to use all Visitor Parking Spaces to accommodate snow removal. For further information regarding this please see the Cameron Station Snow Removal Policy (available at www.cameronstation.org-www.cameronstation.org).

IV. UNAPPROVED VEHICLES

Except as specifically provided, below, Residents may NOT park the following ~~vehicles~~Vehicles anywhere within the Association:

- (1) Abandoned Vehicles;
- (2) Commercial Vehicles, except that Commercial Vehicles are only permitted to park in the Association during the day, provided contracted work is being completed for an Owner. Commercial Vehicles are not permitted to be parked overnight in the Association~~;~~;
- (3) Inoperable Vehicles;
- (4) Other Equipment and Machinery; and,
- (5) Recreational Vehicles.

In addition, the Board reserves the right to provide exceptions for ~~vehicles~~Vehicles used for law enforcement or other governmental purposes.

~~III~~IV. RESIDENT RESPONSIBILITIES

All Residents must ensure that they, their family members, agents, guests, and ~~tenants~~Tenants, as well as any builders and contractors comply with these rules and regulations. The Association shall not be responsible for any damages, injuries and/or causes of action arising out of the enforcement of any infractions.

- A. Residents must have the proper decal on their Vehicles to park in areas designated as Resident Only Parking – decal shall be placed as described in Section ~~III~~IV.A.1. of this Policy.
- B. The parking of any Vehicle or portion thereof on any sidewalk~~;~~ or ~~common ground~~Common Area green space of the Association is prohibited and may result in immediate towing.
- C. No one is permitted to park in any manner that impedes the normal flow of traffic, blocks any mailbox, or prevents ingress/egress of any other Vehicle to adjacent parking spaces or the open roadway.
- D. All drivers are prohibited from parking Vehicles in the emergency access easements or in any other manner that encroaches upon any such access easement or upon adjacent pedestrian walkways.
- E. No Vehicle may be parked in a manner that ~~extends beyond~~touches the parking lines or ~~crosses over the~~occupies more than one parking ~~lines~~space in whole or in part.
- F. No one may park any Vehicle perpendicular to the marked parking spaces.

~~G. All drivers must operate Vehicles only on the paved roads of the Association and the City's public streets within the Association.~~

~~H. All drivers must have an operating license in order to operate a Vehicle within the Association (as required by law).~~

~~I.G.~~ If a Vehicle security system interferes with the right of quiet enjoyment of the Association, Residents should call the police for a noise disturbance.

~~J. Owners~~~~H. Residents~~ are responsible for ~~clearing snow and ice from the driveway/sidewalk serving~~~~informing their home within 24 hours~~~~Visitor(s) of the end~~~~Visitor Parking Space rules.~~

~~I. Owners of the~~~~element weather. For further information regarding~~~~rental properties are responsible for ensuring Tenants are informed of and comply with this~~~~please see the Cameron Station Snow Removal Policy (available at~~~~www.cameronstation.org).~~~~and will be held accountable for violations by the enforcement process described in Section VII.C. below.~~

~~VHVI.~~ USE OF DRIVEWAYS AND GARAGES/CARPORTS

A. The principal use of individual garages shall be for passenger Vehicle storage only. Residents may also use individual garages for storage of personal property in a manner that does not create a fire hazard. ~~Utilizing~~~~Except as otherwise provided in this Policy, utilizing~~ Visitor Parking Spaces to accommodate a Resident's Vehicle, ~~while not using garage spaces,~~ is prohibited and subject to the enforcement process ~~in Section VII of this Policy.~~

B. ~~No~~~~As stated in Section 7.1(a) of the Declaration, no~~ person is permitted to store Recreational Vehicles, Commercial Vehicles, oversized ~~vehicles~~~~Vehicles~~, or any Other Equipment and Machinery, or goods in their garage in a manner which prevents the Resident from parking a Vehicle in the garage.

C. Vehicle repairs, except for emergency repairs, are not permitted anywhere in the Association. At no time shall any ~~vehicle~~~~Vehicle~~ be placed on blocks or jacks.

~~VHVII.~~ ENFORCEMENT PROCESS AND REMEDIES FOR VIOLATIONS

~~A.~~ Any Vehicle parked in the following manner is subject to immediate towing:

1. Parked ~~in a designated fire lane or~~ within fifteen (15) feet of a fire hydrant when not parked in a designated parking space, ~~or in a designated fire lane;~~

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2. ~~Occupying~~ Touching the parking lines or occupying more than one ~~(+)~~ parking space, in whole or in part;
3. ~~Extending beyond the parking lines;~~
3. impeding the normal flow of traffic, or preventing ingress or egress of any other Vehicle to adjacent parking spaces or the open roadway;
4. Parked perpendicular to a marked parking space or on a ~~grassy area~~ Common Area green space;
5. Impeding access to sidewalks, sidewalk ramps, or mailboxes;
6. Constituting an imminent threat to the health and safety hazard of any Resident or Visitor;
7. Not registered with the Association and has parked in a Visitor Parking Space without a valid Visitor Parking Space pass for more than twenty-four (24) hours, and at least twenty-four (24) hours after a citation has been issued ~~to and placed on~~ the Vehicle;
8. Previously ~~cited found on three (3 times) for~~ occasions to have committed a similar infraction of this Policy within any 12-month period that is not otherwise subject to immediate towing;
9. Parked in an assigned Resident space without permission of that Resident;
10. Is not a Vehicle, but is a portable storage container/crate occupying either a Visitor Parking Space without prior written approval from ~~the~~ Management office, or more than one Visitor Parking Space regardless of whether prior written approval from Management; or

~~++~~

B. Any violations of this Policy not subject to immediate towing under Section VII.A hereof shall be subject to towing under the following circumstances:

1. After a citation is placed on a registered Vehicle and the registered Vehicle remains unmoved for a period of at least (12) hours following the placement of the citation on the registered Vehicle; or
2. Abandoned Vehicles; (See definition in Section I.A), provided, a notice will be placed on the Vehicle and if no response is received within 24 hours it will be subject to towing.

~~IX. MONETARY CHARGES~~

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~~A. Vehicles~~

- ~~C. Any registered Vehicle that has been found on three (3) occasions within any 12-month period to have been parked in violation of this Policy that are not a Visitor Parking Space, in addition to being subject to immediate towing, also shall be subject to the imposition of monetary charges, following receipt of reasonable notice of the violation and an opportunity to cure such violation. The permissible cure period shall be [] from the date and time notice of the violation is posted on the vehicle. If a Vehicle remains parked in a manner that violates this policy after the [] cure period has passed, then the Association shall send the Owner a Notice of Hearing pursuant to the provisions of the Association's Policy establishing Establishing Enforcement and Due Process Procedures.~~

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- ~~B. Upon any finding of a violation, the Association may impose monetary charges of \$50 for any single violation, and \$10 a day for a maximum of ninety (90) days (or such longer time as may be permitted by statute). Any monetary charges so imposed shall become an assessment against the Owner's lot. The Board of Directors reserves the right to change the amount of monetary charges without amending this policy if the permissible statutory amount changes~~
- ~~C. After three (3) violations of any parking policy regulation within a 12-month period, the Vehicle will be subject to immediate towing and the Association may impose monetary charges of \$50 for any single violation, and \$10 a day for a maximum of 90 days (or such longer time as may be permitted by statute). The Board of Directors reserves the right to change the amount of monetary charges without amending this policy if the permissible statutory amount changes~~
- ~~D. Unregistered Vehicles belonging to Residents parked within the Association for longer than three (3) days will be subject to a fine of \$10 per day. The Board of Directors reserves the right to change the amount of monetary charges without amending this policy if the permissible statutory amount changes.~~

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~~X~~
VIII. BOARD OF DIRECTORS' REMEDIES

Nothing contained herein shall preclude the Board of Directors from seeking injunctive relief or any other remedy available to it in a court of equity.

~~XI~~

IX. OWNERS' RESPONSIBILITIES FOR LEGAL FEES

If the Association must enforce this Policy through any form of legal action, the offending Owner shall be responsible for all expenses and/or attorneys' fees incurred by the Association in enforcing the provisions of this ~~policy~~Policy.

XHX. LIABILITY

The Association assumes no responsibility for the provision of any security service to protect Vehicles parked in the parking areas of the Association, and it disclaims responsibility for any damage to any Vehicle parked or operated on Association property. All Owners and Residents shall indemnify, defend, and hold harmless the Association and its directors, officers, committee members, and agents against any claims arising out of the towing of a Vehicle.

XHH

| **XI. MISCELLANEOUS**

This Policy replaces and supersedes ALL previous Parking Policies.

| AMENDED AND ADOPTED by the Board of Directors this ___ day of _____, 2022.

CAMERON STATION COMMUNITY
ASSOCIATION, INC.

By: _____
President, Andrew Hill

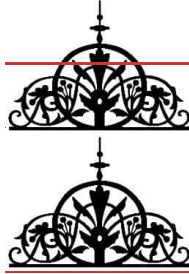
FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Policy Resolution ~~was~~ has been published to the members of Cameron Station Community Association on this _____ day of _____, 2022.

Steve Philbin, Community Manager

Appendix A
Cameron Station Community Association Phases

Appendix B



CAMERON STATION CONE/SIGNAGE RESERVATION FORM

*Cones/Signage are to be used for the sole purpose of reserving ~~visitor's parking space~~ **Visitor's Parking Space**(s) in accordance with the Cameron Station Community Association Parking Policy Resolution 22-__.*

To reserve cones and signage from the Cameron Station Community Association Management office, please complete this form and return to the Management office with a security deposit check made out to "Cameron Station Community Association" for \$150. The deposit check will be returned either via mail to the mailing address you provide below, or it can be picked up at the Management office upon the return of the cones provided to you.

Cameron Station Property Address: _____

Resident Information:

Name: _____

Phone Number: _____

Email: _____

Mailing Address: _____

Reservation Dates: _____

Street/Visitors Space Location to be reserved:

Please check the reason for the reservation:

- ☐ **Reservation for a Storage Pod** (only one space for up to 7 days)
☐ **Reservation for a Move In/Out moving ~~vehiele~~ **Vehicle**** (up to 4 spaces for 24 hours)

Cameron Station Community Association, Inc

200 Cameron Station Blvd, Alexandria, VA 22304
703-567-4881

2733817



2022 Action Item List						
Date	Committee	Item	Assigned To CM/ACM/Maintenance/A RC/AA	Status (pending, completed)	Comments	Entered
3.2.22	-	Pitney Bowes invoice	ACM	completed	2.20.22 invoice submitted for payment thru accountspayable@ciramail.com	
3.2.22	CAC	Concrete piece missing from apron	ACM	completed	John Medina resident at 4913 Waple Lane reported piece of apron missing near the curb at the end of his driveway. This will be addressed during the paving maintenance project scheduled in June. Scheduled for June 13th-17th, 2022.	
3.3.22	-	Daily check and respond to emails	ACM	completed	daily task	
3.7.22	-	Mail amended Parking Policy	ACM	completed	emailed GAM copy of amended parking policy, cover letter and list of Owners mailing address.	
3.7.22	CAC	Light Pole damaged at 491 Cameron Station Blvd	Maintenance	completed	Lancaster crew damaged one of the poles at 491 Cameron Station Blvd. Mark received and responded to email. He has it as a pending item for completion.	
3.7.22	CAC	Virginia American Water - Irrigation past due bill notice	CM/ACM	completed	Past Due Bill notice received from V.A.W. for \$130.01. Management reached out to utility and found out two checks (\$122.47 and 128.40) were mailed (2/2) and cashed (2/16). Per V.A.W. account history, the one check for \$128.40 was not reflected on file and they are working to locate it.	
3.7.22	-	Schedule meeting with Lancaster and Management	ACM	completed	Lancaster and Management meeting On-Site on Wednesday 10AM. Calendar invite sent.	
3.7.22	-	Resident required assistance with assessment payment	ACM	completed	Resident at 5034 Gardner Dr was not able to submit payments. Management reached out to her over the phone and identified the issue. Assessment payments are now set-up as ACH.	
3.7.22	-	Owner request on account (resale and settlement charges)	ACM	completed	Management received email from Mr. Gagik who lives at 4924 Gardner Dr. regarding resale and settlement charges that required CAMP AP/AR managements attention. 3.11.22 conveyance charges adjusted; ACM provided and update to resident and issue has been resolved.	
3.10.22	-	Setting-up new vendor	CM/ACM	completed	Christina emailed Manders COI and W9 to accountspayable@ciramail.com to set-up Mander as a vendor.	
3.10.22	CCFC	Attendance to CCFC meeting	ACM	completed	CAMP rep attended CCFC monthly meeting	
3.11.22	CAC	CAC packet for 3.14.22 meeting	CM/ACM	completed	CAC packet for 3.14.22 meeting completed, emailed to committee and posted on the Cameron Station website.	
3.11.22	-	3.8.22 GRS invoice 12864	ACM	completed	invoice from GRS received via email and submitted for payment through Cira.	
3.11.22	CCFC	Email Austin Woodard from American Pool	ACM	completed	Ask Austin who will be taking care of the deck work? Who is taking care of the pool rule signs? Austin response: <i>Both items are things we can take care of. We are in the process of updating the catalogue in our system, but as soon as this is completed I can send you proposals for both items.</i> 3.14.22 UPDATE - Management (Steve, Angel, Mark) will meet on-site with American Pool (Austin and Rogers).	
3.11.22	-	Email Heather 2.22.22 BoD draft meeting minutes	CM/ACM	completed	Draft meeting minutes are under review by Steve and Angel. 3.18.22 - draft minutes reviewed and emailed to Minutes Services for a second review.	
					Matt will stop by sometime next week March 14-18 to deliver the tile and carpet samples for the CCFC review. 3.14.22 UPDATE - carpet tile and bathroom partition samples arrived and were set up in the Henderson Room. Still waiting for tile samples. 3.15.22 UPDATE phone conversation: 1. Paint color for the walls – a light color is recommended (e.g. white w/gray tone) – Manders will provide a wheel of color samples for the committee to review. 2. Additional Carpet color options – the committee only selected the Cunning – 00405. 3. Ceramic tile samples – Manders ordered and will deliver samples of the three (3) tile samples: 1. Anthem, 2. Toledo, 3. Wall tile (standard white tile). 4. Locker color and sample – Manders will provide a chain of samples for the committee to select. 5. Toilet partitions – the committee selected the Navy-Blue color based on the current partition color installed and to match the shower partitions as this will be kept. 6. Finish Metal – Manders will provide a color chart; (committee NOTE: the selection should match the current sink faucet finishing metal color). 7. Toilet Fixtures – the model and sample presented on the committee packet were the Kohler standard model toilet flush valve and its components. The committee agreed. 8. Shower Fixtures – the model and sample presented on the committee packet were the Moen Commercial standard model shower head and its components. The committee agreed. Matt requested Angel to email pictures of the sink faucet to confirm the finished metal. Pictures attached. The remaining samples will be delivered soon this week and will be set up at the Henderson Room located at 200 Cameron Station Blvd. Alexandria, VA 22304. 3.30.22 - locker room renovation demolition began. 4.8.22 - wall tile to be put up on the shower area. 4.12.22 - Update from Manders - Shower tile installation, finish drywall, and start painting ceiling expected completion by the end of the week. 4.26.22 - 95% of tile work finished. They ran short of shower tile in the ladies' room and are expecting it to arrive Thursday 4/28 and install Friday 4/29; Plumbing fixture installation is complete; Painting is 90% complete; Light fixtures will be completed today 4/26; They're making some repairs to existing electrical outlets they discovered some were not working properly and hope to have it complete by today 4/26; Lockers will be installed this week; Toilet partitions and accessories will be installed by end of the week; Carpet and final paint touch up are completed next week. 5.2.22 management met with Manders; locker room renovations are almost complete. All tile has been put in, shower and toilet partitions are placed back, lockers are in, carpet and painting touch-ups and cleaning to be complete by next week. 5.5.22 - all tiles in place, showers and toilets partitions in place, carpeting scheduled to be put down Saturday, May 7, 2022, and final touches (accessories, etc.) in progress. 5.13.22 - Rubber mats in place, Touch up's (paint, caulking, etc.) is currently being addressed, Shower curtains installed; women's handicap shower rod missing and pending to be installed, Toilet accessories installed, Toilet Seat Cover Dispenser not installed. Management reached out to Manders to have them installed. Do you recall if all the toilets had one installed? We only have two plastic dispensers. We can order more if that's okay, Locker handles to be installed Monday, and Locker keypad locks supply is being an issue, Manders is working with an alternate source to get the product. 6/1/22 -- Only small punch list including locks on lockers (back ordered) and two ceiling lights in the hallway entering the men's locker room.	

3.14.22	CCFC	Fitness Center deep cleaning	National Service Contractors	completed	Fitness will be deep cleaned Saturday, March 19 after the gym close.
3.14.22	CCFC	American Pool - Accounts Payable	ACM	completed	Received and email from the A/P department regarding March payment pool contract. Management reached out to American Pool and talked to Nancy, A/P admin and emailed copy of payment confirmation to her.
3.14.22	CCFC	Update from ProFit	ProFIT - Jill and Rick	completed	During the CCFC meeting the members requested additional spray bottles. ProFit reached out to Psy to regularly maintain 5 spray bottles in addition to the gym wipes.
3.14.22	CAC	Lamp Post head down	Maintenance	completed	Lamp post head located behind unit 5108 Donovan Dr. # 407 needs to be put in place or replaced. Management reached out to the resident and added the item on the maintenance schedule.
3.14.22	-	3.9.22 Doody Calls invoice #000002021	ACM	completed	Invoice submitted for payment through Cira.
3.14.22	CAC	Emergency Pipe Break on Yarrow Ln	CM	completed	1. Dug up the Yarrow Lane pipe --- it was a Cameron Station <i>fire service valve</i> . 2. Virginia American Water shut off two domestic water lines this morning for ALL Plumbing to complete their valve replacement on the fire service valve. 3. Work completed midafternoon, but ALL Plumbing saw more water movement and were concerned there was additional pipes leaking. (Thought it might be a water table matter). 4. Virginia American Water arrives and views one of their pipes leaking; they start turning on a second pipe and the pipe burst; now they have two domestic water pipes to replace. 5. They were waiting for a crew to arrive to start around 6:00pm. 6. The streets impacted are Yarrow Lane, English Ivy Terrace, and Donovan Drive (close to Yarrow). 7. No timeframe to when it will be fixed. We sent a community wide e-blast naming the streets VA American Water indicated would be informed. 8. Water is safe to drink; If your water is OFF due to the pipe replacement, when it comes back on, let it run for 20-30 minutes to release any sediment in the pipe and mixing with the water. Otherwise, it will not be harmful.
3.14.22	-	Resident call from 278 Murtha St	Covenants	completed	Resident called requesting direction on light fixture replacement. Emailed residents contact information to Brandon, Covenants Adm, for him to provide additional info.
3.15.22	CCFC	Meeting set-up with ProFit	ACM	completed	Meeting scheduled for Tuesday, March 15 at 3PM to meet Jill Bakner and Rich.
3.15.22		New Employee Training	CAMP	completed	Management has been assigned to attend a new employee training Wednesday, March 16 from 10AM to 11:30AM
3.15.22	CAC	Prepare fence letters for Livermore, Martin and Barrett	ACM/CM	completed	Letters prepared, emailed, and mailed to each of the residents affected.
3.15.22	-	Resident assistance with account fees	ACM	completed	emailed bookkeeping/accounting staff to waive late fees on residents account based on previous and this year assessment difference.
3.15.22	CCFC	Locker Room Renovation --- Email copy of summary conversation with Matt Manders to Ray Celeste, CCFC Chair	ACM	completed	Copy of phone conversation summary emailed to Ray Celeste with details on the paint color for the walls, additional carpet color options, ceramic tile samples, locker color and sample, toilet partitions, finish metal, toilet fixtures, and shower fixtures.
3.16.22	CCFC	Matt Manders contract	ACM	completed	Find out if a contract between Cameron Station and Manders was signed and in place. UPDATE - Heather emailed Todd and he replied that we should expect the cover contract by the end of the day. UPDATE - Cover Contract emailed to managers. 3.17.22 UPDATE - emailed Andrew Hill a copy of the cover contract and Manders proposal for signature. 3.18.22 UPDATE - Cover contract and Manders Proposal signed by Andrew (President) and copy emailed to Manders so he can sign the cover contract. 3.25.22 - Manders signed contract and has been saved on the server.
3.16.22	CCFC	Submitted elevator certification invoice INV-2022-00059699	ACM	completed	Invoice submitted to accounts payable; reference number ELV2019-00170
3.16.22		Spring Yard Sale confirmed with Activities and Event committee	AA	completed	Spring Yard Sale will be on Saturday, April 9th from 8AM to 1PM. Brand Design has been given the date. To be posted on all community social media (IG,FB,Twitter).
3.16.22	ARC	Meeting with B&B Security Solutions	ACM/Covenants/Maintenance	completed	Met on-site with Courtney and Officer Parker to show them the spots to be patrolled (currently demanded areas: Harold Secord St, Brawner Pl) and narrow the items they will be looking into during the soft-enforcing phase (60 days): (1) patrol vehicles without a Cameron Station Resident and/or Visitor tag.
3.17.22	CCFC	Meeting with NSC	ACM/CM/Maintenance/AA	completed	Discussion of contract - NSC will provide a bid proposal. Cleaning services with NSC after 4/30/22 will be on a monthly basis. No auto-renew for future contracts. Deficiencies pointed out - fan blowing-up dust, mop pieces left behind, black marks, white machines dirty. Fitness Center is cleaned after hours. NSC cleanliness responsibility are windows, doors, storage rooms, gymnasium, etc. During Locker Room Renovation phase, NSC was asked to maintain the hallway area clean and in pleasant scent leading to the bathroom.
3.17.22		CCFC Meeting minutes 3.10.22	CCFC	completed	CCFC meeting minutes saved on server and added to next BoD meeting folder.
3.18.22	CCFC	Meeting with American Pool	ACM/CM	completed	Met with Austin and Ben from American Pool - we talked about the pool supplies, pool registration processes, pool contract addendum, pool maintenance, repainting safety stencils. Emailed Austin and Ben
3.21.22	FAC	Emailed FAC members requesting February and March 2022 draft minutes	ACM	completed	waiting for a copy of February and March 2022 draft meeting minutes. 3.25.22 - FAC minutes received and added to 3.29.22 Board packet.
3.21.22	CAC	Ticket submitted to City of Alexandria	ACM	completed	Ticket submitted on 3/18 - request number 22-00007647 - request type: Safety and Security Concerns Regarding City - owned Property - Location: 423 Cameron Station Blvd. Comments: We have been complaining about a stop sign that could fall and hurt a child at Tucker Elementary School where the busses leave the front of the building and Cameron Station Blvd. and Harold Secord. W/O ticket 22-00005315 the rebar is exposed at the bottom of the pole.
3.23.22	CCFC	Dumbbells 15lb and 20lb quote	ACM	completed	Quote 3191227 - Management submitted the quote order for a set of dumbbells 15lb and 20lb provided by ProFIT. Estimated delivery 3-7 business days. 5.5.22 - Management followed up with ProFIT to find out if the signed quote was received. 5.13.22 - Power Systems added as a vendor, order in the process to be shipped.
3.28.22	CCFC	Order new pool signs from Signs by Tomorrow	ACM	completed	Estimate #A43545 - Management submitted an order request to replace the following signs: pool rules, own risk, wading pool, and one other.
3.29.22	ARC	Set-up B&B as a new vendor	ACM	completed	Emailed W9 to corporate, waiting for them to set up B&B as a new vendor. 4.8.22 - vendor setup and B&B contract uploaded to Cira.
4.4.22	-	City of Alexandria receipt	-	received	Receipt: REC-2022-00053274

4.6.22	CCFC	Swimming Lesson issues	AGM	closed	Management was contacted by Let Swim, Tamara. Based on our conversation Let Swim was not aware of swimming lesson services to be provided at Cameron Station. Management invited Let Swim to meet onsite Tuesday, April 12, 2022, at 10:30 AM. Management reached out to American Pool to provide them with an update on the conversation with Let Swim. Minutes later management received a call from American Pool, VP of Management, which ended on a bad note. 4.12.22 - Management met with Let Swim and is willing to provide swimming lessons to the community during the 2022 Pool Season. Next Steps - Let Swim will provide us with a Facilities Use Agreement. 4.26.22 - facility use agreement received and had Todd, legal, revise it. The agreement is included in the Board packet for approval of the Board on 4.26.22. 4.28.22 - Let Swim is no longer able to meet and provide services to Cameron Station. Management reached out to High Sierra Pool and we are still pending on final confirmation, but it is guaranteed they will provide swimming lesson services.
4.7.22	-	New Committee members updated on Cira	AA	completed	Juana updated the new Committee members (Wendell Anderson, Amber Herard, Jennifer Hurst) on Cira.
4.7.22	-	Cameron Station 2022-2023 COI updated on Cira	AA	completed	New 2022-2023 COI updated on Cira.
4.7.22	CCFC	Johnson Controls service work	Maintenance	completed	SR#51564034 - Scope of Work - Technician to troubleshoot dry system - Locate air leak and repair leaks on the dry system - Failed to Operate.
4.7.22	CAC	Paving - Where to locate vehicles during the work...	GM/AGM	completed	4.7.22 -- Met with Mr. Pascual (Principal) and Rene Kelley (Asst Principal) today. They offered us use of their parking areas during the summer while we pave the 7 phases. We are also approaching the management of Home Depot plaza. 4.26.22 - Tucker Elementary school will allow the Association to make use of its spaces while the project is in progress. Management still communicating and waiting for approval from the City of Alexandria, Chris Watson, and Home Depot plaza, Rapaport. Samuel Tucker Elementary donated 20-30 spaces, Chris Watson gave us 15 spaces in Breneman Park, 5 spaces in Boothe Park, and Rapport gave us 30 spaces in West End Village behind the trampoline store. Signage for "temporary Parking" will be placed at each parking space.
4.7.22	CCFC	Pool Furniture setup	American Pool	completed	American Pool was onsite, uncovered the pool and setup the furniture.
4.8.22	CommComm	Update CommComm committed fund report	AGM	completed	Update CommComm committed fund report to be included on their April meeting.
4.9.22	CCFC	Work on CCFC April meeting packet	AGM	completed	CCFC packet to be emailed and posted on the website Friday, April 8, 2022
4.10.22	CAC	Streetlight blocked	ARC	completed	The streetlight between 5234 Harold Secord St and 452 Ferdinand Dr is blocked by an overgrown bush. Bush is on the side of the property. Mark and Adrienne are waiting for the resident's response.
4.11.22	-	Johnson Controls March Statement of Account	Maintenance	completed	Statement of Account received reflecting unpaid invoices (88581544 and 88611899) each for the amount of \$1106. Management emailed Johnson Control requesting a copy of the invoices, W9 and COI. Mark is handling the invoices and will reach out to the Vendor to inquire about charges.
4.11.22	-	Condo residents email address status	AA	completed	Management updated Condo residents' email addresses, although, some have not yet provided one and we will contact them for the purpose of paving project communication.
4.11.22	-	Imprest Card receipts - upload receipts and reclass	AGM	completed	daily task
4.11.22	CAC	Tree behind 4950 Brenman Park Dr	Maintenance	completed	The arborist assessed the tree and recommended giving it a little time. No signs of stress and hopefully the tree will recover.
4.11.22	CCFC	Fitness water fountain	Maintenance	completed	the water fountain in the Fitness Center is intermittent. Mark will be assigned to inspect it. 4.13.22 - Mark inspected the fountain and is working properly. He will periodically check on it to make sure is working.
4.12.22	CCFC	Pool Sings	AGM	completed	Pool signs delivered. Mark will remove old and install new ones.
4.13.22	CCFC	Janitorial/Cleaning Services	AGM	BoD approved	Go out to bid on the janitorial/cleaning service contract. Our current NSC contract expires on April 30, 2022, after the date, the contract will continue every month until the official vendor is selected and awarded the service contract. 4.21.22 - Management put out a request to three vendors to bid on the janitorial/cleaning service contract. To the date, we received all three proposals: CIA, Bolana, and Clean Advantage. They were all included on the 4.26.22 Board packet for the Board review and approval. 4.26.22 - Board approved NSC proposal for a three year term.
4.13.22	CAC	TruGreen Lawn Maintenance application	AA	completed	Email blast notice to residents regarding the TruGreen application on Thursday, April 14, 2022.
4.13.22	-	3.29.22 Draft BoD meeting minutes received.	AGM	completed	3.29.22 draft BoD meeting minutes received and under Management review.
4.18.22	-	Call for Committee draft meeting minutes	AGM	completed	Emailed FAC, CAC, A&E committees asking for a copy of the last committee draft meeting minutes. Brandon to provide ARC minutes. Juana to provide CommComm minutes. CCFC received. UPDATE - FAC received. 4.21.22 - all draft committee meeting minutes received and included on the 4.26.22 board packet.
4.18.22	-	Unresolved comment on 2.22.22 BoD draft meeting minutes	AGM	completed	emailed Dolly, Minute Services, to retrieve her notes to get me an answer to a question made during the Owners forum. 4.22.22 - Dolly referenced her notes and mentioned that at the time of the meeting a question was not made, although, the conversation did reference a question made in the January meeting which was not disclosed.
4.22.22	CAC	Fence on Livermore Ln	GM/AGM	completed	Letters regarding the ownership of the fence were mailed and delivered to Owners.
4.26.22	CAC	Fence in general on Barrett Place and Martin Ln	GM/AGM	completed	Tentative date to start project is May 9 starting from Woodland Hall. 5.31.22 fence project started behind Woodland Hall. As of June 8, 2022, they continue to install the fence at Woodland Hall and behind 381 - 401 Cameron Station Blvd.
4.26.22	CAC	Concrete Project	GM/AGM	completed	Management will coordinate to have the AdHoc Committee and the engineer meet onsite to go over the details of the areas to be addressed. A request "to not exceed \$25k on concrete repairs" was included on the 4.26.22 Board meeting packet for the Board review and approval. 5.13.22 - Fairfax paving came back with a revised proposal for a total of \$31k on concrete and additional work that includes brick work. Ad HOC committee has been made aware of such proposal and agrees with the amount. Management to include the proposal in May's Board meeting packet for approval. 5.31.22 Board approved "not to exceed \$25k on concrete work".
4.26.22	CCFC	Addendum for an additional hour for Swimming Lessons	AGM	completed	Management is waiting for American Pool to draft an addendum to add an additional hour for swimming lessons. 4.28.22 addendum received.
4.26.22	CCFC	Access System	GM/AGM	RFP completed	Management expects to have the final RFP draft by the next CCFC meeting and to be included at the next Board meeting in May. 4.28.22 Management met with CTSI, Anthony and Daniel. 5.31.22 RFP completed and emailed to 8 vendors.
4.26.22	CCFC	2023 Elevator certificate	Maintenance	received	Elevator certificate 2.28.23 received. Mark will post on the elevator.
4.27.22	CAC	Alex 311 - 21-00017144	Alexandria	completed	Requestor # 21-00017144; type: Trees; Location: 4917 Brenman Park Dr; Request Submitted: 7/13/2021; Estimated Resolution: 10/5/2021; Actual Resolution: 4/27/2022; Requestor Comments: In Brenman Park Dr. median there are few non London Plane trees that have dead limbs and need to be trimmed up / I am not sure of tree species on these.

4.27.22	CAC	Water Leak on Yarrow Lane	Maintenance	closed	A new water leak was identified on Yarrow Lane right in front of 5094, 5096, and 5098 houses. We are in contact with American Virginia Water. We requested them to come out and assess the matter. We have ALL Plumbing, Inc on stand-by for an immediate response if the water company fails to take control of the leak. As of June 7th, the leak still visible; VA American water put it on the back burner because it appears not to be a major leak.
4.28.22	CAC	Power Wash proposal	GM/AGM	completed	EcoTek power wash proposal approved at 4.26.22 BoD meeting. Emailed board president requesting to sign proposal. 4.29.22 proposal signed.
4.28.22	CCFC	GRS inquiry for Microsoft word and new computer	AGM	completed	Emailed GRS to inquire about the process to renew the Microsoft word license and fix the fitness center laptop computer. Ticket #866249. 4.29.22 licenses purchased and computers set up with Microsoft. A quote/proposal for a new laptop is pending to be received. 5.2.22 - Quote #: NDJ000834v1 received for a new laptop.
4.29.22	-	Email vendors who bid on the power washing and janitorial services	AGM	completed	A thank you email sent to Contractors who bid on the power washing and janitorial contract services.
5.2.22	-	Eyewash station	Maintenance	completed	Eyewash station to be installed in the pool area on 5/3.
5.2.22	-	Meeting with Tucker Principal	AGM/GM	completed	Management met with Principal Pascal to discuss parking for B&B security. It was agreed the B&B officer can park next to the school on Harold Secord St.
5.2.22	CAC	Trim tree on corner of 5110 Knapp Pl	Lancaster	completed	Management had a friendly conversation with Mary Roach resident at 5110 Knapp Pl. She pointed out that the tree on the common area produces a saab. Update - Lancaster will be onsite Thursday, May 5, 2022, to assess and trim the tree.
5.2.22	CAC	John Ticers lamp post	Maintenance	completed	Resident at 4914 John Ticer reported all lamp posts on John Ticer needs to be repainted.
5.3.22	CAC	John Ticer common area	Lancaster	completed	Owners email request/suggestion: Good morning, My name is Katie Bilek - I live at 5007 John Ticer Drive. I would like to request the installation of a french drain in what appears to be common area land between my house and the 5010 Waple Lane house. The walkway behind our house often gets very muddy when it rains. This stretch of land between our house and 5010 Waple is located between two concrete drainage boxes. The inlets are set within these drains at a level that is higher than the ground, often forcing the accumulation of water in this common area. Attached is a file of photos of the affected area. As a temporary solution, we have laid concrete pavers over the mud so that children have something to walk on white at play. We have noticed in other common areas of Cameron Station there are French drains, and believe this section of land would benefit from having that as well. Please let me know if we can help answer any questions. Thank you! Katie Bilek 832.767.8125. Update - Management shared a copy of the email with Mark and Lancaster. Update - Mark and Carlos to assess the area.
5.4.22	CAC	Work on CAC packet for 5.9.22 meeting	AGM	completed	Management to work on CAC 5.9.22 meeting packet.
5.6.22	CCFC	Follow-up with Todd on NSC cover contract	AGM	completed	Email sent to Todd to revise and update cover contract for NSC, included NSC agreement and COI.
5.9.22	CAC	Committee approvals	CAC	approved	CAC members during their 5.9.22 approved the following proposals: Lancaster Proposal #31445 and 31447. Management will present to the Board at the next May Board meeting for their review and approval.
5.10.22	CAC	Light poles out	GM/AGM	completed	Light poles out on Ferdinand Dr 458, 464, and between 468 - 472. Management put in a request for service through 311, ticket # 22-00012925. No light pole number available.
5.13.22	CCFC	Pool items to be addressed	Maintenance	completed	Mark to inspect pool furniture and re-adjust any loose strap, refill all hand and body soap, and return scales and steps to men's and women's rooms.
5.13.22	CCFC	Perform pool toys inventory	AGM	completed	Ray Celeste requested to perform a pool toy inventory. 5.25.22 - 3 baby floats ordered and delivered.
5.13.22	ComCom	Draft cigarette butts disposal reminder	AGM	completed	Management to draft a cigarette proper disposal reminder.
5.16.22	CAC	Trim tree next to 5111 Grimm Dr blocking sidewalk	Lancaster	pending - on a tree trimming schedule	The tree is overgrown and blocking the sidewalk. Management emailed Lancaster to assess and trim the tree accomdigly.
5.16.22	CAC	Street lamps out	Maintenance	complete	Two street lamps are burnt out or not working. The first is at 305 Lannon Court. The second is nearby, right next to the USPS mailboxes at 311 Lannon Court.
5.16.22	CAC	Trim oak tree behind 218 Medlock Ln	Lancaster	pending and added to landscape log	Oak tree on common area behind 218 Medlock Ln lower branches needs to be trimmed.
5.17.22	CAC	Tree leaning over the path between Murtha and Linear Park	Lancaster	pending and added to landscape log	A tree that is leaning precariously over the path between Murtha and the Linear Park. It is between 246 and 248 Murtha St.
5.17.22	CAC	Tree and branch trimming	Lancaster	completed	Large tree branch in the grassy common area next to home. Also, the tree is overgrown in front of John Ticer Dr. and needs trimming.
5.18.22	CAC	Tree trimming	Lancaster	pending and added to landscape log	Tree on CS area behind unit 5266 Colonel Johnson Ln the branches are close and needs to be cut back.
5.18.22	CAC	Light poles out	Maintenace	completed	Both are at the corner of Barbour and Comay Terrace (to the right of the front door of 166 Comay Terrace). One is on the brick sidewalk on Barbour and the other is at the visitor parking in front of 4911 Barbour.
5.19.22	CAC	Submit ticket to 311	AGM	completed	Ticket #22-00013995 submitted to 311 on 5.19.22 to report observation monitoring well outside rim uneven with brick; trip hazard. Well is located on the Cameron Station Blvd circle east brick path side. 6.7.22 City of Alexandria was out and responded the sidewalk on the circle is the HOA responsibility.
5.19.22	CAC	wooden bird nest in a tree	Lancaster	completed	Wooden bird nest in a tree at 195 Martin Ln. Management forwarded the message to Lancaster for them to handle.
5.23.22	CAC	Overgrown Wisteria	Lancaster	closed	Can you please have the landscaping company come out and significantly cut back the Wisteria. It is so overgrown in the middle, you can barely see the sky through the growth. The overgrowth also serves as a bird sanctuary directly over the table and chairs. As you might imagine, anything below is covered in bird droppings and subsequently deemed unusable until cleaned off and sanitized. Bessley Pl South park.
5.23.22	CAC	Street Lights out	Maintenance	completed	Street light at 5112 Donovan (1), 5199 Brawner (1), and behind the community center (2). Information obtained from B&B's 5/21-5/22 reports.
5.26.22	-	Pitney Bowes duplicate payment	AGM	completed	A request has been submitted through the Pitney Bowes website account 0016357809, case # 32561375 to reimburse duplicate payment. 5.27.22 - this morning through live chat Pitney Bowes was contacted to follow-up on the request. They had indicated the account has been reimbursed with a credit of \$253.35.
5.26.22	-	Pitney Bowes late fee waive request	AGM	completed	A request hass been submitted through the Pitney Bowes website account 0016357809, case # 32561515 to remove a \$30 late fee on the 5.20.22 invoice. 5.27.22 - this morning through live chat Pitney Bowes was contacted to follow-up on the request. They had indicated the late fee of \$30 has been waived from the current invoice due on 6.16.22. The new invoice amount is \$312.27.
5.26.22		Community Letter - Asphalt / Concrete Intro Letter	GM/AGM	completed	Letter written and will go out to community today, 5-26-22. Future letters/emails only to the streets impacted by the projects
5.26.22		3 Street Lights out - 400 block Ferdinand Day Dr - by Samuel Tucker Elementary	GM/AGM	completed	City and Dom Va refuse to accept that these are City lights; School used to replace bulbs but stopped ; call to principal pascal. If dead end, we will replace early June. These bulbs were replaced by ACPS.
5.26.22		5140 & 5142 Donovan Dr -- Driveways need to be repaired when we complete the apron	GM/AGM	completed	Called and emailed owners to discuss actions needed; 5140 is for sale as well. Driveways lifted from tree roots and cracked or broke apart. Both homes are rentals and I am working with the owners via email. Fairfax Paving is providing me with proposals for these concrete driveways.
5.26.22		Marty from Fairfax Paving and Dave Gertz (engineer) meeting on June 1st for Asphalt project logistical meeting	GM/AGM	completed	Great meeting. Received a great deal of info and a few follow-ups with Henry's Towing and Dom Va Power (vault issue on Barbour Dr).
5.26.22		Temporary Parking during asphalt work	GM/AGM	completed	Chris Watson (city) provided 15 parking spaces in Breneman Park and 5 spaces in Armistead Boothe Park; Principal Pascal authorized us to use 20-30 parking at the school and Rappaport authorized 22 parking behind "Get Air Trampoline" located in West End Village

5.31.22	CCFC	Buy pool trash bags	Maintenance	completed	Buy three Hefty Ultra Strong, Heavy Duty Liner 33 gallon boxes
6.1.22		Shuttle Bus --- Destination and Schedule Changes for Metro Infrastructure Work	GM/AGM	acknowledged	Shuttle Bus --- Bringing Potomac Yard Station online (Yellow and Blue Line Closure Sept 10 - Oct 20) and Yellow line bridge rebuilding for 8 mos starting Sept 10th.
6.2.22	CAC	Reported Outages	Maintenance	completed	305 Lannon Ct (IV-8), 311 Lannon Ct (IV-4), 166 Comay Terrace (I-71), 4911 Barbour Dr (I-144), 5017 Grimm Dr (IV-12), 250 CSB (III-70) pole in cut through, 5112 Donovan (II-51), 5199 Brawner (IV-64), 210 CSB, along side next to fire hydrant, 4931 Kilburn (II-22)
6.3.22	CAC	Trees to be trimmed on Ferdinand Day	City of Alexandria	pending	Trees near Ferdinand Day 422, 430, 442
6.1.22	Alex 311	Tree Trimming	Landscaping	completed	100 - 500 Cameron Station Blvd; Scheduled for 6/7/22 -- did not complete all work -- new ticket submitted below.
6.6.22	RPCA	Tree Trimming	Landscaping	pending	470-490 Ferdinand Day Dr -- LED street lights covered by tree branches. 311 Ticket #22-00016044 Mark Carlson of ACPs indicated this block is for RPCA to handle. Ticket created via 311 today.
6.6.22	CAC	Shrub Trimming	Landscaping	pending	Shrub between 5261 and 5263 on Colonel Johnson needs to be trimmed. Management emailed Lancaster requesting service.
6.6.22	Critical Peake	Quote 5695 \$2,024	Lightpoles Out	completed	Street Lightpoles out: 305 Lannon CT, 311 Lannon Ct, 166 Comay Terr, 4911 Barbour Dr, 5017 Grimm Dr, 250 CSB, 5112 Doinovan, 210 CSB, 4931 Kilburn; will be completed within 2 weeks
6.7.22	Alex 311				The following areas have tree trimming needed around LED street lights:
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	pending	1. 405 Cameron Station Blvd
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	pending	2. 400 Cameron Station Blvd (North) across the street from 387 Cameron Station Blvd
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	pending	3. 400 Cameron Station Blvd (South) across the street from 422 Ferdinand Day Dr.
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	pending	4. 400 Cameron Station Blvd (South) across the street from 430 Ferdinand Day Dr.
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	pending	5. 451 Cameron Station Blvd
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	pending	6. 469 Cameron Station Blvd
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	pending	7. 523 Cameron Station Blvd
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	pending	8. 525 Cameron Station Blvd
6.8.22	Chris Watson	Irrigation Meter Leak at 247 Somerville St	City of Alexandria	closed	I received an email from an owner on Somerville Street that the irrigation meter at 247 Somerville Street is leaking. Mark shut it off. It is a small leak. 6.24.22 system has been turned back on, no visible leaks.
6.13.22	CAC	Street light out	Maintenance	completed	Street light out on the corner of Kilburn near the pool
6.15.22	Va American Water	2 Leaks (one old leak from May 6th)	Va American Water	completed	150 / 151 CSB Median Strip Flowing Water Leak -- Water Leak Confirmation 12:13pm Put in Emergency Ticket by Va American Water --- Follow up -- Yarrow Lane original leak reported May 6th / June 15th follow up / Added Notes that we called back for update. 6.24.22 system has been shut down, pending maintenance responsibility confirmation, is it the City or Association to maintain?
6.21.22	CAC	Brick Repair	Lancaster	pending	Brick needs to be leveled in front of 5010 Waple Ln. Info emailed to Lancaster.
6.21.22	CAC	Brick Repair	Lancaster	pending	Brick needs to be leveled in corner of Donovan Dr and Yarrow Ln. Info emailed to Lancaster.
6.21.22	CAC	Brick Repair	Lancaster	pending	Uneven brick near 426 Waple Ln
6.22.22	CAC	Lamp post off centered	Maintenance	pending to be scheduled	Lampo post # IV-40 in front of 5128 Grimm Dr is off centered. 6.24.22 proposal is being provided, waiting on approval.
6.22.22	CAC	Street lights #61 and #63 out in Colonel Johnson Ln	Maintenace	completed	Mark to reach out to Critical Peake to prepare a proposal including other street lights to be reapiired. 6.24.22 proposal is being provided, waiting on approval.
6.27.22	CAC	lamppost IV 40 between 5130 and 5128 Grimm Dr	Maintenace	completed	lamppost IV 40 between 5130 and 5128 Grimm Dr
6.28.22	CCFC	Items to complete per Ray's email	Maitnenace/AGM	completed	1. replace kitchen water filter; 2. umbrella in the pool has a bent metal support; 3. install signage in men's and women's bathroom that state lockers are for daily use only and items should be left overnight.
7.8.22	Management	Water leak by mailboxes next to Ticer Dr	5007 John	completed	Water leak by mailboxes next to 5007 John Ticer Dr. City of Alexandria came out and indicated it is NOT sewage; they took a sample with them. Monday, 7/11/22 -- Virginia American Water indicated it is not a water leak but irrigation or water run off. CSCA has no irrigation in the area and the owners at 5007 JTD indicate they have never used their irrigation since they moved in 3.5 yrs ago. Next step --- Lancaster Landscape may dig in the area for us.
7.11.22	Management	Light pole knocked over by paving company at Comay Terr and Barbour Dr.	Maintenance	pending to be scheduled	Street Light Corner of Comay and Barbour - Hot by the paving company and will be paid for by the paving company. Total bill/estimate sent to Fairfax paving for \$5,990.00
7.13.22	CAC	Branch removal	Landscaping	completed	large tree breanch to be removed from gate on the rear side of unit 236 Medlock
7.14.22	311 Alexandria ticket	Streetlight head leaning to one side at 115 Cameron Station Blvd	City of Alexandria	ticket submitted	Request number: 22-00020494; Request Type: traffic signals and street lights; Location: 115 Cameron Station Blvd; Request Submitted: 7/14/2022; Estimated Resolution Date: 8/4/2022.
7.25.22	CAC	Light out at 5244 Bessley Pl	Maintenance	to be scheduled	light out at 5244 Bessely Place
7.28.22	CCFC	Mens toilets	Matt Manders	completed	Cartridge installed at both men's toilets that allows more gallon per minute increased from 1.6 to 2.4
7.28.22	CCFC	Women's handicap shower seat	Matt Manders	completed	Womens handicap shower seat broken and Manders will reinforce placed back. Currently waiting on tile materials before starting job. 8.4.22 Manders to start work on Monday, August 8.
7.28.22	CCFC	Threshold addition in men's locker room	Matt Manders	pending	Men's locker room threshold addition at handicap partition between shower and tile, and at tile partition close to toilets where it meets with carpet.
7.29.22	CAC	Drainage Issue close to 5275 Col Johnson Ln	Landscaping	pending	5275 Colonel Johnson nearest address
8.4.22	CAC	150 and 151 CSB backflow preventer	Landscaping	completed	City disagreed that it was their responsibility to repair irrigation and we paid the \$1,090 to fix the back flow preventer. We will continue to engage the City about this matter.

				to be scheduled	7/19/22: 3-1-1 ----- 100-500 Blocks of Cameron Station Blvd, 4800-4900 blocks of Brenman Park Drive, Somervelle Street, and 400 Block of Ferdinand Day Drive are city streets within Cameron Station CA. There are various potholes and this is asphalt from 1997-2000. 1. Can you cold patch the potholes on these streets? 2. Can you stripe the yellow and white lines, parking spaces and crosswalk locations? 3. When will these streets be paved? We just finished Sections 1 of 3 of our community streets. The remaining streets will be done during the Summers 2023, and 2024. It would be helpful to know where we are on the paving list for the City Streets. I have attached pictures. 8/5/22: Hi Steve, I heard back from our team today. It appears we inadvertently closed your 311 request. However, staff reports we converted it to a work order and staff reports it performed pothole repairs upon receiving your request: 1.Can you cold patch the potholes on these streets? Yes, city crews have investigated this location and recently performed pothole maintenance and will continue to monitor this location for future base repairs. 2.Can you stripe the yellow and white lines, parking spaces, and crosswalk locations? We will coordinate with the Traffic Operations sections for investigation and a plan of action, based on their assessment. 3.When will these streets be paved? We just finished Sections 1 of 3 of our community streets. The remaining community streets will be done during the Summers of 2023, and 2024. It would be helpful to know where we are on the paving schedule/list for the city At this time, Cameron Station Boulevard is not scheduled for milling and resurfacing. However, we are preparing for the city's upcoming pavement index scoring survey and will re-review once this has been completed. As we plan and strategize, we will continue to inform the community through the City's website: www.alexandriava.gov/potholes	
8.5.22	Yon Lambert - City	Paving schedule, Striping, and stenciling request for the city streets Note: This matter started with a 3-1-1 email on 7-16-22 and early August, Mindy directed me/introduced me to Yon Lambert for discussion.	City of Alexandria			
8.5.22	CCFC	Order pool swim lane divider (2)	AGM		to buy	Place order for two (2) pool swim lane dividers - the pool is 25 meters
8.5.22	CCFC	Order mirrors (2)	AGM		to buy	Place order for two (2) mirrors to be installed in men's and women's locker room
8.5.22	CCFC	Order baby change liners	AGM		complete	Place order to order baby changing liners to be installed at men's and women's locker room
8.8.22	CAC	Lamp head down IV41 at	Maintenance		pending	IV41 lamp head down
8.8.22	CAC	371 Livermore sprinkler leaking	Landscaping/Irrigation		pending	Management asked Lancaster to inspect the sprinkler in question
8.11.22	CAC	Pooling of water 4922 Gardner	Maintenance		closed	Pooling of water in the street near 4922 Gardner. Mark assessed the area after the storm and no major issues to report. We will continue to monitor the area for possible pooling/ponding of water. We have had hard rains and the calls for this much rain are not something that was caused or missed from the paving project.
8.17.22	Management	Common area next to 418 Ferdinand Day - light pole out --- Pole #_____	Maintenance		pending	Common area next to 418 Ferdinand Day - light pole out