



CAMERON STATION

BOARD OF DIRECTORS MEETING

HYBRID ZOOM MEETING – Henderson Room / Zoom

DRAFT AGENDA

Tuesday, January 31, 2023 – 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 – December 13, 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 | 7:33 PM |
| VIII. | COMMITTEE REPORTS (FAC, ARC, A&E, ComCom, CCFC, CAC) | 7:43 PM |
| IX. | ARC Resident Appeal | 7:53 PM |
| | A. ARC – Resident Appeal #1 – HVAC Placement | |
| X. | MATTERS FOR BOARD DECISION | 8:03 PM |
| | A. Ratify Email Vote – Replacement of Fire Hydrant Leaking | Motion 2023-0101 |
| | B. Lancaster Landscape Proposal 31568 | Motion 2023-0102 |
| | C. Matrix CXV Virtual Bike Proposal | Motion 2023-0103 |
| XI. | MATTERS FOR BOARD DISCUSSION | 8:43 PM |
| | A. Bates 2023 Price Increase | |
| XII. | MATTERS FOR BOARD INFORMATION | 8:50 PM |
| | A. Management Report | |
| | • Action Item list | |

**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

- Summer 2023 Asphalt
- Monument Sign Reconciliation
- Access System Control Update
- EV Charger Update

XIII. NEW BUSINESS **8:57 PM**

XIV. EXECUTIVE SESSION (see Executive Session agenda) **8:58 PM**

A. FY22 End-Small Balance Write-off Motion 2023-0104

XVI: ADJOURN **9:00 PM**

DRAFT

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



**MEETING MINUTES
BOARD OF DIRECTORS MEETING
Tuesday, December 13, 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
Joan Lampe, Treasurer
Mindy Lyle, Secretary
Brendan Hanlon, Director
Chris Alex, Director
Chris Molder, Director

BOARD MEMBERS ABSENT

None.

OTHERS PRESENT:

Steve Philbin, M ed., CMCA®, ARM® PCAM®, General Manager
Angel Robles, CMCA®, AMS®, Assistant General Manager
LT. Lion, City of Alexandria Police
Todd Sinkins, Rees Broome, Legal Counsel
Sasha Impastato
Tricia Hemel, Chair, ComCom
Dan Ogg, Member, CCFC

CALL TO ORDER:

Mr. Hill called the meeting to order at 7:01 pm.

APPROVAL OF AGENDA:

Motion: Ms. Christensen moved, and Mr. Alex seconded the motion to APPROVE the December 13, 2022, agenda as presented.

Following discussion, an amended motion was made.

Amended Motion: Ms. Lampe moved, and Mr. Hanlon seconded the motion APPROVE the December 13, 2022, agenda with the following amendments:

- Under Matters for Board Decision, move items H. Access Cards and Mobile Credentials Proposal and L. Gorove Slade – Visitor Parking Engineering Proposal to Matters for Board Decision.

The amended motion passed unanimously. 7/0

APPROVAL OF MINUTES:

Motion: Mr. Hanlon moved, and Ms. Lyle seconded the motion to APPROVE the October 25, 2022, meeting minutes as presented. **Following discussion, the motion passed 6/0/1.**

In favor: Mr. Hill, Ms. Lampe, Mr. Alex, Mr. Hanlon, Ms. Lyle, Ms. Christensen

Abstained: Mr. Molder

LT. LION – CITY OF ALEXANDRIA:

Lt. Lion reported: there were twenty-three (23) calls for service for the month, mainly parking and traffic issues. There was a 60% increase in calls for service in the 5300 block of Holmes Run. And reminded everyone that there is an increase in package thefts this time of year.

CAMERON STATION CIVIC ASSOCIATION:

Sasha Impastato reported that the City is performing a two-bridge study for pedestrian bridges from Landmark Mall; one bridge is a multi-level bridge that would connect to Van Dorn Metro; "Duke Street in Motion" is a push for bus and rapid transit along Duke Street, and informed City council that bi-directional option is least disruptive and also opposed to a bike lane. Change in zoning, and study the impacts of the zoning change and whether there will be enough police and first responders for the increase in housing.

HOMEOWNER'S FORUM:

None.

TREASURER'S REPORT:

Ms. Lampe delivered the following report:

- As of October, total cash and investments are 3.2 million dollars, and the majority of the investments are in CDs with Morgan Stanley reserve investment accounts.
- Association still running ahead of budget, recent large expense was for flower rotations in the amount of \$10,000.
- Overall good fiscal management with receivables below 2%.

COMMITTEE REPORTS:

1. Financial Advisory Committee

No report.

2. Architectural Review Committee

No report.

3. Activities and Events Committee

Mr. Philbin stated Management has sent out an email blast about the upcoming holiday event.

4. Communications Committee

The Committee reported they are working on the November/December newsletter and that it should be finished soon; welcomed 13 new residents in December and the website reformatting is currently underway.

5. Facilities Committee

The Committee reported that they have received complaints about the peloton bikes, considering replacing them; the fitness center flooring will be replaced on Monday the 19th; and obtaining and reviewing new bids for the pool management contract.

6. Common Area Committee

Ms. Lyle reported that the signs have been ordered to be placed in the front yard for the winners of the decorating contest. Also, for Christmas Eve the Committee will pass out Lumineers at the Cameron Clubhouse to any residents who would like to have them.

MATTERS FOR BOARD DECISION:

A. Ratify Email Vote-ARC New Member Application

Motion: Ms. Christensen moved, and Ms. Lyle seconded the motion move to RATIFY the unanimous email vote to approve the appointment of Trena Raines to the ARC Committee. **The motion passed, 7/0.**

B. Ratify Email Vote-Volunteer of the Year and M.P. Awards

Motion: Ms. Christensen moved, and Ms. Lyle seconded the motion to RATIFY the unanimous email vote to approve the Volunteer of the Year Award to Andy Yang and the Mark Pillow Award to Tricia Hemel. **The motion passed, 7/0.**

C. Ratify Email Vote-Snow Removal Contract Proposal

Motion: Ms. Christensen moved, and Ms. Lyle seconded the motion to RATIFY the unanimous email vote to approve the snow removal service proposal from Lancaster Landscape to be expensed from Operating Funds. **The motion passed, 7/0.**

D. Amended A.R. No. 22-16-A&E Committee Charter

Motion: Mr. Hanlon moved, and Ms. Lampe seconded the motion to ADOPT the Amended Administrative Resolution No. 22-16 – Activities and Events Planning Committee Charter with the recommended changes by the A&E members. **The motion passed, 7/0.**

E. Amended A.R. No. 22-17-ComCom Committee Charter

Motion: Ms. Christensen moved, and Mr. Hanlon seconded the motion move to ADOPT the Amended Administrative Resolution No. 22-17 – Communications Committee Charter with the recommended changes by the CommComm members. **Following discussion, the motion passed unanimously, 7/0.**

F. Amended A.R. No. 22-19-Use of Community Communications

Motion: Ms. Christensen moved, and Ms. Lyle seconded the motion move to ADOPT the Amended Administrative Resolution No. 22-19 – Use of Community Communications with the recommended changes by the CommComm members. **Following discussion, the motion passed unanimously, 7/0.**

G. Engineering Proposal for Asphalt Project

Motion: Ms. Lampe moved, and Ms. Lyle seconded the motion to APPROVE Gardner's Engineering proposal for engineering consulting services for asphalt pavement remediation (Phase 2 -2023) to be expensed from Reserves Funds. **Following discussion, an amended motion was made.**

Amended Motion: Mr. Hanlon moved, and Ms. Lampe seconded the to APPROVE the execution of the current contract as presented and it extend it to a two-year contract for the same rates. **The amended motion passed unanimously. 7/0**

H. Fence Seal Coating Proposal

Motion: Mr. Hanlon moved, and Ms. Christensen seconded the motion move to ACCEPT the fence seal coating proposal from Manfred Home Improvement for the amount of \$16,860.00 to seal coat the newly replaced common area fence to be expensed from Reserve Funds. **Following discussion, the motion passed unanimously, 7/0.**

I. Monument Sign Duke Street Entrance Proposal

Motion: Ms. Lampe moved, and Mr. Alex seconded the motion move to APPROVE Exterior Medics proposal to replace the column and base brickwork in the of \$12,985.00 to be expensed from Operating Funds. **Following discussion, the motion passed unanimously, 7/0.**

J. Asphalt Repair Proposal

Motion: Ms. Lampe moved, and Mr. Hanlon seconded the motion move to APPROVE Resurface Inc in the amount of \$18,000 to repair thirteen patches within the community to be expensed from Reserve Funds. **Following discussion, the motion passed unanimously, 7/0.**

MATTERS FOR BOARD DISCUSSION:

Cameron Station Logo and Branding

Ms. Christensen reported that the Committee has been working on a branding package, putting together a guide so that the logo and colors are consistent. The Committee requested \$400 so that LMK can do revisions to the colors and design. The Board approved the \$400 expenditure.

A.R. No. 20-02 – Investment Policy

Mr. Philbin stated that the Finance Committee will review the investment policy and make any recommended edits for the Board's review and consideration at an upcoming Board meeting.

Access Cards and Mobile Credentials Proposal

Mr. Philbin reported that he is working with staff to clean up the database and remove previous owners. The registration information will then be sent to the residents and all residents will have to re-register for the new system.

Gorove Slade-Visitor Parking Engineering Proposal

Mr. Sinkins stated that he reached out to the City to inquire about making amendments to all seven SUP's and those amendments would eliminate the percentage requirement of visitor parking for each phase. The lowest requirement for any phase is 15% and the amendments would be looking to reduce the requirement to 5% or eliminate it completely. It would also require a site plan amendment because each parking space for Cameron Station is labeled as such on the site plan. Mr. Sinkins stated that in a conversation with the City, they would be inclined to recommend that Cameron Station then create a parking management plan, which would include various elements on how you would plan to manage and enforce parking rules.

Mr. Sinkins stated that Gorove Slade is a transportation company that would be able to make recommendations on how to create SUP's revisions, the proposal from Gorove Slade does not include the civil engineer for the project. If the Board would like to pursue the SUP revisions, they could engage with Gorove Slade to design the parking space plan and reach out to Bowmen for re-doing the site plans. The Board would like to see a more detailed potential goal, and a detailed plan of the steps for the process and costs for each phase of the project.

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.

- **EV Charger Update**

Mr. Philbin stated that Management has reached out to a company called ChargePoint and another company that would do the infrastructure. Management is also looking into the tax credit options for the charging stations. After Management has gathered all the information, they will present it to the Board for review.

- Shuttle Bus

Mr. Philbin reported that Management has received more complaints about the wait time when residents arrive at the Metro. He stated that if they reduce the shuttle bus picks up by six minutes, the shuttle bus schedule would get closer to the Metro train arrivals. Management will adjust the schedule for now.

NEW BUSINESS:

None.

EXECUTIVE SESSION:

(Not applicable for this meeting).

ADJOURNMENT:

Motion: Mr. Alex moved, and Ms. Lampe seconded the motion to adjourn the meeting. **The motion passed, 7/0, and the meeting was adjourned at 9:00 pm.**

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

X

Mindy Lyle
Secretary

Cameron Station Community Association
Financial Advisory Committee Meeting
Nov. 28, 2022

MEETING MINUTES

I. Call to Order

- a. The Chair called the meeting to order at 7:10 PM.
- b. Members Present: Chairman Takis Taousakis, Wendell Anderson, Michael Whanslaw, and Fred Blum
- c. Others Present: Bill Boos CAMP Finance, Steve Philbin CAMP site manager
- d. 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 (October) minutes were approved unanimously.

IV. Resident Open Forum

No residents were present.

V. Review of Financial Results

Mr. Boos led the discussion of October financials:

- Financials remain favorable year to date to budget by \$61,385, due to a decrease in spending and a modest increase in revenues.
- December Board meeting will recommend moving \$100,000 from operating accounts to Reserves to bring the Owners Equity percentage under 20%.
- Receivables remain within good guidelines.
- Bill recommends moving \$200,000 from the Forebright Reserve account to the reserve checking account because the checking account current balance is \$30,000 and currently outstanding expenditures by year end for reserve projects is projected to be \$190,000 leaving a cushion of \$20,000. In the future we will look at this more frequently and make more transfers when necessary.
- Bill Boos has recommended changing some fund designation to eliminate a \$562,000 inter fund liability. This will be accomplished at Morgan Stanley by designating savings accounts as operating funds instead of reserves.

VI. Old Business

Variances:

- Flowers: Over budget due to a timing issue of actual versus budget projection. Lancaster lumped the cost estimate for new flowers around the destroyed sign with others for the gazebo and the club house. Steve has requested that they separate the flowers for the sign so he can submit a claim for insurance coverage (\$7200 versus \$3900).

- Signage Repairs: \$6250 had been paid for new brick columns, which was done very poorly. Steve asked for the money back before consulting our attorney. Another company was hired to do the job properly. Completion is expected to be 1/23/2023.

Committees:

- CAC: Lancaster expenses, the largest expenditure of the committee is over budget due to January storm repairs. Communicate to Lancaster how tight the actual expenses are vs budget, so they can manage. Currently, +\$40K YTD.
- Activities and Events: +\$2K YTD is essentially on budget.
- Communications: +14K favorable due to not having a current newsletter editor resulting in 2 less issues this year.
- CCFC: The majority of expenses are under contract, so they are essentially on budget.
- Finance: R&R funds: We now have \$300,000 in two money market accounts at Morgan Stanley which currently yield 3.5% versus Forbright's 2.24%. The accounts have been separated within the Morgan Stanley master account with Bill Boos' recommendation. The next Federal Reserve Bank meeting ends 12/14 with another expected rate increase. At that time we will purchase more CD's with another matured CD (\$107,000), at least some of the saving deposit balance, and review the opportunity to move more money market funds from Forbright.

Reserve Projects status Update:

- Fencing: The total cost will be over the budget of \$170,000. A estimate for sealant cost of \$57,920 was not in the original spec for the project. This is the lowest of three estimates and will be presented to the board at the next meeting for approval.
- Access System: A new card access system with photo credentials at a cost of \$61,000 is underway and expected completion in January with \$15,000 of remaining expenditures falling into 2023.

VII. New Business

- The board meeting was moved from 11/29 to 12/12/2022.
- Our annual get together will be held 12/12/2022 with holiday cheer at Takis' home.
-

Meeting was adjourned at 8:08 PM.

DRAFT

**CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday January 10th, 2023**

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) was held on Tuesday January 10th 2023. The meeting was called to order at 7:00 p.m. by ARC Chair Stephen Pearson with a quorum present. The meeting was conducted via Zoom in accordance with Administrative Resolution No. 2022-15 (Amended): ARC Charter.

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
Brian Sundin – ARC Member
Trena Raines – ARC Member

MEMBERS ABSENT

None

CHANGE OF ATTENDANCE

None

OTHERS IN ATTENDANCE VIA ZOOM

Cameron Station Residents
Brandon Throckmorton, On-Site Covenants Administrator
Chris Alex, Board liaison

APPROVE AGENDA

MOVE TO: “Approve the agenda with the addition 152 Cameron Station Boulevard – Roof Replacement and the removal 5233 Bessley Place – Window Replacement.”

Moved By: Sharon Wilkinson

Seconded By: Tom Linton

For: All

Against: None

Absent: None

MOTION PASSED

DRAFT

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
159 Martin Ln	Roof Replacement	Approved as submitted. Moved By: Sharon Wilkinson Seconded By: Mara Francis For: All Against: None Absent: None Abstain: None MOTION PASSED
175 Barrett Pl	Roof Replacement	Approved as submitted. Moved By: Tom Linton Seconded By: Sharon Wilkinson For: All Against: None Absent: None Abstain: None MOTION PASSED
311 Lannon Ct	AC Unit Replacement and Relocation	Disapproved as submitted. Moved By: Paula Caro Seconded By: Mara Francis For: All Against: None Absent: None Abstain: None MOTION PASSED
5075 Minda Ct	Roof Replacement	Approved as submitted. Moved By: Sharon Wilkinson Seconded By: Trena Raines For: All Against: None Absent: None Abstain: None MOTION PASSED
152 Cameron Station Boulevard	Roof Replacement	Approved with the stipulation that the roof shingles will be the Charcoal color. Moved By: Tom Linton Seconded By: Paula Caro

DRAFT

		For: All Against: None Absent: None Abstain: None MOTION PASSED
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MOVE TO: “I move to ratify the applications for 375 Cameron Station Blvd – Roof Replacement (Approved), 4906 B John Ticer Dr – Window Replacement (Approved) that were voted on electronically during the month of December.”

Moved By: Mara Francis

Seconded By: Paula Caro

For: All

Against: None

Absent: None

Abstain: None

MOTION PASSED

APPROVAL OF ARC MEETING MINUTES

MOVE TO: “Approve the ARC Meeting Minutes from the 6 December 2022 meeting as submitted.”

Moved By: Mara Francis

Seconded By: Sharon Wilkinson

For: Paula Caro, Tom Linton, Brian Sundin

Against: None

Absent: None

Abstain: Stephen Pearson, Trena Raines

MOTION PASSED

MOVE TO: “Approve the ARC Meeting Minutes from the 1 November 2022 meeting as submitted.”

Moved By: Tom Linton

Seconded By: Brian Sundin

For: Tom Linton, Stephen Pearson, Mara Francis

Against: None

Absent: None

Abstain: Paula Caro [*Note: Trena Raines joined the ARC in December 2022]

MOTION PASSED

BOARD MEETING REPORT

The December Board of Directors meeting was held on December 13th. Board liaison Chris Alex reported on the ongoing issues to repair the Cameron Station sign at the front of the community that was damaged earlier in the year. In addition, the Board ratified the appointment of Trena Raines to join the ARC.

COVENANTS REPORT

- **Annual Comprehensive Inspection Update:** The On-Site Covenants Administrator has completed the annual comprehensive inspections for 2022 and is beginning to plan for the 2023 schedule. The Covenants Administrator is also working to obtain samples for trim colors, for ARC review and approval. The common area fence was stained with a clear-coat following the ARC's recommendation.
- **Completed Resale Inspections:** Management completed 4 resale inspections during the month of December.
- **Towing Report:** There were no vehicles towed during the month of December. Management did not see evidence of repeat offenders in December, though commented that inspections would ramp back up in January. Management noted that they were getting complaints from homeowners about parking in the street in the evenings past business hours.
- **Violations Issued and Abatements:** In December, Management issued 20 violations. Inspection schedule ended in November, a decline in violations and uprise in parking violation tickets is anticipated.
- **2023 ARC Meeting Dates:** The ARC reviewed the draft schedule of 2023 meeting dates and approved the schedule.

MOVE TO: "Adjourn the Meeting at 8:11 p.m."

Moved By: Sharon Wilkinson

Seconded By: Mara Francis

For: All

Against: None

Absent: None

MOTION PASSED

Minutes prepared by Stephen Pearson, ARC Chair.

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
January 4, 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
Jen Hurst – Committee Member
Christina Damhuis – Committee Member

COMMITTEE MEMBERS ABSENT:

James Hodges - Committee Member
Ritah Karera – Committee Member

ALSO PRESENT: Chris Mulder – Board Liaison

I. CALL TO ORDER

Motion: The meeting is called to order at 7:40 p.m.

II. APPROVAL OF MINUTES

Motion: Andy _____ **MOVED** and Christina ____ **SECONDED** to approve the 12/7 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. Holiday Party (Sunday, December 18)

- a. Block off parking on Ben Brenman is preferred (contact Chris Alex or Mindy Lyle?)
- b. Holiday Market – reach out to vendors, Christina, cap at six or add friends/family of Cameron Station residents to reach limit
- c. Sammy’s rental for Santa chair next year
- d. Entertainment ideas – DJ, carolers, band from neighborhood?
- e. Volunteers – signup genius a month in advance, partner w/ local business to encourage volunteers? High school volunteer hours requirement, Chris?

IV. NEW BUSINESS

1. Dates for Major Events

- a. Easter - Sat 4/8
- b. Spring Yard Sale - Sat 4/29
- c. Fourth of July – Tues 7/4
- d. Pool Party – Sat 8/12
- e. Fall Yard Sale – Sat 9/23
- f. Halloween Party – Sat 10/28
- g. Holiday Party – Sun 12/10

2. Shuttle Trip

- a. Spring Wine Tour, Fall Wine Tour and/or apple picking

3. Emergency Preparedness

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
January 4, 2022

a. Will schedule sometime in Jan/Feb 2023, Andy will reach out to organizer

4. Trivia Night (Friday, March 17)

a. Mix in movie, pop culture trivia w/ St. Patrick's day trivia

V. ADJOURNMENT

Motion: Andy _____ **MOVED** and Christina _____ **SECONDED** to adjourn the meeting at 8:47 pm. The motion passed unanimously and the meeting was adjourned.

Respectfully Submitted,

Andrew Yang, Committee Chair

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
November 16, 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
Linda Taousakis
Jenny Patenaude
Susan Klejst
Gwen Toops

COMMITTEE MEMBERS ABSENT:

ALSO PRESENT:

Megan Christensen – Board Liaison
Juana Michel – CAMP
Pat Sugrue—Newsletter Subcommittee

CALL TO ORDER

Tricia Hemel called the meeting to order at 7:00 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 October 12, 2022, meeting were approved.

III. RESIDENT OPEN FORUM

No residents were in attendance.

IV. ITEMS FOR RECOMMENDATION

--Committee Charter Update: On a Motion, Moved and Seconded, the Committee recommended that its charter be amended so that a renter or tenant on a signed lease, in good standing, can be on this Committee.

--Newsletter Resolution: On a Motion, Moved and Seconded, the Committee recommended that no more than five newsletters would be published annually.

--Branding: On a Motion, Moved and Seconded, the Committee agreed to send the compilation and index of all the logos and colors used in Cameron Station to the Board for approval.

V. MATTERS FOR COMMITTEE INFORMATION

Management Report: Congratulations to Tricia Hemel on receiving the Mark Pillow Award at this year's Cameron Station Annual Meeting. Juana Michel reported that Facebook has 1,036 followers, Twitter has 112, and Instagram has 220.

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
November 16, 2022

Board Update: Congratulations to Megan Christensen for her re-election to the Cameron Station Board. She reported that she will remain the committee's Board Liaison. The 2023 Board likely will have an organizational meeting sometime in early December.

Committee Business:

Newsletter Subcommittee: The November/December 2022 issue is underway.

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

Welcome Subcommittee: Susan Klejst reported that there were 13 new residents last month and assignments will be made to contact them. A new person moving to Cameron Station has expressed an interest in joining the subcommittee.

Social Media: Jenny Patenaude reported that CAMP may change Zoom such that participants must have an access code and go through a waiting room. This process is needed to prevent others from getting into our meetings and otherwise being disruptive.

Website: Gwen Toops reported that updates are still underway with changes to make the website easier to find information. Currently, the work involves adding the pages in a new format.

Photography Subcommittee: Linda Taousakis reported that pictures were taken at the Cameron Station Halloween party and of the winners of the home decorating contest. Pictures will be needed of the Cameron Station holiday party and any holiday home decoration contest.

Marketing & Public Relations Subcommittee: Issues addressed above.

Bulletins & Signage: Nothing to report.

Budget: Tricia Hemel reported that the 2022 Committee budget was on track.

VI. OLD BUSINESS

The SOP will be reviewed. Subcommittees to provide list of current members with email addresses.

VII. NEW BUSINESS

Next Board Meeting: TBD – Tricia will attend.

Next Committee Meeting: May be December 14, 2022, or postponed.

VIII. ADJOURNMENT

Tricia Hemel adjourned the meeting at 8:02 pm.

Respectfully Submitted,
Lenore S. Marema

DRAFT MEETING MINUTES
CAMERON CLUB FACILITIES COMMITTEE (CCFC) MEETING
Thursday, January 12, 2023

The following individuals attended the meeting:

Ray Celeste, CCFC Chair
Dan Ogg, CCFC Vice Chair (via Zoom)
Tim Regan, CCFC Secretary (via Zoom)
Hans Estes, CCFC Member (via Zoom)
Brendan Hanlon, BOD Liaison to CCFC (via Zoom)
Rich Mandley, President ProFIT (via Zoom)
Jill Bakner, ProFIT (via Zoom)
Steve Philbin, Community Manager, CAMP (via Zoom)
Angel Robles, Assistant Community Manager, CAMP (via Zoom)
Tim Conduis, Resident

I. Call to Order/Establish Quorum

The Cameron Club Facilities Committee meeting was called to order by Ray Celeste at 7:00 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

Tim Regan made a motion to approve the December 2022 minutes as written. The motion was seconded by Hans Estes and it passed unanimously.

IV. Homeowners' Open Forum

No residents wished to speak during the open forum.

V. ProFIT Report

- A. December Summary Report:** Jill presented the ProFIT report. Even though the gym was closed for over a week for the new flooring and the holidays, the usage was as expected. The fitness center is in good operating order. There are a few parts on order, including parts for the Peloton. The broken Peloton was removed from the floor. New medicine balls have been ordered to replace the worn and broken ones that are 4, 6, and 8 lbs.

ProFIT is going to see if Heartline can fix the Peloton bike. The parts are in, but Peloton hasn't been able to come out to actually fix the bike.

The Committee began discussions about painting the fitness center, an item that was budgeted for 2023 both in the operating budget and in reserves.

VI. Matters for Committee Decision

- A. CCFC New Member Application:** The Committee reviewed the application for Tim Conduis to join the CCFC. *Dan Ogg made a motion to approve the appointment of Tim Conduis to the CCFC committee. The motion was seconded by Tim Regan and it passed unanimously.*
- B. Matrix CXV Virtual Training Cycle Proposal:** Jill Bakner presented the proposal for the Matrix CXV Virtual Training Cycle. The cycle is a commercial-grade stationary bike that has all of the benefits of the Peloton. The bike would supplement the current set up or could replace the broken Peloton if it is unable to be repaired. The Matrix has more capabilities than the Peloton, including allowing a resident to watch Netflix while they ride if they choose not to take a class. *Dan Ogg moved to approve the Matrix SXV Virtual Training Cycle for \$4,954.44, from Reserve funds, with the inclusion of any changes to the legal language by the CSCA attorney. The motion was seconded by Hans Estes and it passed unanimously.*
- C. Matrix Connexus Stability Step Proposal:** Jill Bakner presented the proposal for the Matrix Connexus Stability Step. The Committee discussed the proposal and asked CAMP to come back with more quotes next month for comparison.

VII. Matters for Committee Discussion

- A. Planters for Front of Fitness Center Entrance:** The Committee continued the discussion of planters in front of the Fitness Center. The Committee agreed that the planters would not impede the operation of the front door and CAMP will work with Lancaster to plant and maintain the plants in the planters. *Dan Ogg moved to approve the purchase of 4 planters and appropriate plants for in front of the clubhouse not to exceed \$1,000 to come from the Community Center Improvements line item. The motion was seconded by Hans Estes and passed unanimously.*
- B. Implementation of New Access System:** Steve Philbin updated the Committee with the latest news on the implementation of the new access system. There are still cameras and keypads that need to be installed. CAMP will send out the registration form for the new access cards as soon as the rules and procedures are approved.
- C. Discussion relating to the Cameron Club Operating Rules and Procedures Policy:** The Committee discussed the proposed operating rules and procedures and gave comments to CAMP.
- D. Status of the pool management contract:** Steve Philbin updated the Committee on the status of the pool management contract. American Pool has not responded to the attorney's letter demanding the need for a transition. The attorney is taking their lack of response as an admission of the breach of contract, allowing the community to transition to a new company. All of the pool management companies who submitted bids in late 2022 acknowledged they would honor the prices stated in those proposals still. Upon confirmation from the community attorney that the transition can proceed, CAMP will send out the proposals with the goal for the Committee to vote via email in order to have it ready for the board packet for the January meeting.

VIII. Management Report

- A. Board Update:** There was no meeting in December, so there was nothing to report.
- B. Action Item/Pending Tasks:** The Committee reviewed the action item/pending task list for the community with CAMP.
- C. Financial Committed Funds:** The Committee reviewed the budget report.

IX. New Business.

The next meeting will be on February 9 at 7pm.

X. Adjournment

Tim Regan made a motion that the Committee adjourn the meeting. Hans Estes seconded the motion and it passed unanimously. The meeting was adjourned at 9:11 pm.



Cameron Club Monthly Report

December 2022

Attendance and Usage

December – 3,403 based on 31 days

- Average usage per day- 109 based on 31 days/ 141 based on 24 actual days open

October – 4,268

- Average use per day- 142

Facility & Operations

Group Exercise Class Program

- The most attended class for this month was Stretch & Core. Due to the holiday day season and the closing of the gym for installment of the floor, numbers will reflect these circumstances.

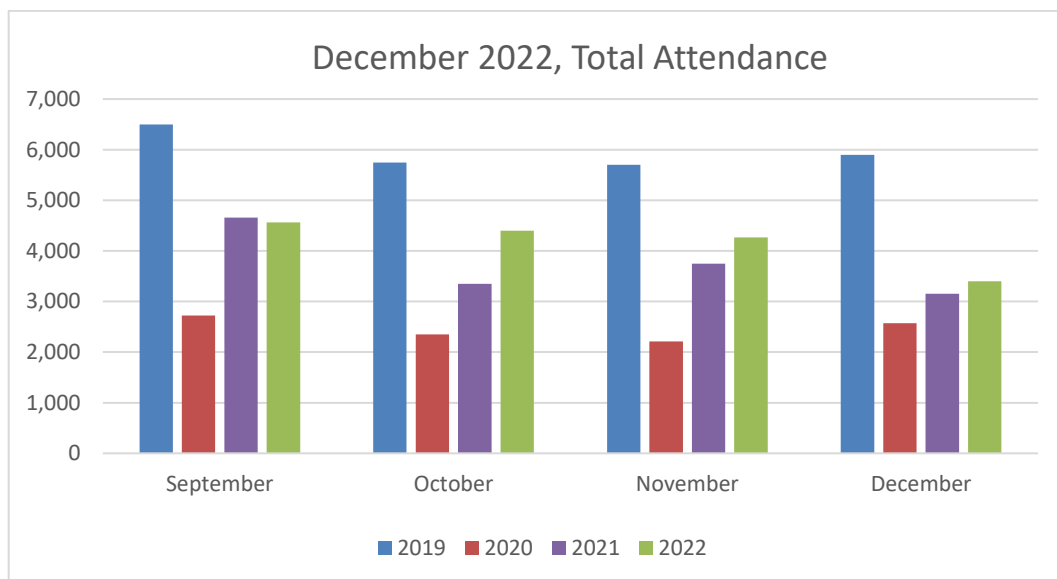
Exercise and Facilities Equipment

We are happy to report that RMS has completed the gym floor installation. We have received positive feedback from residents. The gym equipment is in good shape. There are minor repairs that need to be made. Parts have been ordered and unfortunately Peloton and Heartline can not give an ETA to when those parts will arrive at this time.

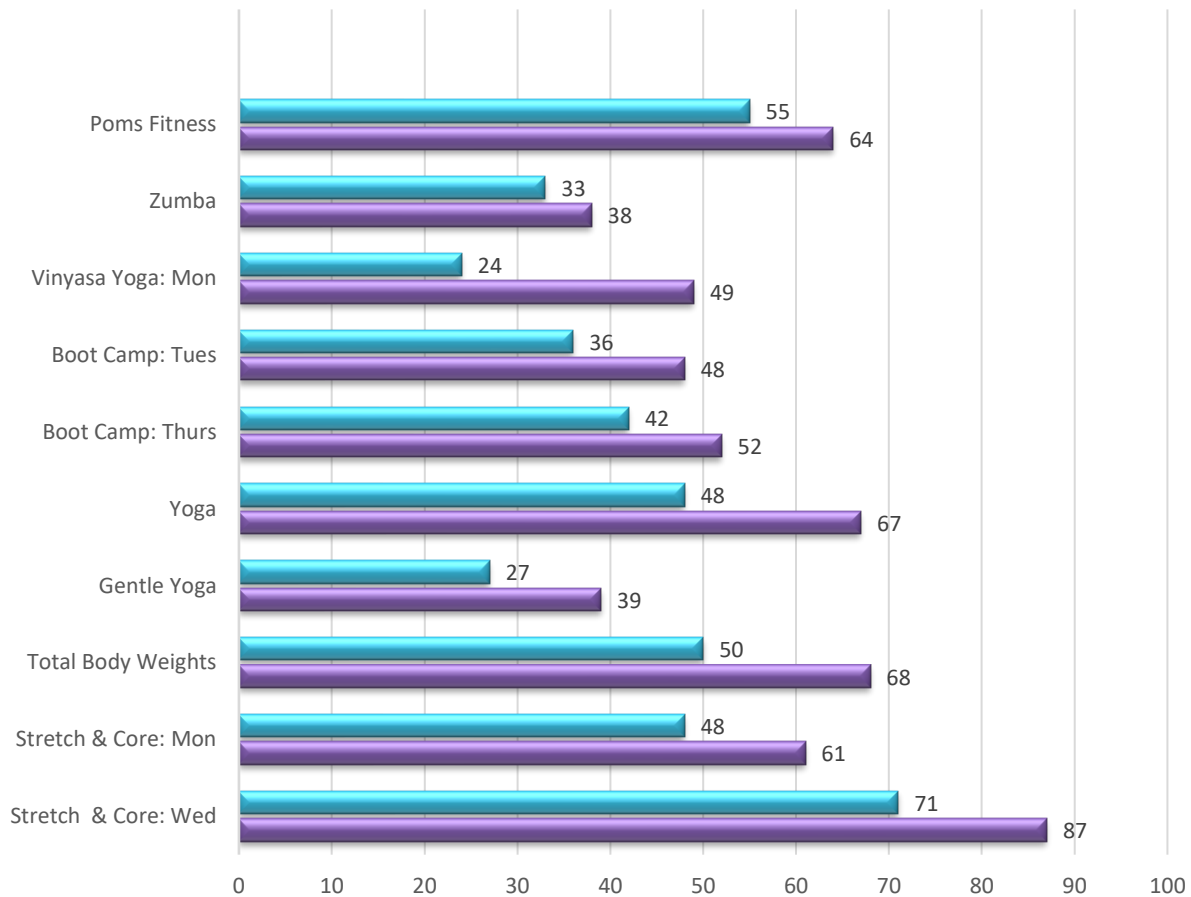
Programming

- The nutrition workshop with Inward-Out-Physiques, on December 17th had an attendance of 12 people. We are planning on doing this workshop again and this time it will not be based around the holiday.

Graphs



Class Attendance November 2022/December 2022



	Stretch & Core: Wed	Stretch & Core: Mon	Total Body Weights	Gentle Yoga	Yoga	Boot Camp: Thurs	Boot Camp: Tues	Vinyasa Yoga: Mon	Zumba	Poms Fitness	
December	71	48	50	27	48	42	36	24	33	55	
November	87	61	68	39	67	52	48	49	38	64	

December November

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

Monday, January 9, 2023

The meeting was called to order at 7:04 p.m. by Don Williams, CAC Vice Chair, with all attendees participating through Zoom.

Members present: Don Williams, Jeff Gathers, Sarah Markel, and Martha Romans

Members not present: Kathy McCollom, CAC Chair, Patrick Kairouz

Others in Attendance: Steve Philbin, General Manager, CAMP, Angel Robles, CAMP

Adrienne Zaleski, Lancaster Landscapes

Mindy Lyle, CSCA Board member

Motion to Approve the Agenda

Moved by Gathers

Seconded by Markel

For: All

Against: None

Motion passed.

Motion to Approve the Minutes from October 10, 2022

Moved by Romans

Seconded by Markel

For: All

Against: None

Motion passed.

HOMEOWNERS FORUM

No homeowners requested to speak.

BOARD UPDATE

Mindy Lyle reported on the December Board meeting, the selection of winners for the holiday decoration contest, and the complimentary luminaries provided by Aaron Podalski on Christmas Eve. The luminaries and awards for holiday decorations were favorably received.

LANCASTER REPORT

Zaleski reported on leaf removal. There will be another community-wide pick up of leaves in January that will include the Linear Park. Upcoming work includes cutting back perennials, touch-up mulching, and planting at the front entrance as soon as the entry sign is completed. She also mentioned what appears to be vandalism targeting trees at Cameron Station Condominiums and asked committee members to report if they see similar activity within the community.

MATTERS FOR COMMITTEE RECOMMENDATION

A motion to approve the Lancaster Landscape proposal #31568 for \$2,800.00 to regrade the ground to direct water to the nearest storm drain, install grass seed and cover with curlex blanket on the side and rear area of 5010 Waple & 5007 John Ticer to be expensed from Operating Funds. Resolution #2023-0101

Moved by Romans

Seconded by Gathers

The area in question has erosion issues due to several homeowners' downspouts directing runoff into the area. Management has met with one homeowner and proposes to meet with the others to encourage them to redirect the runoff into a nearby storm drain prior to making these repairs.

The motion passed.

A motion to approve the Lancaster Landscape proposal #30610 for \$24,263.00 for the enhancement of the Donovan Pocket Park landscape to be expensed from Operating Funds.

Resolution #2023-0101.

Zaleski and management pointed out that there are other areas in the community that need attention and where these funds might be better spent. Among the areas mentioned were the Martin Lane pocket park, the Home Depot cut through, and the trees at the end of California St.

Move to table by Romans

Seconded by Markel

Motion tabled

MANAGEMENT REPORT

The Action Item List provides a list of tasks pending.

Philbin reported on the reserve study which is being updated in May. He said that landscape enhancement items that should be budgeted for over a period of years, need to be submitted by April.

He also reported on tree trimming by the City of Alexandria along city streets, work on the front entrance, completion of seal coating on the common area fence, and asphalt repairs. There is a leaky fire hydrant in the community and management learned that the CSCA is responsible for checking the fire hydrants on private streets annually.

NEW BUSINESS

The next meeting date is Monday, February 13, 2023.

The meeting adjourned at 8:26 p.m.

Respectfully submitted,

Martha Romans

Covenants Administrator
Cameron Station Community Association
200 Cameron Station Blvd
Alexandria, VA 22304

Dear Cameron Station Community Association Board of Directors,

We would like to appeal the Architectural Review Committee (ARC) of Cameron Station Community Association decision regarding our application regarding the relocation of our HVAC unit. We believe that the ARC committee are not evenly apply the rules regarding relocation of HVAC units. During the meeting on January 11th the ARC committee stated that they did not want to set precedent by approving the relocation of our HVAC unit.

The ARC committee has historically approved the relocation of HVAC units in a similar manner to what we have requested. During the ARC meeting on Tuesday, September 17, 2019 the ARC committee approved the relocation of the heat pump for 120 Martin Ln. See page 2 of the attached meeting minutes from Tuesday, September 17, 2019.

See the below pictures of 120 Martin Lane. The style of the house and the new placement of the HVAC unit is similar to what we have requested. 120 Martin lane moved the compressor from the rear of the house to their side yard.



We do not have meeting minutes but other townhouses also have relocated their HVAC compressors from the rear of the house to the side yard. Please see three of the examples that we have found below. There are numerous other examples. We have included three to keep this document short. We can provide additional examples if requested.

152 Martin Ln,



5109 Gardner Dr



249 Medlock Lane



We would be happy to provide landscaping to improve the aesthetics regarding the HVAC compressor. We would be happy to place planters with spreading yew around the HVAC compressors. Please see our application for relocation of our HVAC compressor for full details (attached).

Sincerely,

Jong Chen

Olga Chen

Notice Date: 1/11/2023
Account Number: R0628101L0509388
Property Address: 311 Lannon Ct
CERTIFIED MAIL – Return Receipt Requested



Jong Haur Chen & Olga Chen
311 Lannon Ct
Alexandria, VA 22304

Dear Jong Haur Chen & Olga Chen,

The Architectural Review Committee (ARC) of Cameron Station Community Association, Inc. (CSCA) at their regularly scheduled meeting on **January 11th** disapproved your **HVAC Unit Replacement and Relocation** on the basis that **the placement of the HVAC Units is inconsistent with the neighboring homes.**

If you feel this decision is in error of the Association's Policies, Procedures, or Governing Documents, then you have ten (10) days from receipt of this ARC Decision Letter to file a written appeal request to the Cameron Station Community Association Board of Directors for their review and consideration, as outlined in the Design and Maintenance Gide (DMS) page 6 under Appeals Procedures. The appeal request should set forth the rationale for the appeal, which must be one of the following reasons:

1. The proper procedures were not followed by the ARC during the administration or review process.
2. The applicant was not afforded the opportunity to be heard or present pertinent information to the issue being considered.
3. The ARC decision was irrational and inconsistent with the criteria set forth in this document.

If you would like to discuss this matter further, please contact me by phone at (703)-567-4881 extension 203 or e-mail at covenants@cameronstation.org. As a valued resident of the Cameron Station Community Association, we thank you for your time and assistance regarding this matter.

Sincerely,

Covenants Administrator
Cameron Station Community Association
200 Cameron Station Blvd
Alexandria, VA 22304

The upstairs HVAC system for my house is nonfunctional. The HVAC system is old and needs to be fully replaced. The replacement HVAC system has new installation requirements. The install requirements are:

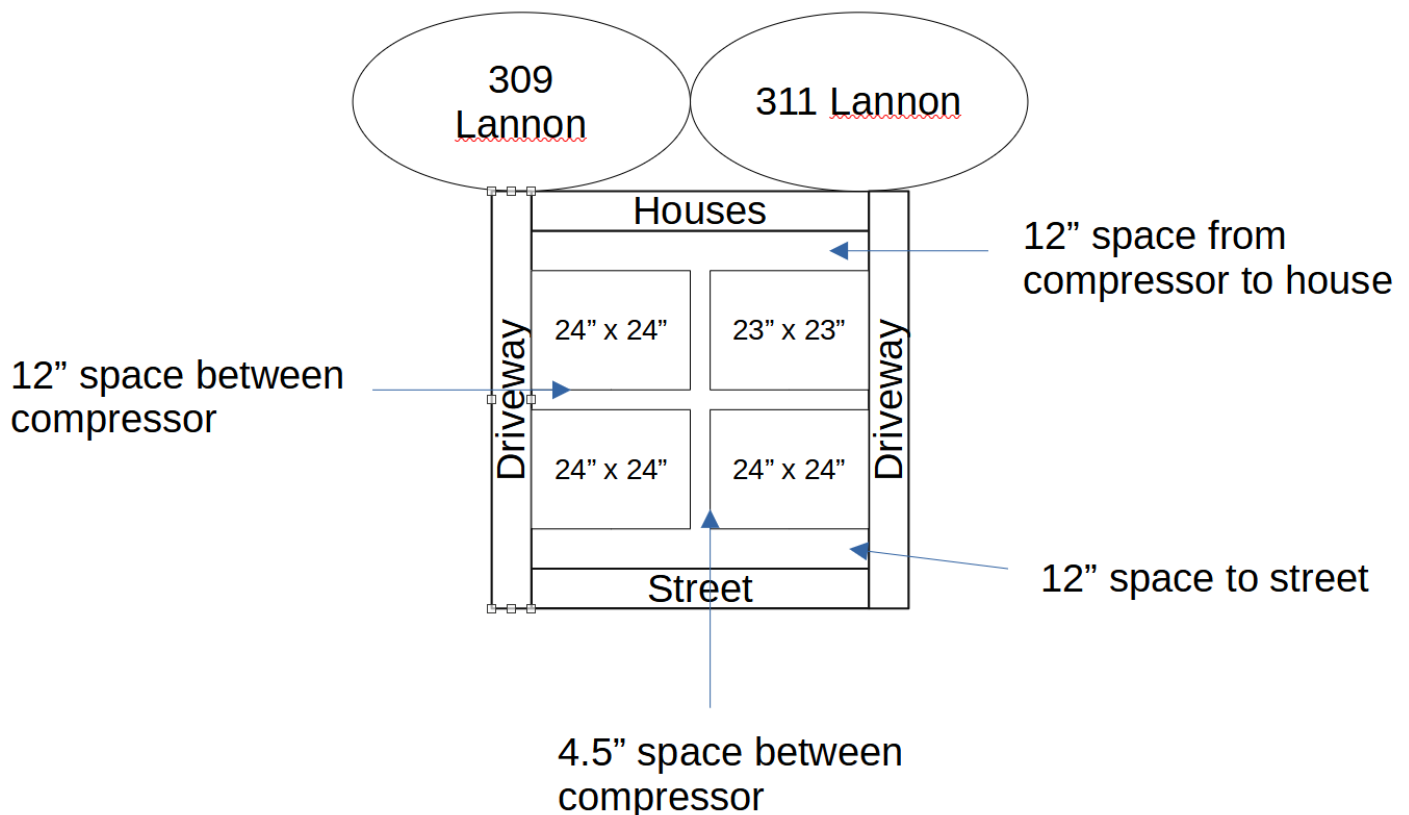
Clearance Requirements

When installing, allow sufficient space for airflow clearance, wiring, refrigerant piping, and service. Allow 24 in. (609.6 mm) clearance to service end of unit and 48 in. (1219.2 mm) above unit. For proper airflow, a 6-in. (152.4 mm) clearance on 1 side of unit and 12-in. (304.8 mm) on all remaining sides must be maintained. **Maintain a distance of 24 in. (609.6 mm) between units.** Position so water, snow, or ice from roof or eaves cannot fall directly on unit.

The full install requirements can be found in the attached document titled Attachment-1.pdf. Page 2 details the clearance requirements.

Given the existing placement of the compressor behind the house I cannot meet the installation requirements. In order to meet the installation requirements, I will need to move the compressor to the side of the house.

The diagram below shows the original placement of the compressor units behind the houses. There is a cluster of four compressors. The two compressors on the right are for 311 Lannon and the two compressors on the left are for 309 Lannon. Note that there are very small gaps between the compressors and the house. There are supposed to be a minimum of 24" of space around each compressor. The location of the compressors as the house was originally built does not meet manufacturers specification. This spacing is illegal.



The compressor to be replaced is the one on the bottom right. Note the spacing between the compressors, house, driveway and road are very tight.



Another angle of the compressors as they are now (compressor to be moved is on the right)



The new compressor is below. The new compressor is 36" wide x 36" wide. There is not enough space in the original location to place the new compressor. Even if we placed the new compressor against the existing compressors it would intrude into the driveway by 7.5". The new compressor will be placed to the right of the existing compressor at the side of the house. See the picture below.





Application



Complete separate application forms for each exterior modification being requested

1. Homeowner(s) Name(s):
2. Lot:
3. Address:
4. Phone:
5. Email Address: (h)

☐ **Building (only)** ☐ **Grounds (only)** ☐ **Building & Grounds** - Use as many additional sheets as needed

a. Proposed Modification Subject:

b. Reference Page Number of Association Design Maintenance Standard:

c. Detailed Written Description of proposed modification: (include sketches, drawings, a Plat/Site Survey

Note: For Private Tree Replacement – homeowners are required to submit a separate application form

Nothing contained herein shall be construed to represent that any modifications to land or buildings performed in accordance these plans, shall be permitted to violate any of the provisions or Building or Zoning Codes of the City of Alexandria, to which the above property is subject. Further, nothing herein contained shall be construed as a waiver or modification of any said restriction.

City of Alexandria ordinances require you to file plans with the *Department of Planning & Zoning* for construction and modifications requiring a building permit.

I understand and agree that no work shall commence on this requested project until I receive written approval of the ARC.

I understand that any construction or exterior modification undertaken by me or on my behalf before approval of this application is not allowed and that if modifications are made, I may be required to return the property to its former condition at my own expense if this application is

disapproved wholly or in part, and that I may be required to pay all legal expenses incurred by the Association in enforcing this should I object.

I understand that members of the Architectural Review Committee or their designated representative are permitted to enter upon my property at any reasonable time for the purpose of inspecting the proposed project, the project in progress, and the completed project - and that such entry does not constitute trespass.

I understand that any approval is contingent upon construction or modifications being completed in a workmanlike manner and in full compliance with applicable City of Alexandria standards and specifications. Any deviation from the modification approved by the ARC must be submitted for ARC review.

The ARC will render a decision within forty-five (45) days of receiving a completed application.

It is understood that I am aware of the Cameron Station Architectural Design & Maintenance Standards with regard to the review process as established by the Board of Directors.

The modification authority granted by an application will be revoked automatically if the modification requested has not been completed within thirty (30) days of the approval date of this application, or construction is not completed within thirty (30) days from commencement of the work, unless so expressly stated otherwise by the ARC or Management Agent.

SECTION IV: ACKNOWLEDGEMENT AND SIGNATURE

I acknowledge with my signature below that I have read and understand the Application Conditions before submitting this application

Homeowner(s) Signature _____ Date: _____

Signature of Neighbor if applicable _____ Date: _____

Signature of Neighbor if applicable _____ Date: _____

SECTION V: DOCUMENTATION CHECKLIST

Please use the checklist below as a help to ensure all required materials and enclosures have been included in and/or with your application

- ☐ Plat/Site Survey
- ☐ Written description of proposed modification including materials and dimensions
- ☐ Drawings, sketches, brochures, and/or photographs

SECTION VI: ARCHITECTURAL REVIEW COMMITTEE (ARC) ACTION

The ARC reviewed the application reviewed the application and took the following action"

- ☐ Approved
- ☐ Disapproved
- ☐ Request for Additional Information

Comments or Stipulations:

Representative Acting on ARC's Behalf

- Name (print): _____
- Title: _____
- Signature: _____ Date: _____

SECTION VII: APPEAL PROCESS

If you disagree with the decision cited above, **please be advised that there is** an appeals procedure provided by the Cameron Station Community Association, Inc, Board of Directors. A written request must be made within ten (10) days of receipt of the ARC's decision.



Infinity® 80 Gas Furnaces with Comfort Heat Technology® Feature



Enjoy enhanced comfort with 80.0% AFUE



58CVA, 58CVX

What You Can Expect From Carrier

Innovation, efficiency, quality: Our Carrier® Infinity® 80 gas furnaces offer intelligent electronics and multi-stage capabilities that take indoor comfort and energy-saving performance to new levels. Throughout our Infinity line, we never lose sight of the Carrier quality, environmental stewardship and lasting durability that have endured for more than a century. And, to ensure maximum year-round efficiency with both gas and electric heating capabilities, your dealer can include a new Infinity heat pump and Infinity Touch Control to create a HYBRID HEAT® dual fuel system.



Innovation

The Infinity® 80 gas furnaces include our Comfort Heat Technology® feature that accurately predicts the need for heating based on previous furnace cycles to effectively reduce temperature swings.



Efficiency

AFUE (Annual Fuel Utilization Efficiency) ratings are like your car's MPG – the higher the number, the greater the potential for savings. The Infinity® 80 gas furnaces deliver 80.0% AFUE heating and the potential for savings over an older, less efficient model you may be replacing.



Durability

Our PowerHeat™ hot surface ignition is one of the most robust and durable ignition systems available. It eliminates the need for a pilot light, reducing gas usage and promoting worry-free operation.



Humidity Management

As a part of your home's cooling system, an Infinity® 80 gas furnace with SmartEvap™ technology can be the key to enhanced comfort through precision humidity management. Include an Infinity Touch Control, Carrier® humidifier and an Infinity outdoor unit and let Ideal Humidity System™ technology deliver ideal comfort, all year long.



HYBRID HEAT® System

Combining an Infinity® 80 gas furnace, an Infinity heat pump and an Infinity Touch Control, a Carrier® HYBRID HEAT® system automatically switches between electric and gas heating to optimize the efficiency of each fuel source. It's the ultimate defense against unpredictable utility costs.



Sound

Our variable-speed blower distributes heated or cooled air at the lowest possible setting for the majority of the comfort cycle. Add our sealed combustion system and fully insulated cabinet, and you'll enjoy warm, winter heating that's quieter than a conversation.*



Limited Warranty

To the original owner, Carrier® Infinity® 80 gas furnaces are covered by a 10-year parts and 20-year heat exchanger limited warranty upon timely registration. The parts limited warranty period is five years if not registered within 90 days of installation. Jurisdictions where warranty benefits cannot be conditioned on registration will receive the registered limited warranty period. See warranty certificate at carrier.com for complete details and restrictions.

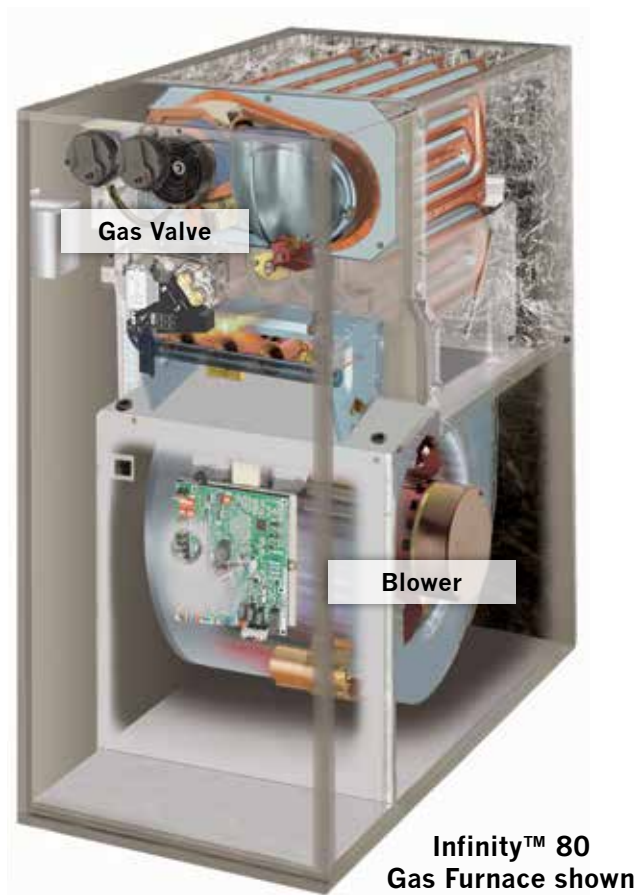
*Carrier manufactures gas furnaces that are among the quietest in the industry. We test our products in a sound laboratory specifically built to resemble a typical residence. Sound level recordings produced at steady state, single-stage operation (the most common operating condition), measured three feet from furnace. Other sound levels, mentioned for comparison, as published at http://www.noisyplanet.nidcd.nih.gov/SiteCollectionDocuments/Bookmark_2up.pdf.

A Range of Comfort

Carrier delivers gas furnaces with a range of features and functionality. Check out this side-by-side comparison to see how our smart and efficient Infinity® 80 gas furnaces measure up against our Performance™ and Comfort™ models.

	Infinity® Series	Performance™ Series	Comfort™ Series
Performance	Variable-speed ECM motor	Variable-speed ECM, Multi-speed ECM motors	Fixed-speed motor
Efficiency	80.0% AFUE	80.0% AFUE	80.0% AFUE
Durability	Fully insulated, 20-gauge steel cabinet and doors	Fully insulated, 20-gauge steel cabinet and doors	Fully insulated, 20-gauge steel cabinet and doors
Controls	Infinity® Touch Control	Côr™ Wi-Fi® Thermostat	Carrier® Wi-Fi® Thermostat
Limited Warranty	10-year parts* 20-year heat exchanger	10-year parts* 20-year heat exchanger	10-year parts* 20-year heat exchanger

* Upon timely registration. The warranty period is five years if not registered within 90 days of installation. Wi-Fi® is a registered trademark of the Wi-Fi Alliance Corporation.



The Carrier® Difference

If you could look under the hood of a Carrier® Infinity® 80 gas furnace, you'd see what drives the performance: a serious commitment to quality. Heating capacity is managed with a two-stage gas valve that can operate on low- or high-stage heat for quiet, consistent comfort. Our variable-speed blower provides just the right amount of airflow, running more consistently on the lowest speed possible for more even temperatures, reduced hot and cold spots, and enhanced humidity control as a part of your cooling system.

Infinity intelligence monitors conditions, comfort settings and previous furnace cycles and makes smart decisions on your behalf. You'll enjoy the results with warm, cozy winters and quiet operation. Additional comfort-enhancing functions include ComfortFan™ technology, which allows you to select furnace fan speeds from the Infinity Touch Control.

Visit carrier.com for model comparisons and product specifications.

Explore the full line of Carrier® gas furnaces and other system components to find the ideal fit for your home.

58CVA, 58CVX

The Total Indoor Comfort System

Your Carrier® dealer will recommend a system that is best suited to meet your home-comfort needs and local weather environment:

1. **Infinity® Air Conditioner** provides reliable, high-efficiency cooling for long-lasting comfort and energy savings.
2. **Infinity® Gas Furnace** provides reliable, high-efficiency heating for long-lasting comfort and energy savings.
3. **Infinity® Touch Control** allows precise temperature and humidity control along with programmable features to further customize your comfort.
4. **Zoning** sets different temperatures for up to eight different areas of your home for truly customized comfort and enhanced utility savings.
5. **Infinity® Air Purifier** improves air quality by capturing and killing airborne bacteria and viruses and other irritating airborne pollutants in your home.
6. **Humidifier** replenishes moisture to dry air.
7. **UV Lamp** inhibits the growth of contaminants on the evaporator coil, leaving your home with cleaner, fresher indoor air.
8. **Ventilator** combines fresh outdoor air with conditioned indoor air for improved air quality – great for today's tightly constructed home.
9. **Evaporator Coil** is matched with the proper outdoor unit to provide top cooling efficiency and years of reliable service.



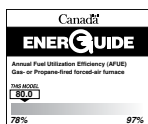
More Than a Century of Cool

In 1902, a determined engineer answered one of mankind's most nagging questions: How do we make hot, sticky, indoor air go away? In creating the world's first modern air conditioning system, Willis Carrier forever changed indoor life, and, more than a century later, the corporation that bears his name takes inspiration from his example.

Carrier continues to improve on our founder's breakthroughs, introducing new technologies that make life at home even cooler. Today, our nationwide network of experts continues to advance Willis Carrier's lifework. Your expert Carrier® dealer is equipped to evaluate your home and create a customized system designed around your lifestyle.



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LANNON COURT

PRIVATE STREET

PARCEL "A-1"

N 19°40'42" W

36.00'

CURB

R=14.50'
A=1.50'

S 70°19'18" W
32.99'

PARCEL "A-1"

LANNON COURT

PRIVATE STREET

LANNON COURT

PRIVATE STREET

PARCEL "A-1"

N 70°19'18" E

18.57'

Current Location

CURB

R=14.50'
A=22.78'

CATV
ELECTRIC BOX

TELECOM

New Location

LOT 147A

1,674 S.F.

3 STORY
BRICK
#311

40.0'

40.0'

S 19°40'42" E

52.00'

LOT 148A

STOOP

WALK

6.5'

WALKWAY

BAY

20.2'

6.1'

DECK
CONCRETE DRIVEWAY

A.C. UNITS

20.2'

PROPOSAL

John Nugent & Sons, Inc.

45921 Maries Road

Suite 160

Sterling, VA 20166-

Phone/Fax: 703-356-7499 / 703-766-9644

Proposal Number 24548

Page 1 of 2

To: 188375 Jong & Olga Chen 311 Lannon Ct Alexandria VA 22304--	Date 10/09/2022	PO #
	Job Name / Location: Jong & Olga Chen 311 Lannon Ct Alexandria VA 22304--	
Phone	Fax () -	Phone
		Fax

We are pleased to provide you with the following proposal:

CONVERT SYSTEM TO HYBRID HEAT SYSTEM
MOVE OUTDOOR UNIT TO LEFT SIDE OF HOME WITH HOA APPROVAL
NEW LINESET HIGH AND LOW VOLTAGE WIRING
CURRENT AC LOCATION DOES NOT MEET INSTALL SPECS FROM MANUFACTURER
CARRIER INFINITY SYSTEM
58TN0A070C14--12 2 STAGE VARIABLE SPEED GAS FURNACE
25VNA424A003 INFINITY NEXT GENERATION 2 TON HEAT PUMP
CNPVP2414ALA EVAPORATOR COIL
INFINITY WIFI THERMOSTAT

HONEYWELL MEDIA FILTER

INDOOR FURNACE
NEW RETURN AND SUPPLY DUCT CONNECTIONS
NEW CONDENSATE DRAIN LINE CONNECTION WITH EASY TRAP
NEW FLUE PIPE AS NEEDED (INCLUDES ALL FLUE PIPE MODIFICATIONS)

ALL SHEET METAL CUSTOM MADE IN OUR SHOP

OUTDOOR UNIT
NEW PAD AND PUMP UPS

We propose to hereby furnish material and labor - complete in accordance with the above specifications.

Payment to be made as follows:

50% deposit, Balance due upon completion

Authorized
Signature _____

Submitted By: Carl O Sauls

Note: This proposal may be
withdrawn by us if not accepted within 30 days.

Acceptance of proposal

Signature _____

Date of Acceptance: _____ Signature _____

John Nugent & Sons, Inc.

45921 Maries Road

Suite 160

Sterling, VA 20166-

Phone/Fax: 703-356-7499 / 703-766-9644**PROPOSAL****Proposal Number** 24548

Page 2 of 2

To: 188375 Jong & Olga Chen 311 Lannon Ct Alexandria VA 22304--	Date 10/09/2022	PO #
	Job Name / Location: Jong & Olga Chen 311 Lannon Ct Alexandria VA 22304--	

NEW DISCONNECT
HIGH AND LOW VOLTAGE CONNECTIONS
FLUSH AND PRESSURE TEST LINESET FOR 410 A REFRIGERANT
REFRIGERANT HANDLED AS REQUIRED BY CLEAN AIR ACT

-----INCLUDES ANY AND ALL MATERIAL/LABOR NEEDED FOR INSTALLATION

REMOVAL OF EXISTING EQUIPMENT FROM PREMISES
COMPLETE CLEAN UP INCLUDINING SHOE COVERINGS, DROP CLOTHS.....ETC.
COMPLETE START UP AND TEST SYSTEM

WARRANTY
10 YEAR PARTS AND COMPRESSOR
2 YEAR LABOR
1ST YEAR SPRING/FALL CHECK-UP

100% SATISFACTION GUARANTEE

-----ALL DISCOUNTS APPLIED-----

TOTAL ALL WORK COMPLETED...WITH MANUFACTUER INSTALL REBATE OF

We propose to hereby furnish material and labor - complete in accordance with the above specifications.

Payment to be made as follows:

50% deposit, Balance due upon completion

**Authorized
Signature** _____

Submitted By: Carl O Sauls

Note: This proposal may be
withdrawn by us if not accepted within 30 days.

Acceptance of proposal

Signature _____

Date of Acceptance: _____ **Signature** _____



Cameron Station Community Association, Inc.
Board Decision Request
January 31, 2023

TOPIC: Ratify Email Vote – Replacement of Fire Hydrant Leaking
Motion 2023-0101

Motion:

"I move to RATIFY the unanimous email vote to approve the emergency replacement of a fire hydrant leaking outside 205 Martin Ln in the amount of \$6,338.80 to be expensed from Reserve Funds."

Motion: _____

2nd: _____

Summary:

An unidentified resident submitted a 311 ticket to the City of Alexandria reporting a leaking fire hydrant. In response to the request, City officials, Darren Claytor, Superintendent of Sewer and Hydrants, called our management office indicating that the maintenance of these was not the City's responsibility, therefore, was a community issue. Management handled the situation as an emergency and bid out the work with two vendors, E&G Construction recommended by the City, and All Plumbing, a vendor that the Association has used for other projects. All Plumbing was awarded the work based on the best price.

CAMP Recommendation:

Management recommends the Board of Directors to ratify the unanimous email vote for the record of the meeting minutes.

Budget Considerations:

To be expensed from Reserve Funds. Management is updating the reserve study this year to add fire hydrant replacement per a recent discovery that fire hydrants located in community streets are the responsibility of the Association.



Cameron Station Community Association, Inc.
Board Decision Request
January 31, 2023

TOPIC: Landscape Drainage Control Proposal # 31568
Motion 2023-0102

Motion:

"I move to APPROVE the Lancaster Landscape proposal for \$2,800.00 to regrade the ground to direct water to the nearest storm drain, install grass seed and cover with curlex blanket on the side and rear area of 5010 Waple & 5007 John Ticer to be expensed from Operating Funds."

Motion: _____

2nd: _____

Summary:

The Common Area Committee members unanimously voted to recommend Landcaster Landscape proposal. Attached is a proposal to regrade the ground to direct water to the nearest storm drain, install grass seed and cover with curlex blanket on the side and rear area of 5010 Waple & 5007 John Ticer.

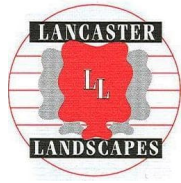
CAMP Recommendation:

There is \$5,000 in Erosion Control for the year. Management supports the recommendation and proposal as presented and defers it to the Board for their review and consideration.

Budget Considerations:

To be expensed from Operating Funds under Erosion Control.

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



PROPOSAL NO.
31568

September 8, 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:

DRAINAGE CONTROL

5010 WAPLE - 5007 JOHN TIGER SIDE AND REAR:

- AT 5010 WAPLE SIDE, REGRADE GROUND TO DIRECT WATER TO EXISTING STORM DRAIN. ON REGRADED AREA, INSTALL GRASS SEED AND COVER WITH CURLEX BLANKET
- LABOR.....\$975.00
- GRASS SEED AND CURLEX BLANKET\$425.00

5007 JOHN TIGER SIDE AND REAR:

- REGRADE GROUND TO DIRECT WATER TO EXISTING STORM DRAIN. ON REGRADED AREA INSTALL GRASS SEED AND COVER WITH CURLEX BLANKET.
- LABOR.....\$975.00
- GRASS SEED AND CURLEX BLANKET\$425.00

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.

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

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: _____

SIGNATURE: _____







Cameron Station Community Association, Inc.
Board Decision Request
January 31, 2023

TOPIC: Matrix CXV Virtual Training Cycle Proposal
Motion 2023-0103

Motion:

"I move to APPROVE the Matrix CXV Virtual Training Cycle for \$4,954.44 to be expensed from Reserve Funds."

Motion: _____

2nd: _____

Summary:

The CCFC members requested and unanimously voted to recommend the Matrix CXV Virtual Training Cycle proposal with the inclusion of any changes to the legal language by the CSCA attorney. Attached is the proposal.

CAMP Recommendation:

Management supports the recommendation and proposal as presented and defers it to the Board for their review and consideration.

Budget Considerations:

To be expensed from Reserve Funds.

The logo for Matrix Fitness, featuring the word "MATRIX" in a bold, sans-serif font. A small red dot is positioned above the letter "A".

MATRIX

A wide-angle photograph of a modern gym interior. Several treadmills and elliptical machines are lined up in front of a large wall of floor-to-ceiling windows. The windows offer a view of a city skyline with various skyscrapers. The gym floor is light-colored and reflective.

FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

Cameron Station
Psy Scott
December 16, 2022

A close-up photograph of several Matrix Fitness treadmills. The focus is on the control consoles, which feature digital displays and various buttons. The treadmills are arranged in a row, and the background shows more gym equipment.

PREPARED BY

Matrix Fitness
Mike Pfalzgraf
1600 Landmark Dr
Cottage Grove, WI 53527
703-395-1002
mike.pfalzgraf@matrixfitness.com

MATRIX

QUOTE

Date: 12/16/2022
 Quote #: QUO-134466-H3Q9G6
 Expires On: 01/15/2023

Primary Sales Contact

Mike Pfalzgraf
 P: 703-395-1002 F: 608-839-8002
 mike.pfalzgraf@matrixfitness.com

Alternate Sales Contact

Becki Gamache
 P: 703-774-8151 F: 608-839-8002
 becki.gamache@matrixfitness.com

Bill To:


Cameron Club Fitness
 Psy Scott
 200 Cameron Station Rd
 Alexandria, VA 22304
 US
 (703) 567-8555 -
 Cameronclubfitness@gmail.com

Ship To:

Cameron Club Fitness
 200 Cameron Station Rd
 Alexandria, VA 22304
 US

Comments:**Shipping Notes:**

- Strength Frame Color: *Iced Silver (STD) - Pad Color: *Black (std) - Cardio Frame Color: *Matte Black

Qty	Model Number		Description (Sell sheet hyperlinks in Blue)	List Price	Net Unit Price	Ext. Price
1	CXV		Matrix CXV Virtual Training Cycle	\$7,305.00	\$4,199.00	\$4,199.00
1	ZMT4000384		iFit Commercial Activation	\$100.00	\$100.00	\$100.00

List Price Total \$7,405.00

Customer Savings \$3,106.00

Equipment Sales Price \$4,299.00

FRT/ASM/DEL \$375.00

Customer Subtotal (before tax) \$4,674.00

Tax (Estimated,subject to change) \$280.44

Total Amount Due (USD)(including tax) \$4,954.44

**** Images shown are for illustration purposes only and may not be an exact representation. ****
**** Olympic bars, dumbbells, weight plates and other accessories depicted in product images are not included. ****

Sign Below to accept this order and acknowledge receipt and acceptance of the JHTNA Terms and Conditions of the sale, and the JHTNA Electrical (treadmill only) & cabling (entertainment only) requirements and the JHTNA Strategic Partner Warranty

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES - FREIGHT QUOTES ARE SUBJECT TO CHANGE BASED ON INFORMATION CONTAINEDIN THE SITE SURVEY - ADDITIONAL CHARGES MAY APPLY

Payments must be made payable to:
Johnson Health Tech North America Inc

USPS only
Johnson Health Tech NA Inc
27829 Network Place
Chicago, IL 60673-1278

Fed-Ex, UPS, etc
JPMorgan Chase
c/o Johnson Health Tech NA Inc. LBX # 27829
131 S. Dearborn, 6th Floor
Chicago, IL 60603

Quote #: QUO-134466-H3Q9G6

Quote Amount: \$4,954.44

Payment Terms: Check

Signature: _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Deposit Amount: _____

NOTWITHSTANDING ANY DIFFERENT OR ADDITIONAL TERMS THAT MAY BE CONTAINED IN PURCHASER'S PURCHASE ORDER, IF ANY, THIS ACCEPTANCE OF PURCHASER'S ORDER IS EXPRESSLY CONDITIONED UPON PURCHASER'S ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREIN AND TO THE ATTACHED TERMS AND CONDITIONS (COLLECTIVELY, THE "AGREEMENT"). IN THE EVENT THAT ANY OF THE TERMS OR CONDITIONS SET FORTH IN THE AGREEMENT CONFLICT OR ARE INCONSISTENT WITH ANY OF THE TERMS OR CONDITIONS CONTAINED IN PURCHASER'S PURCHASE ORDER, THEN PURCHASER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT SHALL SUPERSEDE AND CONTROL THIS TRANSACTION.

JHTNA TERMS AND CONDITIONS OF SALE

1. Acceptance and Governing Provisions. This writing constitutes an offer by Johnson Health Tech North America, Inc., a Wisconsin corporation ("JHTNA"), to sell the products and/or services described herein (collectively, the "Goods") to the purchaser to which it is addressed (the "Purchaser"), subject to the terms and conditions set forth on the face and reverse sides hereof and as set forth in the attached JHTNA Quote and the attached Power Requirements for Matrix Equipment (collectively, the "Agreement"). Acceptance of this Agreement is limited to said terms and conditions; and JHTNA hereby objects to any additional and/or different terms which may be contained in any of Purchaser's purchase order, acknowledgment or other forms, or in any other correspondence from Purchaser. In the event that any of the terms or conditions set forth in the Agreement conflict or are inconsistent with any of the terms or conditions contained in Purchaser's purchase order, acknowledgment, other forms, or in any other correspondence from Purchaser, then Purchaser expressly acknowledges and agrees that the terms and conditions set forth in the Agreement shall supersede and control this transaction. This offer expires thirty (30) days from its date or upon JHTNA's prior written notification thereof to Purchaser, unless Goods are subsequently shipped by JHTNA and accepted by Purchaser. All contracts are subject to acceptance by JHTNA only at Cottage Grove, WI, and sales, however ordered, are understood to be fully made and consummated at Cottage Grove, WI.

2. Payment. The purchase price, including any and all related costs, is due in full and must be received by JHTNA before shipment of the Goods, unless Purchaser has been approved by JHTNA for open credit. To apply for open credit, Purchaser must complete the JHTNA Credit Application and submit to MatrixAR@johnsonfit.com for review and approval. JHTNA will determine credit based the completed Credit Application, and may also rely on reference checking, D&B and Credit Safe Reports and review of complete Financials of Purchaser. Except as otherwise provided for herein, Purchaser shall pay the invoices in full, without deduction or set-off for any reason, in accordance with the payment terms set forth herein and in the invoices. Any amounts not received by JHTNA within thirty (30) days of Purchaser's receipt of JHTNA's invoice shall be past due. Interest shall be payable at the rate of eighteen (18%) per year (but not more than the highest rate permitted by applicable law) on all amounts past due. Unless otherwise prohibited by law, if at all, Purchaser agrees to pay JHTNA's actual attorney's fees and all costs incurred by JHTNA in connection with enforcing JHTNA's rights under this Agreement, including without limitation any non-payment of amounts owed and collections costs, whether or not litigation is commenced. If in JHTNA's sole judgment a Purchaser's financial condition at any time does not justify selling to Purchaser on open credit, JHTNA may require full payment in advance before proceeding with the order. If Purchaser defaults in any payment when due, then the entire purchase price shall become immediately due and payable in full or JHTNA may at its option, without prejudice to other lawful remedies, defer delivery or cancel the order.

3. Taxes and Other Charges. Any manufacturer's tax, occupation tax, use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or any other tax, fee or charge of any nature whatsoever imposed by any governmental authority on JHTNA and/or Purchaser, or measured by the transaction between JHTNA and Purchaser shall be invoiced by JHTNA and paid by Purchaser in addition to the Product prices quoted or invoiced. In the event JHTNA is required to pay any such tax, fee or charge, Purchaser shall immediately reimburse JHTNA therefore upon demand by JHTNA.

4. Delivery, Claims and Force Majeure. Purchaser has the right to choose a carrier for delivery of Goods to Purchaser's facility. If Purchaser chooses a carrier, Purchaser has the obligation to and shall schedule pickup with JHTNA for pickup from one of JHTNA's facilities, Purchaser shall be solely responsible for all payments, cost and expenses related to scheduling, logistics and delivery. If Purchaser chooses to have JHTNA coordinate delivery of the Goods, JHTNA will do so pursuant to the terms of the Agreement. Delivery of Goods to a carrier at JHTNA's facility or other loading point designated by Purchaser or JHTNA (as the case may be) shall constitute delivery of title to Purchaser; and regardless of shipping terms or freight payment, all risk of loss or damage in transit shall be borne by Purchaser. JHTNA reserves the right to make delivery in installments; all such installments shall be separately invoiced and paid for by Purchaser when due per invoice, without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Purchaser of its obligations to accept remaining deliveries.

Claims for shortages or other errors in delivery must be made in writing to JHTNA within five (5) business days after Purchaser's receipt of shipment of the Goods. Purchaser's failure to give such written notice to JHTNA shall constitute the unqualified acceptance of the Goods by Purchaser, and Purchaser shall be deemed to have waived all

such claims for shortages or other errors relative to the delivered Goods. JHTNA is not responsible for any loss or damage to Goods during transit or delivery. Claims for loss or damage to Goods in transit shall be made by Purchaser to the carrier and not to JHTNA.

Purchaser's request for delivery reschedules shall be subject to JHTNA's prior written approval and thirty (30) days prior written notice.

All delivery dates of JHTNA are approximate. Further, JHTNA shall not be liable for any damage, loss, liability or expense as a result of any delay or failure to deliver due to any cause that is not reasonably foreseeable and that is outside JHTNA's reasonable control, including, without limitation, any act of God, act of the Purchaser, federal or state declarations, pandemics, embargo or other governmental act, regulation or request, fire, accident, strike, slowdown, war, riot, delay in transportation, unusually severe weather conditions, theft, or inability to obtain necessary labor, materials or manufacturing facilities. In the event of any such delay, the date of delivery shall be extended for a period equal to the time lost because of the delay.

5. Cancellation or Modification. Purchaser may cancel its order, reduce quantities, revise specifications or extend scheduled delivery only upon terms accepted by JHTNA in writing. If cancellation or modification of an order is approved by JHTNA in writing, Purchaser shall compensate JHTNA for all damages resulting therefrom, including, but not limited to, restocking fees and costs, out-of-pocket expenses and loss of profit and allocable overhead. In no event shall Purchaser cancel or modify an order after delivery of the Goods. Minimum order quantities and quantity discounts shall be applied to approved reduced quantities and current pricing shall be applied to revised specifications and rescheduled deliveries.

6. Changes. JHTNA may at any time make such changes in design and construction of products as shall constitute an improvement in the judgment and sole discretion of JHTNA. JHTNA may furnish suitable substitutes for materials unobtainable or rendered economically or otherwise impractical because of priorities or regulations established by governmental authority, non-availability or shortages of materials from suppliers or price changes.

7. Warranties. JHTNA warrants the Goods manufactured by JHTNA and supplied to Purchaser hereunder to be free from material defects in materials and workmanship, under normal use and service, for a time period in accordance with JHTNA's published warranty for the product then in effect at the time Purchaser's order is placed. If within the applicable warranty period any such product shall be proved to JHTNA's satisfaction to be nonconforming due to a material manufacturer's defect in materials or workmanship, such product shall be repaired or replaced at JHTNA's option and cost. Subject to any other obligations JHTNA may have under this Agreement, such repair or replacement shall be JHTNA's sole obligation and Purchaser's exclusive remedy and shall be conditioned upon JHTNA's receiving written notice of any alleged defect within ten (10) days after its discovery and, at JHTNA's option, return of such product(s) to JHTNA, FOB JHTNA's designated location.

THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE; AND JHTNA EXPRESSLY DISCLAIMS AND EXCLUDES ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Any description of the products, whether in writing or made orally by JHTNA or JHTNA's agents, specifications, samples, models, bulletins, drawings, diagrams, engineering sheets or similar materials used in connection with Purchaser's order are for the sole purpose of identifying the products and shall not be construed as an express warranty. Any suggestions by JHTNA or JHTNA's agents regarding use, application or suitability of the products shall not be construed as an express warranty.

8. Returns. Products may be returned to JHTNA only when JHTNA's written permission shall be obtained by Purchaser in advance and upon JHTNA's issuance of an RMA number. Returned products must be fully insured by Purchaser up to the purchase price and securely packaged to reach JHTNA without damage, and any cost incurred by JHTNA to put products into marketable condition will be charged to Purchaser.

9. Assumption of Risk for Use. Purchaser and each user of the Goods sold by JHTNA pursuant to this Agreement shall be solely responsible for the proper use of such Goods. Purchaser acknowledges and agrees that use of such Goods may result in personal injury or death. The purchase of such Goods by Purchaser shall constitute Purchaser's acknowledgement and acceptance of any and all responsibility and liability that may result from use of the Goods. Purchaser's assumption of risk and liability shall not include liability that results solely from JHTNA's gross negligence,

willful misconduct or breach of this agreement, including any material defect in the manufacturing of the Goods by JHTNA.

10. Limitation of Liability and Other Damages. Except as otherwise provided herein, JHTNA's liability hereunder and with respect to the Goods sold shall be limited to the warranty referred to in section 7 hereof, and, with respect to other performance of this Agreement, unless otherwise set forth herein, shall in no event exceed the total of the amounts paid to JHTNA by Purchaser.

JHTNA SHALL IN NO EVENT BE LIABLE TO PURCHASER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND, EVEN IF JHTNA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, ARISING OUT OF OR RELATED IN ANY WAY TO THIS AGREEMENT OR THE PERFORMANCE OR BREACH OF THIS AGREEMENT, NOR SHALL JHTNA BE SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES, WHETHER ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE OR OTHER TORT OR ANY THEORY OF STRICT LIABILITY, WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY JHTNA, OR ANY UNDERTAKINGS, ACTS, OR OMISSIONS HEREUNDER OR RELATING THERETO.

Without limiting the generality of the foregoing, JHTNA specifically disclaims any liability for property or personal injury damages, including without limitation, death or disability, penalties, special or punitive damages, damages for lost profits or revenues, loss of use of products or any associated equipment, cost of capital, cost of substitute products, facilities or services, downtime, shutdown or slowdown costs, or for any other types of economic loss, and for claims of Purchaser's customers or any third party for any such property or personal injury damages; provided, however, that if such property or personal injury damages are solely the result of JHTNA's gross negligence, willful misconduct or breach of this Agreement, including a material defect in the manufacture of the Goods, then JHTNA shall defend, hold harmless and indemnify Purchaser from and against such liability resulting from JHTNA's gross negligence, willful misconduct or breach of this Agreement. However, JHTNA's liability shall not extend to any damages, including property or personal injury damages, that are shown to result from, in whole or in part, any alteration of the Goods by Purchaser or any other unauthorized third party, improper placement of the Goods by Purchaser or any other unauthorized third party, improper maintenance of the Goods by Purchaser or any other unauthorized third party or improper use of the Goods.

11. Indemnification. Purchaser shall indemnify JHTNA against any and all losses, liabilities, damages and expenses (including, without limitation, attorneys' fees and other costs of defending any action) which JHTNA may incur as a result of any claim by Purchaser or others arising out of or in any way connected with the Goods sold hereunder, including without limitation Purchaser's or any other third party's use of the Goods, any alteration of the Goods, any improper placement of the Goods or any improper maintenance of the Goods.

12. Security Agreement. This Agreement shall constitute a Security Agreement between Purchaser, as Debtor, and JHTNA, as Secured Party, pursuant to Article 9 of the Uniform Commercial Code ("UCC"). Purchaser hereby grants to JHTNA a security interest, including without limitation, a first priority, purchase-money security interest, in and to all of the Goods manufactured, sold or provided by or on behalf of JHTNA to Purchaser pursuant to this Agreement, including without limitation, all fitness equipment, exercise equipment, replacement parts, accessories, and supplies (collectively, the "Equipment"), wherever located and whenever acquired, and further including without limitation, all proceeds thereof, including without limitation, all insurance proceeds and other proceeds thereof (collectively, the "Proceeds"), as security for Purchaser's obligation to pay for the Equipment and Purchaser's other obligations under this Agreement. Purchaser further authorizes JHTNA to file any UCC financing statements and amendments thereto or other instruments and to do all things deemed by JHTNA in its sole discretion necessary to attach and perfect JHTNA'S security interest in the Equipment and the Proceeds thereof under this Agreement.

Upon the occurrence of an event of default by Purchaser, including without limitation, a payment default under this Agreement, then JHTNA may, without notice or demand, exercise in any jurisdiction in which enforcement is sought, all of its rights and remedies under this Agreement, all rights and remedies of a secured party under the UCC, and all other rights and remedies available to JHTNA under applicable law, with all such rights and remedies cumulative and enforceable alternatively, successively or concurrently, including without limitation: (a) declaring all amounts due JHTNA by Purchaser to be immediately due and payable in full and the same shall thereon become immediately due and payable in full without demand, presentment, protest, or further notice of any kind, all of which are hereby expressly waived by Purchaser; and (b) taking possession of the Equipment, and for that purpose, entering upon any premises on which the Equipment or any part thereof may be situated and removing the same therefrom without

any liability for suit, action, or other proceeding, Purchaser hereby waiving any and all rights to prior notice and to judicial hearing with respect to repossession of collateral, and/or requiring Purchaser, at Purchaser's expense, to assemble and deliver the Equipment to JHTNA or to such place or places as JHTNA may designate.

13. Landlord's Liens. If Purchaser leases any real property upon which the Goods sold hereunder are to be located and applicable law provides for landlord's liens to secure rent obligations, then Purchaser shall notify, and obtain a written lien waiver from, each respective landlord for such locations and provide a copy of each written lien waiver to JHTNA and confirm that the Goods sold hereunder are not subject to any such lien of such landlord(s).

14. Technical Information. Any sketches, models or samples submitted by JHTNA shall remain the property of JHTNA, and shall be treated as confidential information. No use or disclosure of such sketches, models and samples, or any design or production techniques revealed thereby, shall be made without the express prior written consent of JHTNA.

15. Patents, Trademarks and Copyrights. JHTNA will, at its own expense, defend any suits that may be instituted by anyone against Purchaser for alleged infringement of any United States patent, trademark or copyright relating to any products manufactured and furnished by JHTNA hereunder, if such alleged infringement consists of the use of such Goods, or parts thereof, in Purchaser's business for any of the purposes for which the same were sold by JHTNA, and provided Purchaser shall have made all payments then due hereunder and shall give JHTNA immediate notice in writing of any such suit and transmit to JHTNA immediately upon receipt all processes and papers served upon Purchaser and permit JHTNA through its counsel, either in the name of Purchaser or in the name of JHTNA, to defend the same and give all needed information, assistance and authority to enable JHTNA to do so. If such Goods are in such suit held in and of themselves to infringe any valid United States patent, trademark or copyright, then: (a) JHTNA will pay any final award of damages in such suit attributable to such infringement; and (b) if in such suit use of such Goods by Purchaser is permanently enjoined by reason of such infringement, JHTNA shall, at its own expense and at its sole option, either (i) procure for Purchaser the right to continue using the Goods, (ii) modify the Goods to render them non-infringing, (iii) replace the Goods with non-infringing goods, or (iv) refund the purchase price and the transportation costs paid by Purchaser for the Goods.

Notwithstanding the foregoing, JHTNA shall not be responsible for any compromise or settlement made without JHTNA's written consent, or for infringements of combination or process patents covering the use of the Goods in combination with other goods or materials not furnished by JHTNA. The foregoing states the entire liability of JHTNA for infringement, and in no event shall JHTNA be liable for consequential damages attributable to an infringement.

As to any Goods furnished by JHTNA to Purchaser manufactured in accordance with drawings, designs or specifications proposed or furnished by Purchaser or any claim of contributory infringement resulting from the use or resale by Purchaser of Goods sold hereunder, JHTNA shall not be liable, and Purchaser shall indemnify and defend JHTNA against any damages, liability or expenses arising out of any claim made against JHTNA for any and all patent, trademark or copyright infringements.

16. Spacing Behind Treadmills. Per industry safety standards (ASTM F2115 and EN 957-6), JHTNA hereby notifies Purchaser of the need to locate treadmills ensuring that there is a two (2) meter long clear zone in the floor space behind each treadmill. The clear zone shall be at least the width of the treadmill and a minimum of 2 meters (6' 7") past the back end of the treadmill. There shall be no walls, no windows, no steps, and no other equipment placed within this clear zone. This clear zone is intended to ensure that if any user of a treadmill were ever to fall off the back of the treadmill, there will be an open and clear space behind the user so that injury may be minimized or avoided. Purchaser's failure to comply with this standard could result in injury to a treadmill user and potential liability to Purchaser. Although JHTNA is hereby expressly giving Purchaser notice of this requirement, only the Purchaser can ensure that Purchaser complies with this requirement and it is Purchaser's sole responsibility to do so. By purchasing exercise equipment from JHTNA, Purchaser accepts its responsibility to comply with this treadmill spacing requirement and all standards applicable to treadmill spacing and agrees to release JHTNA and its affiliated companies, including Johnson Health Tech Co., Ltd, and all of their officers, shareholders, employees, insurers and representatives (collectively, "the JHTNA Parties") from, and indemnify the JHTNA Parties from and against, any and all suits, claims, actions, legal proceedings, demands, losses, damages, costs and expenses, including attorneys' fees, resulting from claims for bodily injury or property damage arising out of or in any way relating to inadequate treadmill spacing, inadequate clear zones utilized behind treadmills or the failure by Purchaser to comply with industry safety standards concerning treadmill spacing.

17. Strength Training Anchoring Requirements. Purchaser acknowledges that JHTNA has informed Purchaser of JHTNA's requirement that the specific strength equipment, including Connexus strength units, XULT Rigs and other strength equipment where applicable (the "Anchored Strength Equipment") be anchored to the floor, the wall, or both the floor and the wall of Purchaser's facility in order to prevent any tipping, rocking or shifting of the Anchored Strength Equipment during the use or reasonably foreseeable misuse of the Anchored Strength Equipment. Anchoring to both floor and wall is required for XULT Rigs products. Purchaser also acknowledges that the Anchored Strength Equipment was designed for the use of straps, belts, chains, ropes and/or other devices for pulling or pushing on the Anchored Strength Equipment, and the use of those devices will compromise the stability of the Anchored Strength Equipment unless the Anchored Strength Equipment are properly anchored. Therefore, Purchaser acknowledges the need to anchor the Anchored Strength Equipment as described in the owner's manual for the Anchored Strength Equipment.

As a condition to Order fulfillment, Purchaser shall hire, at Purchaser's sole cost, a licensed contractor knowledgeable of Purchaser's facility and site conditions to anchor the Anchored Strength Equipment as described in the Anchored Strength Equipment owner's manual prior to use of the Anchored Strength Equipment.

Purchaser agrees to indemnify, defend and hold harmless JHTNA and its officers, directors, shareholders, employees, representatives and insurers from any claims damages or losses of any type including claims for personal injury or death and property damage, arising out of or relating in any way to the following: (a) the work performed by the licensed contractor hired by Purchaser; (b) the failure to anchor the Anchored Strength Equipment or the insufficient or improper anchoring of the Anchored Strength Equipment; and (c) Purchaser's failure to comply with these Terms.

18. Purchaser's Property. Any property of the Purchaser placed in JHTNA's custody for performance of this Agreement is not covered by insurance, and no risk is assumed by JHTNA in the event of loss or damage to such property by fire, water, burglary, theft, civil disorder or any accident beyond the reasonable control of JHTNA.

19. Governing Law and Choice of Forum. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wisconsin, without application of principles of conflicts of laws. With respect to any dispute, controversy or claim arising out of or relating to this Agreement, JHTNA and Purchaser agree and consent to personal jurisdiction in Wisconsin and agree that the Circuit Court of Dane County, Wisconsin and the United States District Court for the Western District of Wisconsin shall be the exclusive forums for the resolution of any such disputes, controversies or claims. Purchaser shall not assign this Agreement without JHTNA's express prior written consent. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns.

20. Remedies Cumulative. Any of JHTNA's remedies referred to herein shall be cumulative and in addition to such other rights and remedies as may be available under law or equity.

21. Confidentiality. Purchaser will keep all of the terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

22. Entire Agreement. This Agreement, including JHTNA's Quote and Power Requirement for Matrix Equipment which are incorporated herein by reference, constitutes the entire, full and complete agreement between JHTNA and Purchaser with respect to the subject matter hereof. This Agreement may not be modified except by a writing evidencing such modification which is signed by both JHTNA and Purchaser. The provisions of this Agreement shall be deemed severable and the invalidity or unenforceability of any one or more of the provisions hereof shall not affect the validity and enforceability of the remaining provisions.

A woman with dark hair tied back, wearing a purple athletic top, is looking down at a dark, out-of-focus object in the foreground. The background is a blurred gym environment with exercise equipment.

THANK YOU

MATRIX



P.O. BOX 91
BLADENSBURG MD 20170

PHONE: (301) 773-2069
FAX: (301) 699-3268

December 30, 2022

CAMERON STATION HOA
4114*LEGATO RD
FAIRFAX, VA 22033

Re: 1169372 – CAMERON STATION HOA

To Our Virginia HOA Customers:

Bates trucking wants to wish you a joyous and prosperous New Year! We also want to express our sincere appreciation for allowing our team to service the needs of your family and community.

Although we have tried our best to keep the expenses low, due to the rapid growth of inflation, our operating costs have increased significantly over the past 18 months. After carefully reviewing our finances, we have had to make the tough decision of increasing our prices for 2023. It is our hope that this letter will explain the reason Bates Trucking is requesting the price increase.

This letter will explain the reason Bates Trucking is requesting the price increase, effective February 2023. Below are the changes in rates since 2019. The increase in these operational functions does not allow us to sustain our operations at our current customer rates. These numbers support our request.

Disposal Rates:

Covanta/Eisenhower is \$57.08 per ton we use to pay \$47.00 per ton
I-66 Transfer is \$70.00 per ton we use to pay \$66.00 per ton
Merrifield Recycling is \$110.00 per ton we use to pay \$75.00 per ton
LLF-Loudoun County Recycling is \$110.00 per ton we use to pay \$75.00
LCC – Loudon County Landfill is \$52.00 per ton we use to pay \$46.00

Insurance Rates:

General liability and workman's comp have increased by 7%
Health care has increased by 7%

Fuel prices:

We were paying \$2.17 a gallon has been over \$4.50 each truck uses over 200 gallons a week.

Hiring

We have experienced a 15 – 25% increase in employee wages.



P.O. BOX 91
BLADENSBURG MD 20170

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FAX: (301) 699-3268

Parts

The major delay in obtaining parts is due to shortages and vendor operations, as well as shipping.

With the economy being so uncertain, Bates must implement these increases in order to keep the staff we have and maintain our equipment for safe and timely customer pickups.

We anticipate that this will be a one-time adjustment and that your ongoing increase will be done in conjunction with your contract. We appreciate your understanding and your continued patronage.

CAMERON STATION HOA	1169405	RESIDENTIAL 2XW	1006	\$25.26	\$ 25,411.56	\$ 24.00	\$ 24,144.00
CAMERON STATION HOA	1169383	RECY 64G 1XW	1006			\$ 6.00	\$ 6,036.00
CAMERON STATION HOA	1169383	BULK SERVICE	1006			\$.50	\$ 503.00
CAMERON STATION HOA Total				\$ 25.26	\$ 25,411.56	\$ 30.50	\$ 30,683.00
CAMERON STATION HOA	1169405	RESIDENTIAL 2XW	208	\$ 10.59	\$ 2,202.72	\$ 12.72	\$ 2,645.47
CAMERON STATION HOA Total				\$ 10.59	\$ 2,202.72	\$ 12.72	\$ 2,645.47

Thank you for your allowing us to continue to serve your community. Should you have any questions, please contact our customer service.

Bates Trucking Management



2022 Action Item List						
Date	Committee	Item	Assigned To CM/ACM/Maintenance/A RC/AA	Status (pending, completedd)	Comments	Entered on Cira Y/N
3.2.22	-	Pitney Bowes invoice	ACM	completed	2.20.22 invoice submitted for payment thru accountspayable@ciramail.com	y
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.	y
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.	y
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 completedd, 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: 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 completedd I can send you proposals for both items. 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.	
3.11.22	CCFC	LOCKER ROOM RENOVATIONS --- Matt Manders from Manders Companies/3.15.22 Summary of phone conversation	ACM	completed	<p>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:</p> <ol style="list-style-type: none">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. <p>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 completed; Painting is 90% completed; Light fixtures will be completedd today 4/26; They're making some repairs to existing electrical outlets they discovered some were not working properly and hope to have it completed 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 completedd next week. 5.2.22 management met with Manders; locker room renovations are almost completed. 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 completed 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.</p>	
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 fire service valve. 2. Virginia American Water shut off two domestic water lines this morning for ALL Plumbing to completed their valve replacement on the fire service valve. 3. Work completedd 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	-	completed	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	<p>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.</p> <p>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.</p>
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 Signs	AGM	completed	Pool signs delivered. Mark will remove old and install new ones.
4.13.22	CCFC	Janitorial/Cleaning Services	AGM	completed	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	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 completedd and emailed to 8 vendors.
4.26.22	CCFC	2023 Elevator certificate	Maintenance	completed	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 / 1 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	Trimm 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 Tickers 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	completed	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	completed	The tree is overgrown and blocking the sidewalk. Management emailed Lancaster to assess and trim the tree accordingly.
5.16.22	CAC	Street lamps out	Maintenance	completed	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	completed	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	completed	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	completed	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 aaccount 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 completed 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 (III-22)
6.3.22	CAC	Trees to be trimmed on Ferdinand Day	City of Alexandria	completed	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 completed all work -- new ticket submitted below.
6.6.22	RPCA	Tree Trimming	Landscaping	completed	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	completed	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 completedd 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	completed	1. 405 Cameron Station Blvd
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	completed	2. 400 Cameron Station Blvd (North) across the street from 387 Cameron Station Blvd
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	completed	3. 400 Cameron Station Blvd (South) across the street from 422 Ferdinand Day Dr.
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	completed	4. 400 Cameron Station Blvd (South) across the street from 430 Ferdinand Day Dr.
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	completed	5. 451 Cameron Station Blvd
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	completed	6. 469 Cameron Station Blvd
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	completed	7. 523 Cameron Station Blvd
6.7.22	22-00016164	Tree Trimming Alex311	Landscaping	completed	8. 525 Cameron Station Blvd
6.8.22	Chris Watson	Irrigation Meter Leak at 247 Somervelle St	City of Alexandria	closed	I received an email from an owner on Somervelle Street that the irrigation meter at 247 Somervelle 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	completed	Brick needs to be leveled in front of 5010 Waple Ln. Info emailed to Lancaster. 9.23.22 - under bidding process and to be presented at October Board meeting.
6.21.22	CAC	Brick Repair	Lancaster	completed	Brick needs to be leveled in corner of Donovan Dr and Yarrow Ln. Info emailed to Lancaster. 9.23.22 - under bidding process and to be presented at October Board meeting.
6.21.22	CAC	Brick Repair	Lancaster	completed	Uneven brick near 426 Waple Ln. 9.23.22 - under bidding process and to be presented at October Board meeting.
6.22.22	CAC	Lamp post off centered	Maintenance	completed	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	Maintenance	completed	lamppost IV 40 between 5130 and 5128 Grimm Dr
6.28.22	CCFC	Items to completed 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 Ticer Dr	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	completed	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 branch 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	closed	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. 8.29.22 - 311 City of Alexandria request addressed and closed.
7.25.22	CAC	Light out at 5244 Bessley Pl	Maintenance	completed	light out at 5244 Bessely Place
7.28.22	CCFC	Mens toilets	Matt Manders	completed	Cartridrige 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	completed	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.
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	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.¿an 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.¿an 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 completedd. As we plan and strategize, we will continue to inform the community through the City's website: www.alexandriava.gov/potholes
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	completed	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	completed	IV41 lamp head down
8.8.22	CAC	371 Livermore sprinkler leaking	Landscaping/Irrigation	completed	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	completed	Common area next to 418 Ferdinand Day - light pole out
9.1.22	CAC	Common Area next to 5001 Barbour	Landscape	completed	Grass need treatment; brown patches in the area.
9.7.22	CAC	Broken sprinkler head	Lancaster	completed	Broken sprinkler head on the median at CSB across the clubhouse entrance/ProFIT desk.
10.4.22	CAC	311 ticket 22-00029441	Management	closed	Hydrant Maintenance - request number: 22-00029441 - location: 4800 Brenman Park Dr - request submitted: 10/3/22 - estimated resolution: 10/17/22

10.5.22	CCFC	Peloton bike missing pedal	ProFIT - Jill and Rick	completed	Peloton bike missing a pedal. ProFIT response: I have contacted Peloton about the Pedal 2 days ago. Peloton has their own technicians. We are working with them to get a technician out here as soon as possible.
10.11.22	Management	311 ticket 22-00014593	City of Alexandria	closed	Request number: 22-00014593; Request type: Trees; Location: 200 CSB; Request Submitted; 5/25/22
10.11.22	Management	311 ticket 22-00016044	City of Alexandria	closed	Request number: 22-00016044; Request type: Trees; Location: 470 Ferdinand Day Dr; Request Submitted: 6/6/22
10.12.22	Management	311 ticket 22-00030339	City of Alexandria	closed	Request number: 22-00030339; Request type: Trees; Location: 150 Cameron Station Blvd; Request Submitted: 10/12/22
10.24.22	Management	311 ticket 22-00031530	City of Alexandria	closed	Request number: 22-00031530; Request type: Brick; Location: 4910 Brenman Park Dr (across in the median); Request Submitted: 10/24/22
12.5.22	Management	Stop sign hit in Donovan Dr	Maintenance	in progress	Resident Bob from Carlton Place witnessed the MVD Express truck hitting the pole/sign and driving away. He reached out to the company owner, Cinthia Molinari. 12.6.22 Steve Philbin reached out to Bob and is taking over the situation. He requested Mark to determine a temporary fix for the stop sign placement while we order a pole that matches the poles with the community.
12.8.22	CCFC	Locker instructions	Maintenancce	completed	Locker instructions needs to be reframed



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: Timothy Condus

Home Address: 5070 Kilburn St Alexandria Va, 22304

Email Address: timothy.condus@gmail.com

Telephone Number: (201)400-8707 (Cell) [Alt cell] (571)369-3978 (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
- ☒ ~~XX~~ 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):

Please see addendum (Pg. 2)

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

Please see addendum (Pg. 2)

Thank you for your time and interest.

Cameron Station Community Association Inc.
Committee Member Registration Form (Addendum)

2. Provide a brief statement describing your qualification (you may attached any pertinent information):

I believe my personal and professional experience and training prepare me well to serve as a member of the Cameron Club Facilities Committee. First, I am a frequent patron of the Cameron Club facilities. As an officer in the Marine Corps Reserve, I am obligated to maintain a level of physical fitness and exercise at the Cameron Station gym three or more days per week. Additionally, I am also an attorney and work as a consultant, I believe my training and professional experience allow my to help the committee work through any challenges it may be asked to confront.

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

I would like to serve as a member of the Cameron Club Facilities Committee because my wife and I use the facilities and have an interest in how they are maintained and improved. As a homeowner in our community, I believe the Cameron Club is an asset to all our property value and to our community's overall health and enjoyment. Finally, as a relative newcomer to Cameron Station I am interested in becoming more involved in the community, meeting neighbors, and giving back. My wife and I are excited to be part of the community and I look forward the opportunity to contribute.