



**BOARD OF DIRECTORS' MEETING
HYBRID ZOOM MEETING – Henderson Room / Zoom
DRAFT AGENDA**

Tuesday, April 28, 2026 – 7:00 PM

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

Link: <https://us06web.zoom.us/j/97385179058?pwd=TUg1V1lvM011VStJS2k5b3NELOlRUT09>

Meeting Number (access code): 973 8517 9058

Meeting Password: 319862

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

I.	CALL TO ORDER	7:00 PM
II.	APPROVAL OF AGENDA	7:01 PM
III.	APPROVAL OF MINUTES – Board Meeting Minutes – March 31, 2026	7:02 PM
IV.	CITY OF ALEXANDRIA POLICE DEPARTMENT – Lt Lion	7:03 PM
V.	CAMERON STATION CIVIC ASSOCIATION – Sunny Pietrafesa	7:07 PM
VI.	HOMEOWNERS FORUM	7:10 PM
VII.	TREASURER REPORT	7:20 PM
VIII.	COMMITTEE REPORTS (FAC, CAC, ComCom, ARC, A&E, CCFC)	7:25 PM
IX.	RESIDENT HEARINGS	n/a
X.	MATTERS FOR BOARD DECISION	7:45PM
	A. Bench Parts -- Proposal	2026 - 0401
	B. Bench Labor -- Proposal	2026 - 0402
	C. Crosswalk / Stop Bar Proposal	2026 - 0403
	D. Anti-Harassment Policy	2026 - 0404
	E. Car Charging Policy	2026 - 0405
XI.	MATTERS FOR BOARD DISCUSSION/INFORMATION	8:15 PM
	A. Exterior Modification – Roof Color	

Prepared by:

Steven P. Philbin, M ed., CMCA®, ARM®, PCAM® (General Manager)

Garrett Hutzler (Assistant General Manager)

**Noted times above are only intended to serve as a guide and may be subject to change without notice depending upon the length of conversation by Board members.*

B. MATTERS FOR BOARD INFORMATION

8:20 PM

Management Report

- Project Updates

C. NEW BUSINESS

D. EXECUTIVE SESSION

n/a

(For the purpose of hearing deliberation, contract review, and lawsuit discussion)

E. ADJOURN

8:25 PM

Next Board Meeting: Tuesday, May 19, 2026

DRAFT

Prepared by:

Steven P. Philbin, M ed., CMCA®, ARM®, PCAM® (General Manager)
Garrett Hutzal (Assistant General Manager)

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CAMERON STATION

CAMERON STATION BOARD OF DIRECTORS MEETING Tuesday, March 31, 2026 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:

Megan Christensen, President
Joan Lampe, Vice President
Brandon Hanlon, Secretary
Takis Taousakis, Treasurer
Dan Ogg, Director
Sarah Barnes, Director

BOARD MEMBERS ABSENT

Brian Sundin, Director
John Stowe, Director

OTHERS PRESENT:

Heather Graham, CMCA®, PCAM®, Executive Vice President of Community Association Management Professionals (CAMP)
Steve Philbin, M ed., CMCA®, ARM® PCAM®, General Manager
Sunny Pietrafesa, Civic Association
Martha Romans, Chair CAC
Tricia Hemmel, Chair, CommComm
Ray Celeste, Chair, CCFC
Kevin King, Member, ARC
Andy Yang, Chair, A&E

CALL TO ORDER:

Ms. Christensen called the meeting to order at 7:03 pm.

APPROVAL OF AGENDA:

Motion: Mr. Ogg moved and Mr. Hanlon seconded the motion to APPROVE the agenda of the March 31, 2026 Board meeting as presented. **Following discussion, an amended motion was made:**

Amended Motion: Ms. Barnes moved and Mr. Hanlon seconded the motion to APPROVE the agenda with the following amendment:

- Move the Anti-Harassment Policy discussion to Executive Session.

The motion passed, 5/0.

APPROVAL OF MINUTES:

Motion: Mr. Ogg moved and Mr. Hanlon seconded the motion to APPROVE the February 24, 2026 Board meeting minutes as presented. **The motion passed, 5/0.**

CITY OF ALEXANDRIA POLICE DEPARTMENT – STAFF LIAISON:

No report.

CAMERON STATION CIVIC ASSOCIATION:

Ms. Pietrafesa the following:

Ben Brenman Park-The City will be installing parallel bars and an exercise bench and native plants in the park near the south side trail.

Duke Street Land Use- In February 2026, the City issued a map with “land use theme areas”, which showed that the City envisions increased density and traffic near Cameron Station in the areas along Duke Street near Fox Chase, the Honda dealership, and Popeyes. The next step in this process will be what is called the “framework plan” which includes diagrams that will show land uses, building heights, parks and open space, and circulation, (circulation covers pedestrian and bike networks and street networks, but not car traffic).

Duke Street Projects- With respect to Duke Street in Motion, the City’s website states that the “first set of design plans will be submitted in Spring 2026. Concurrently, the construction firm will come on board and begin working side-by-side with the design team. Design will continue to advance over the next two years, with final design anticipated in Spring 2027.”

Housing Master Plan- On February 20, 2026, the City issued draft recommendations and strategies for the Housing 2040 Master Plan and asked for comments by March 22, 2026. This draft document sets forth the following ten “goals.” The goal is to make sure we have a mix of housing types as well as preserve and maintain/repair existing affordable housing.

Landmark City Mall- Beginning in February 2026, the City started work on the I-395/Duke Street ramp improvement project. The purposes of the project are to reduce conflict between drivers on Duke Street and drivers coming from I-395, provide direct access to the new Inova hospital at Landmark Mall, and improve traffic safety on Duke. Construction is expected to be complete by January 2028 so that the project is done prior to the opening of the hospital.

VA Paving Asphalt Plant- Virginia Paving has informed the City that it intends to violate their SUP and wants to remain on location. The Civic Association has commenced a vigorous campaign to persuade City staff and City Council to enforce the SUP requiring the company vacate the property by January 1, 2027.

HOMEOWNER'S FORUM:

- Greg Hilson: in regard to the harassment policy resolution, he urged the Board to ensure that legal counsel reviews it, it may have problems that would expose the HOA to litigation, stated there are remedies available under current state laws and the HOA does not need their own policy.
- Tom: inquired if the HOA is seeking reimbursement from the previous trash vendor.

TREASURER REPORT:

Mr. Taousakis reported that as of the end of February the Association has spent more than it received by \$13,882, mainly due to snow removal and the previous trash contract; overall the Committees are doing a good job staying on budget; as of mid-march there is \$932,000 invested in the reserves and \$360,000 in the operating account; in April the FAC will make their recommendation to the Board about the irrigation assessment.

COMMITTEE REPORTS:

- 1. Financial Advisory Committee**
Included in the Treasurers report.
- 2. Architectural Review Committee**
Mr. King reported that the Committee reviewed nine applications at their March meeting.
- 3. Activities and Events Committee**
Mr. Yang reported that the Committee is hosting the Easter Egg Hunt on April 4th, the Meet and Greet and Blood Drive on April 11th, the Spring Yard Sale on April 18th and June they will host an ice cream event.
- 4. Communications Committee**
Ms. Hemmel reported that anyone who would like to share information should reach out to the Committee; The Connection remains the key way to get information to the Community; thanked everyone who submitted photos for the first quarter photo contest; the Welcome Committee welcomed six new families this month; the Meet and Greet will be held April 11th; working with the Activities Committee to do a Tech Talk to residents; working with Facilities Committee to promote new fitness programs; the Best of the West Festival will be held on June 6th at Brenman Park Drive.
- 5. Facilities Committee**
Mr. Celeste reported that the Committee is working on finding a vendor who can repair the unstable temperature in the fitness center; there is a new fitness director, Jordan Duvall who have already started on introducing new health programs; and they are getting ready for pool season.

6. Common Area Committee

Ms. Romans reported that the Committee is reviewing the contracts for landscaping, irrigation, snow removal, and shuttle bus service; reviewed proposed charter language; long term the Committee is looking at renovating the pocket parks on Bessley and areas along Pocosin.

RESIDENT HEARINGS

None.

MATTERS FOR BOARD DECISION:

A. Fitness Center -- Economizer

Motion: Mr. Hanlon moved and Mr. Ogg seconded the motion to APPROVE the Fitness Center -- Economizer for \$3,326 to be expensed from Reserve Expenses. **Following a discussion, the motion passed, 5/0.**

B. Insurance Policy 04/15/26 - 04/15/27 2026

Motion: Mr. Hanlon moved and Ms. Barnes seconded the motion to APPROVE Cascade Insurance Renewal Proposal for \$33,895 to be expensed from Operating Expenses. **The motion passed, 5/0.**

C. Anti-Harassment Policy 2026

This item was moved to Executive Session.

D. Brick Work 122-124 CSB

Motion: Mr. Hanlon moved and Mr. Ogg seconded the motion to APPROVE the Dream Works proposal for brick work on the steps between 122 and 124 Cameron Station Blvd for \$4,100 to be expensed from Reserve Expenses. **Following a discussion, the motion passed, 5/0.**

MATTERS FOR BOARD DISCUSSION:

A. Trash Tote Delivery Update

Mr. Philbin reported that by the end of the week there will be a plan in place to have Patriot come and remove the extra trash totes from the property and then will instruct residents to contact Patriot directly if they have an issue with the tote.

B. Elevator Consultant – Summary

Mr. Philbin reported that the elevator report was provided to the Board; the elevator consultants will do a presentation to the CCFC at their next meeting.

MATTERS FOR BOARD INFORMATION

Management Report

• Project Updates - Mr. Philbin reported that audit will begin this month; Management is working on creating RFPs for various contracts that are expiring; and the new Assistant General Manager starts April 13th.

NEW BUSINESS:

None.

EXECUTIVE SESSION:

Motion: Ms. Barnes moved and Mr. Ogg seconded the motion to move into an executive session for the purpose of reviewing legal counsel advice for the Anti-Harassment Policy Resolution.

The motion passed unanimously, 5/0, and the meeting was convened into executive session at 8:18 pm.

Motion: Mr. Ogg moved and Ms. Barnes seconded the motion to exit the executive session. **The motion passed unanimously, 5/0, and the meeting was reconvened into open session at 8:39 pm.**

- i. Ratify Decisions Made in Executive Session

None

ADJOURNMENT:

Motion: Ms. Barnes moved and Mr. Ogg seconded the motion to adjourn the meeting at 8:40 pm. **The motion passed unanimously, 5/0.**

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

Cameron Station Community Assoc. 4/28/26 Board Meeting – Key Updates

Update by Sash Impastato
Cameron Station Civic Association

Current Matters

- 1. Van Dorn Street and Bridges Design Project**
- 2. Virginia Paving Asphalt Plant**

Green font indicates new additions from prior updates to the HOA board.

Van Dorn Street and Bridges Design Project

Civic Assoc. Position: The Civic Association is monitoring the situation in terms of potential traffic disruption along South Van Dorn Street.

Implementation Date: Construction is to begin in 2029.

Current Status: The City notes that the planning and conceptual design phase is in 2025-2026 and the detailed design phase is from 2026 to 2028.

Next Step: Continue monitoring and provide comments, as necessary.

Project Summary: This project was first announced by the city on March 26. The City website notes that the city was awarded funding from the Northern Virginia Transportation Authority (NVTA) to design and construct improvements to the South Van Dorn Street bridges to better accommodate people walking and biking. The project area is large and encompasses many of the most congested parts of South Van Dorn Street and extends from Farrington Avenue, through Eisenhower Avenue, Metro Road, Courtney Avenue, South Pickett Street, Dow Avenue and then McConnell Avenue. No mention of car traffic or consideration for how this will affect traffic congestion along South Van Dorn is mentioned on the city website for this project. In fact, the words “car” or “motor vehicle” do not appear on the city website.

For more information, go to: <https://www.alexandriava.gov/transportation-planning/project/van-dorn-street-and-bridges-design-project>.

Virginia Paving Asphalt Plant

Civic Assoc. Position: The Civic Association is actively engaging the City to ensure that Virginia Paving complies with its current special use permit (“SUP”) by vacating its property on or before January 1, 2027.

Implementation Date: January 1, 2027.

Current Status: Virginia Paving has received bids to buy its property, and its outside council has stated that they would file a lawsuit if the City attempted to enforce this provision of its SUP. Virginia Paving has, in essence, informed the City that it intends to violate their SUP and wants to remain on location.

Next Step: We have commenced a vigorous campaign to persuade City staff and City Council to enforce the SUP requiring the company vacate the property by January 1, 2027.

Project Summary: This plant is on Courtney Avenue off of Van Dorn Street and a block up from Modera Tempo on South Pickett Street (5601 Courtney Avenue) and less than a football field away from Tucker Elementary School. The Civic Association took the lead in ensuring that the City imposed a sunset provision on plant operations in 2006 as part of its SUP and again in 2019 when that provision was enforced by City Council. As part of the 2006 SUP, the plant was also required to implement many environmental upgrades. Prior to these upgrades, Virginia Paving had been cited for over two dozen federal, state, and local environmental violations. Moreover, Virginia Paving had violated its original 1960 SUP by doing nighttime paving and having trucks enter and egress its premises. It also continues to encroach over 36,000 square feet on a public right of way.

In response to an inquiry from the Cameron Station Civic Association, on January 15, 2025, the former Director of the Planning & Zoning Department, Karl Moritz, informed us that “[t]he Virginia Paving SUP approval, which allows the asphalt use to continue operating until January 1, 2027, directs staff to inquire with the applicant after 2024 about their redevelopment plans. That requirement is on our radar and now that it is January 2025, we will be formally reaching out to Virginia Paving shortly. Once we receive information about the status of the site, we will share that information with City Council and with the community, including Cameron Station (of course!).”

On November 4, 2025, the Cameron Station Civic Association sent Paul Stoddard (Director of Planning & Zoning) an email requesting that City staff make inquiry of Virginia Paving as to the status of their plans to relocate by January 1, 2027. On November 13, 2025, Mr. Stoddard stated that “[w]e’ll need to reach out to them for updates on their plans. I will let you know when I have additional information.”

Since we did not hear back from Mr. Stoddard on this time sensitive matter in over two months, the Cameron Station Civic Association sent a follow up email on January 19, 2026 to Director Stoddard with copies to, among others, the Mayor, City Council, the City Manager and the City Attorney. We requested that the City let us know what, if anything, Virginia Paving Company has done to be able to relocate by January 1, 2027. We also asked the City to let us know what the City intends to do to ensure that Virginia Paving complies with conditions 63 and 75 of its current SUP that was issued in 2019 (which require the plant to issue annual reports on its relocation progress and request a change in zoning to facilitate the relocation, respectively) as well as who will be responsible for the extensive environmental clean-up that will be required once Virginia Paving vacates the premises.

On March 3, 2026, Mr. Stoddard sent an email reply that, in essence, informed us that Virginia Paving intends to violate their SUP and wants to remain on location. Mr. Stoddard stated that “Virginia Paving has shared with us that they have not had significant interest from developers seeking to redevelop the property. They have asked staff informally about options to continue operating either in their current or at a reduced status. Such a request would need to be considered through a Special Use Permit (SUP) application. As with all requests, if they were to file an application, the process would follow the required steps – technical review by staff, public hearing and recommendation by Planning Commission, and then public hearing and consideration by Council. Staff’s review would include recent and potential neighborhood impacts as well as alignment with the adopted small area plans.”

On April 3, 2026, the Civic Association filed a FOIA request designed to find out if Virginia Paving complied with conditions 63 and 75 of its current SUP that was issued in 2019 (which require the plant to issue annual reports on its relocation progress and request a change in zoning to facilitate the relocation, respectively) as well as what bids or expressions of interest the company received to buy its property. We expect a reply to the FOIA request the week of April 20, 2026. In addition, we have meetings with Councilman Chapman on April 21 and with the Mayor on April 24.

Given Virginia Paving’s long history of bad conduct as evidenced by (1) violating its original 1960 SUP, (2) violating its current SUP, (3) violating over two dozen local, state and federal environmental and other laws (including a violation in 2024 of the Clean Water Act), and (4) continued operations near an elementary school while emitting toxic substances, the Civic Association has determined that every effort needs to be made to force the City to finally enforce the sunset provision of the SUP.

Upcoming Civic Association Meetings

Membership Meetings: at 7:00-8:30pm = May 6, September 2, and November 4, 2026.

Executive Committee Meetings: at 7:00-8:30pm = June 3, August 5, and October 7, 2026.

Become a voting member of the Civic Association. Cameron Station residents, Cameron Station real property owners, and business owners (ages 18 or older) are non-voting Cameron Station Civic Association members. If you would like to have a vote on Civic Association matters or become eligible for leadership positions, you can become a voting member for just \$20 per year. This small fee supports the Civic Association's operating expenses and helps us continue representing the neighborhood effectively. Voting members also receive more detailed updates on matters affecting Cameron Station and are eligible to become officers or directors. To become a voting member of the Civic Association, you must fill out our membership form at https://www.cameronstation.org/pdf/images/CSCA_Civic_Membership_Form_2025.pdf. You can pay the \$20 per person annual membership fee by cash or a check (made payable to the Cameron Station Civic Association) or pay via Zelle to cameronstacivic@gmail.com. If paying by cash or check, send the payment with your membership form to: Cameron Station Civic Association 200 Cameron Station Blvd, Alexandria, VA 22304. If using Zelle, send the membership form cameronstacivic@gmail.com which can also be used to contact us.

Cameron Station Community Association
Financial Advisory Committee Meeting
FAC Zoom Meeting at 7:00 pm on Monday, March 30, 2026

<https://zoom.us/j/92962353196?pwd=cWh0Y2JZcHNlaHZtSTljbk11SEI3Zz09>

Meeting ID: 929 6235 3196 Passcode: 007612 Dial in: +1 301 715 8592

MEETING Minutes

- I. Call to Order.
 - a. The meeting was called to order at 7:00 PM
 - b. Members Present: FAC Chairman and Board Treasure Takis Taousakis, Fred Blum, Jason Barnes, Jodi Wittlin, and Matthew Rickert.
 - c. Others Present: CAMP Community Manager Steve Philbin and Common Area Committee (CAC) members Martha Romans (Chair), Don Williams, and Linda Stowe
 - d. The Meeting was conducted via Zoom
- II. Approval of Agenda
 - a. The agenda was approved unanimously
- III. Approval of February 23, 2026, FAC Meeting Minutes.
 - a. The February 23, 2026, minutes were approved unanimously
- IV. Resident Open Forum
 - a. No residents attended the meeting
- V. Interview Irrigation Consultants Campbell Lawn & Irrigation and Frederick Irrigation
 - a. Members of the FAC and CAC interviewed Gilmar from Campbell Lawn & Irrigation and Chris Kohl from Frederick Irrigation who provided written proposals to assess Cameron Station's irrigation system. Once complete, the assessment will evaluate the condition of the community's existing system and recommend repairs and modernization options.

VI. Review of Financial Results

- a. **February 28, 2026, Financial Variance Report, Balance Sheet, Revenue and Expense Statements.** Discussion was led by the FAC Chair and Steve Philbin. As of February 28, 2026, the actual YTD operating revenue was on budget and YTD operating expense was \$13,364 more (worse) than budget providing a YTD net operating income \$13,882 less than budget.

Revenue and Expenses – 2026 YTD Operating Fund Net surplus at the end of February was \$21,307.

Large unfavorable expenses – A snow removal expense of \$45,620 is included in February's report.

The delinquency percentage is .42% as of February 2026, well below the industry standard range of 3% to 5%.

Balance Sheet – Operating and Replacement Reserve are the two main funds. Total 02/28/2026 YTD operating assets were \$997,590; and total replacement reserve YTD assets were \$1,252,834.

- b. **Cameron Station Committee Spending and Committed Funds to middle of March 2026.** Committees continue to execute their 2026 budgets with no issues early in the year.
- c. **Fund Investments – Morgan Stanley.** We purchased a 2-year CD for the replacement reserve at a rate of 3.8% on March 2.
- d. **Review of the CIRA accounting database** – 77.5% re-registered in ACH.

VII. Old Business

- a. **Review of the projected 2026 Reserve Project Spreadsheet** - Steve Philbin reviewed large projects over the past month noting no issues.

VIII. New Business

- a. **Discuss Refinements to the FAC Charter** – Discussions on modifying the charter were tabled until the new template and standardization requirements are provided by the Board.

IX. Adjournment – 9:13 PM

Cameron Station Community Association, Inc.
Common Area Committee (CAC)
Monday, April 13, 2026
7:00 pm

I. The meeting was called to order at 7:01 pm by Martha Romans, CAC Chair

Members present: Ms. Romans, Mr. Williams, Ms. McCollom,
Ms. Lyle, Ms. Stowe, Mr. Gathers (arr. 7:07)
Members not present: Mr. Kairouz
Others in attendance: Mr. Stowe, Board Liaison
Mr. Philbin, GM, CAMP Management
Mr. Hutzel, AGM, CAMP Management
Ms. Zaleski, Lancaster Landscape (signed off at 8:06 pm)
Mr. Ford, resident

II. APPROVAL OF AGENDA

Motion to approve the agenda.
Moved by Ms. Lyle; seconded by Ms. McCollom
Motion passed unanimously as amended:
VIII. Matters for Committee Discussion
F. Pride of Ownership
G. CAC Walking Tours

III. APPROVAL OF MINUTES

Motion to approve the minutes of the March 09, 2026 meeting.
Moved by Ms. Stowe; seconded by Mr. Williams
Motion passed unanimously

IV. HOMEOWNERS' FORUM

Resident Scott Ford commented that the newly planted Helmuth Park is looking great. He inquired about watering in anticipation of predicted hot weather. Ms. Zaleski replied that a watering truck has already been scheduled for midweek. The irrigation system will be turned on first week of May.

V. BOARD UPDATE: John Stowe

Repair of brick steps at pass through by 122 Cameron Station Blvd. to alley was an urgent safety issue which the board approved in order to expedite the work rather than wait for next CAC meeting. \$4100.

VI. LANCASTER REPRESENTATIVE REPORT: Ms. Zaleski

Spring cleanup continuing with west end mulching, replacement of tree in front of 200 building; irrigation scheduled to be turned on May 4; monitoring holly bushes with winter burn around 200 building and along Duke St. Tulips look great, there are gaps in the daffodils at the circle. Rocks will be installed on Minda Ct. in the next week. Ladybug release first week of June. Lawn spray first week of May.

Discussion:

Check path at 418 Ferdinand Day: one dogwood appears dead. A new one will be ordered.

Check rear of 240 Medlock for dead tree in common area

Thanks to Mr. Philbin for the tree replacement list.

VII. MATTERS FOR COMMITTEE DECISION

A. Tree Replacement Proposal – Carlton Place Fence #32028, \$725.00 from reserve funds

Motion to approve Lancaster Proposal #32028

Moved by Ms. Lyle; seconded by Mr. Williams

Approved unanimously

Hornbeam hit by work truck; replace with pink crepe myrtle

B. Tree Replacement Proposal – 4906 Kilburn Common Area #32029, \$725 from reserve funds

Motion to approve Lancaster Proposal #32029

Moved by Ms. Lyle; seconded Ms. McCollom

Approved unanimously

C. Tree Replacement Proposal – Common Area behind Tancreti and Bessley #32030, \$1450 from reserve funds

Motion to approve Lancaster Proposal #32030

Moved by Ms. Lyle; seconded by Ms. McCollom

Tabled for further information

Over time, 4 trees have been removed from area behind 5241 Tancreti to Cameron Station Blvd

Discussion

Are there options which would provide more screening such as magnolia or holly?

Any choice should be mindful of roots; in that regard, crepe myrtles are good

Adrienne will mark locations; there are several utility boxes in the area

D. Duke Street Turf Replacement Proposal -Duke St. #32027 \$2050 from operating funds

Proposal tabled.

Since turf damage is result of city snowplowing, first file 311 ticket requesting repair.

VIII. MATTERS FOR COMMITTEE DISCUSSION

A. CAC Committee Charter Update (Attachments)

Edited copy provided along with clean copy reflecting edits. Committee members asked to review and submit comments to Ms. Romans over the next two weeks. Intention is to have consistency of language between committees.

B. 5-Year Plan Updated

No discussion

C. Duke St. – Japanese Hollies Winter Burn

Monitoring to see if they leaf out

D. Linear Park Trees – Email Update from the City of Alexandria (Attachment)

Planting of 18 trees delayed from fall 2025. Mr. Philbin requested update from Dan Unkle, Division of Park Planning, Design & Capital Development. Response indicated project will not only be delayed but scaled back with no shrubs. Very disheartening as this has been pushed back for years. Stumps have not been ground/removed.

Additionally: bollards still have not been replaced at the end of Somerville and Murtha pipestem. Bollards were to be installed at 400 block of Ferdinand Day to prevent vehicles on Linear Park in response to two dangerous incidents.

Mr. Philbin will send reminder letter to city.

E. Turf Restoration

- 5-Year Plan versus reseeding
- Identify why areas reseeded have not been successful: shade, foot traffic, lack of irrigation or lack of drainage
- Develop list of areas in need of major restoration where reseeding has not been successful
- Develop list of areas in need of future irrigation to give to consultant

Irrigation update from Mr. Williams: interviewed 2 candidates, sent more questions about use of GPS, flow meters; both good options but different in scope and approach

F. Pride of Ownership Awards

Organized by Ms. McCollom. Nominations should be sent by May 15 to management. Can nominate self or neighbor; send address only, no long descriptions. Committee will also look at any others that they notice. A member from the ARC will also be invited to participate. It was noted that winners can also be submitted for city beautification award.

G. CAC Walking Tours

Third Fridays at 9 am:
May 22, June 19, July 17, Aug 21

IX. MANAGEMENT REPORT: Mr. Philbin, CAMP Manager

- A. Action Item List/Pending Tasks
- B. Tree Replacement List
- C. Budget/Financial Committed Funds
working on audit for May

X. NEW BUSINESS AND ANNOUNCEMENTS

Next CAC meeting: May 11
Mr. Williams will chair the meeting

XI. ADJOURN

Motion to adjourn at 8:53pm
Moved by Ms McCollom; seconded by Mr. Williams
Motion passed unanimously

Respectfully submitted,
Linda Stowe, Secretary

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
April 14, 2026

The meeting was held in a hybrid format: in person and on Zoom.

COMMITTEE MEMBERS PRESENT:

Tricia Hemel (Chair)
Chris Brown
Pat McCombie
Carmen Mead
Gwen Toops

COMMITTEE MEMBERS ABSENT:

Caroline Boomaars
Susan Klejst

ALSO PRESENT:

Sarah Barnes (Board liaison)
Juana Michel (CAMP Representative)
Pat Sugrue (resident and member of *The Connection*)

CALL TO ORDER

Tricia Hemel called the meeting to order at 7:30 pm. A quorum was present.

I. APPROVAL OF AGENDA

Motion: To approve the agenda with no changes.
Result: Motion carried.

II. APPROVAL OF MINUTES

Motion: To approve the minutes from the March 3, 2026, meeting with no changes.
Result: Motion carried.

III. RESIDENT OPEN FORUM

None

IV. ITEMS FOR DECISION OR RECOMMENDATION

None

V. MATTERS FOR COMMITTEE INFORMATION

Management Report: Juana Michel reported that the April 11 meet and greet was well attended (40 people), as was the blood drive. The Activities and Events Committee plans to hold a blood drive next year, and Juana Michel will coordinate scheduling so that the meet and greet and the blood drive are held on separate days.

Additionally, she reported that:

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
April 14, 2026

- Patriot Disposal Services has completed tote replacement.
- Garrett Hutzler has started with management as the assistant manager.
- Management is preparing for the pool season, including coordinating swim lessons. Additional information will be included in the April 17, 2026, *Connection* email, and management will update the pool page on the website with this year's information.

Board Update: Sarah Barnes reported that the March 2026 Board meeting recap was posted on *The Compass*.

Committee Chair Report: Tricia Hemel stated that the Board recommended reviewing and updating the Committee's charter. Sarah Barnes added that the Board is prioritizing standardizing charters across all the committees to ensure uniformity and streamlined processes.

Tricia Hemel also noted that the Committee will prioritize updating the SOP in 2026.

The Compass Subcommittee: Carmen Mead stated that *The Compass* published five blog posts in March, with three more posts so far in April.

Chris Brown will work with LMK to troubleshoot issues with the subscription emails.

The Connection: Tricia Hemel stated that Jordan DeVault, the Cameron Club's Fitness Director, plans to write a weekly note in *The Connection* about fitness at Cameron Station.

Welcome Subcommittee: Tricia Hemel reported that the meet and greet on April 11, 2026, went well, with more attendees than prior events. She thanked the volunteers for their time and effort to put together the event.

Additionally, there are 25 new families since the March 2026 meeting. October 17, 2026, is the next meet and greet event.

Social media: Tricia Hemel stated that the Committee is now using Dropbox to share graphics for social media.

Website: Tricia Hemel stated that the pool page on the website will be updated before the pool season begins.

Analytics: Chris Brown reported that for March 2026, the most popular Facebook post was about Cameron Station winning three awards from the

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
April 14, 2026

Washington Metropolitan Chapter of the Community Associations Institute, and the most popular Instagram post was about the new Indian restaurant on Eisenhower Avenue.

He stated that the number of followers continues to grow on both Facebook and Instagram.

He announced that on May 16, 2026, he will hold a “tech talk” on staying connected in Cameron Station. The talk will be advertised in *The Compass* prior to the event.

Photography: Gwen Toops reported that Nicole Gauvin won the drawing for the January–March quarterly photography contest. The next drawing for the quarterly photography contest will be on July 1, 2026.

Community Outreach: Pat McCombie reported that the April 18, 2026, yard sale is publicized in many local publications, including *The Zebra*. The Pawsh dog walk will be a 3-kilometer walk on August 14, 2026.

Bulletins & Signage: Tricia Hemel suggested creating flyers for upcoming events and coordinating with condo associations for posting on bulletin boards in the condo buildings or including in condo associations’ newsletters.

Budget: Tricia Hemel reported that the Committee is on track with the budget.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. UPCOMING MEETINGS AND EVENTS

Board Meeting: April 28, 2026 – Tricia Hemel will attend

Communications Committee: May 12, 2026

IX. ADJOURNMENT

Tricia Hemel adjourned the meeting at 8:45 pm.

Respectfully Submitted,
Gwen Toops

CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, March 18, 2026

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) was held on Wednesday, March 18, 2025. The meeting was called to order at 19:00 by ARC Vice Chair Trena Raines 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

Peter Braun (PB) – ARC Member
Kevin King (KK) – ARC Member
Trena Raines (TR) – ARC Member
Holland Stasi (HS) – ARC Member
Sharon Wilkinson (SW) – ARC Member

MEMBERS ABSENT

Tom Linton (TL) – ARC Chair
Holland Stasi (HS) – ARC Member

CHANGE OF ATTENDANCE

None

OTHERS IN ATTENDANCE VIA ZOOM

Cameron Station Residents
Brian Sundin – ARC Board Liaison
Avante Thomas, On-Site Covenants Administrator, Cameron Station Community Association

APPROVE AGENDA

MOTION: Approve the agenda for the March 18, 2026 ARC Meeting with the following changes:

include 150 Martin Ln, Sewer Line Repair (Emergency)

Moved By: SW

Seconded By: PB

For: All

Against: None

Absent:

MOTION PASSED

HOMEOWNERS OPEN FORUM

This portion of the meeting is set aside for any Cameron Station residents that would like to make a statement to the committee, not associated with any of the exterior modification applications for review this month.

- Paolo Paqueo – 195 Cameron Station Blvd: application for window replacement from last month (will resubmit electronically)
- Joe Estrada – 240 Murtha St: application for landscaping was previously denied; will resubmit application next month

REVIEW OF EXTERIOR MODIFICATION APPLICATIONS

Address	Homeowner Present?	Proposed Modification	ARC Action/Vote: <ul style="list-style-type: none"> • <i>Approved as Submitted</i> • <i>Approved w/ Stipulation</i> • <i>Return for Additional Information</i> • <i>Denied</i>
150 Martin Ln	X	Roof Replacement	Approved Moved By: SW Seconded By: PB For: All Against: None Absent: TL, HS Abstain: None MOTION PASSED
153 Somerville St	X	Siding Repair	Approved w/ stipulation that the new siding repair match existing color Moved By: KK Seconded By: SW For: All Against: None Absent: TL, HS Abstain: None MOTION PASSED
172 Cameron Station Blvd	X	Roof Replacement	Approved w/ stipulation that the new roof be "Pewter" in color. Moved By: KK Seconded By: JE For: All Against: None Absent: TL, HS Abstain: None MOTION PASSED
203 Martin Ln	X	Window Replacement	Approved - revise application to only include top floor (3) and hallway (1) window; application for other (4) windows (with arch) to be submitted electronically Moved By: KK Seconded By: PB For: All Against: None Absent: TL, HS Abstain: None MOTION PASSED

233 Medlock Ln	X	Roof Replacement	Approved Moved By: JE Seconded By: PB For: All Against: None Absent: TL, HS Abstain: None MOTION PASSED
252 Murtha St	X	Roof Replacement	Approved Moved By: JE Seconded By: PB For: All Against: None Absent: TL, HS Abstain: None MOTION PASSED
371 Livermore Ln		Door Replacement	Approved Moved By: KK Seconded By: PB For: All Against: None Absent: TL, HS Abstain: None MOTION PASSED
4923 Kilburn St	X	Exterior Light Replacement	Approved Moved By: JE Seconded By: PB For: All Against: None Absent: TL, HS Abstain: None MOTION PASSED
5114 Knapp Pl	X	Door Replacement & Storm Door Installation	Approved Moved By: JE Seconded By: SW For: All Against: None Absent: TL, HS Abstain: None MOTION PASSED

APPROVAL OF ELECTRONICALLY REVIEWED APPLICATIONS

MOTION: Approve the Electronically Reviewed Emergency Applications:

- 5010 John Ticer Dr, Roof Replacement (Emergency)
- 150 Martin Ln, Sewer Line Repair (Emergency)

Moved By: SW
Seconded By: JE
For: All
Against: None
Absent: TL, HS
Abstain: None

MOTION PASSED

APPROVAL OF ARC MEETING MINUTES

MOTION: Approve the ARC Meeting Minutes from the February 18, 2026 meeting, with the following edits: "pg. 93- adding Trena Raines to minutes prepared by:"

Moved By: KK
Seconded By: PB
For: All
Against: None
Absent: TL, HS
Abstain: JE

MOTION PASSED

MATTERS FOR COMMITTEE DISCUSSION

- A. Board Update – no one from the Board was present
 - a. Avante to create a consistent application. Make sure applications are signed
- B. ARC Attendee at March board meeting – KK with TR as backup

ADJOURN

MOTION: "I move to adjourn the meeting at 20:29"

Moved By: SW
Seconded By: KK
For: All
Against: None
Absent: TL, HS
Abstain: None

MOTION PASSED

Minutes prepared by Trena Raines

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
April 1, 2026

1 COMMITTEE MEMBERS PRESENT:

2 Andrew Yang- Chair
3 Sarah Turkaly -Committee Member
4 Linda Taousakis - Committee Member
5 Christina Damhuis – Committee Member
6 Kathy Schiller – Committee Member
7 Rely Rodriguez – Committee Member

8 **COMMITTEE MEMBERS ABSENT:** Ruby Masood

9
10 **OTHERS PRESENT:** Dan Ogg – Committee Liaison

11
12 **I. CALL TO ORDER**

13 **Motion:** The meeting is called to order at 7:36 p.m.

14
15 **II. APPROVAL OF MINUTES**

16 **Motion:** Andy _____ **MOVED** and Linda ____ **SECONDED** to approve the 3/4 meeting minutes as
17 submitted {/or with the following changes}: _____ month/date

18
19
20 **III. ITEMS FOR RECOMMENDATION:**

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

- 22 1. Trivia Night (Friday, March 13)
 - 23 a. 43 people attended, some no-shows, event went smoothly
 - 24 b. Consider new categories, such as geography, separate music
- 25 2. Wreath Workshop (Sunday, March 22)
 - 26 a. 25 people attended, some no-shows, and the event went smoothly
 - 27 b. How to deal with no-shows? Collect deposit? Allow waitlist to show attend after 15 min?
 - 28 c. Maybe hold on Friday? Hold another in October? Steve might have suggestions to deal with
 - 29 no-shows
- 30 3. Formally select chair and co-chair
 - 31 a. The committee elected Andy as chair and Linda as co-chair

32
33 **IV. NEW BUSINESS**

- 34 1. Egg Hunt (Saturday, April 4, 10-11 am)
 - 35 a. Start set up at 9 am, Rely purchased Dunkin', check closet for additional cups/napkins
 - 36 b. Check nearby parking, block off if necessary for live bunny delivery vehicle
 - 37 c. Check for weights for napkins, etc., Fourth of July box might have some
 - 38 d. Need to set up green canopy and pool chair for bunny costume
 - 39 e. Need music (Andy will prepare speaker with K-pop Demon Hunters music), Microphone
 - 40 f. Egg filling Thursday, 4/2, remove gold eggs, if needed from pre-filled eggs
- 41 2. Meet and Greet (Saturday, April 11, 10 am)
 - 42 a. Linda and Rely volunteered to run the A&E table
 - 43 b. Andy will prepare half-sheet with 2026 events and general volunteer form

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
April 1, 2026

- 44 3. Blood Drive (Saturday, April 11, 9 am – 2 pm)
- 45 a. Emily Geiger already reserved gym from 7:30 am – 3:30 pm
- 46 b. Event is advertised in Friday email, needs volunteers for set up/take down?
- 47 4. Spring Yard Sale (Saturday, April 18, 8 am – 1 pm)
- 48 a. Andy will advertise the event in usual sources (craigslist, Facebook, etc.) weekend 4/4
- 49 b. Andy confirmed realtor volunteered to help put up Yard Sale signs
- 50 5. Technology Talk (Saturday, May 16, 10-11 am)
- 51 a. Andy confirmed with ComCom that Chris will provide demonstration on website, basic
- 52 Cameron Station tech-related questions
- 53 b. May need coffee and donuts? Confirm with Tricia
- 54 6. Theater Shuttle Trip (May)
- 55 a. Linda will confirm the date and show
- 56 b. Residents will need to purchase own ticket
- 57 7. Ice Cream Social (Sunday, June 7, 11 am)
- 58 a. Andy confirmed Irina will host ice cream event, need to block off lot the night before
- 59

60 **V. ADJOURNMENT**

61 **Motion:** Andy _____ **MOVED** and Rely _____ **SECONDED** to adjourn the meeting

62 at 8:00 ___pm. The motion passed unanimously and the meeting was adjourned.

63

64 Respectfully Submitted,

65

66 Andrew Yang, Committee Chair

Cameron Club Facilities Committee Meeting
Draft Minutes, April 12, 2026

Attendees:

- Ray Celeste, CCFC Chair
- Anne Pence, CCFC Member
- David Palmer, CCFC Member
- Brendan Hanlon, Board Liaison (Via Zoom)
- Jeffrey Lepak, CCFC Member (Via Zoom)
- Steve Philbin, GM, CAMP Management
- Marty Menez, Homeowner
- Jill Bakner, Health Fitness (Via Zoom)
- Gretchen Fahn, Health Fitness (Via Zoom)
- Jordan DeVault, Health Fitness (Via Zoom)

I. Call to Order

The meeting was called to order at 7:02 pm.

II. Approval of Agenda

After a motion was made and seconded, the CCFC unanimously approved the agenda as proposed.

III. Approval of Minutes of March 2026 CCFC meeting

A motion was made to approve the minutes and seconded; CCFC members voted unanimously to approve them.

IV. Homeowners' Forum/Presentation

A presentation was made by Homeowner Marty Menez references the one to two hours he spends in the gym every day and states that he finds it to be a great gym. He extends compliments to the CCFC for the roles they play. Mr. Mendez appreciates that the CCFC has considered the issue of how to address residents/guests who are ill when they come to the gym. He now shares our view that changing residents' behaviors in regard to illness and germs at gym attendance is a matter of education and getting their attention to encourage gym users to modify behavior voluntarily.

V. **Board Update**

Board Liaison Brendan Hanlon indicated that the Board met on March 31. He informed the CCFC that the Civic Association report has been included in the Board package and on the Cameron Station website. The Treasury report shows that the community's reserves are positive and all costs save those associated with snow removal – which were unusually high this year. The Board agreed to purchase an economizer for the HVAC system. Brandon expressed some concerns that an economizer may not solve the temperature issues. The Board approved payment of insurance premiums. He informed us that pavers were being repaired on a community walkway near Duke Street. CAMP Steve Philbin added that the issues with trash totes had been resolved sufficiently so that any remaining or new issues would be resolved by Patriot directly.

VI. **Health Fitness Representative Report**

Jordan DeVault reported that gym use remains robust and the Total Body Weights class continues to be the most attended. Warmer weather has allowed Boot Camp to incorporate outside activities. The three new matrix treadmills have been paid for, and we now await a confirmed delivery date. Health Fitness organized some March Madness challenges (e.g., push-ups) in which winners were awarded prizes. Jordan will be meeting with Communications Committee staff again to collaborate – one idea is to include a section on the Cameron Club each month.

CCFC Ray Celeste added that Jordan would be welcome at the Saturday “Meet and Greet” event for new residents. Also, Aqua Zumba would soon begin at the pool and we need an instructor. The instructor will need to be made aware that a resident near the pool is bothered by noise. Mr. Celeste informed the CCFC that Member David Palmer has agreed to help track equipment usage data. Health Fitness Jill Bakner reported that when LIVunLtd does preventive maintenance, they also check mileage. The stair climber is missing a USB cable needed to check mileage. The CCFC urged her to obtain a replacement cable.

VII. **Matters for Committee Decision**

A. Motion – Committee Chair Recommendation to the BOD.

A motion is made and seconded that the CCFC recommend to the Board that Ray Celeste be named as the Chair of the CCFC for the remainder of FY2026. The motion is approved unanimously.

VIII. **Matters for Committee Discussion**

B. Elevator Assessment Summary Presentation by Michael Walsh.

Mr. Walsh reports that the Cameron Station Clubhouse elevator is in good condition with minor deficiencies as revealed in our independent assessment. It is at the beginning-of-the-end of its useful 25-year life but is lightly used. The elevator has passed inspection this year but prior to that an inspector pointed out that it descends too slowly, 13 seconds versus the normal 5, as a result of a non-safety related issue with its hydraulics. Potomac Company has the service contract, but this is a Schindler elevator with proprietary software, parts, and equipment. Recently, it has developed a slight piston leak that also needs to be fixed. There are issues that Potomac is obligated to fix (and perhaps should have) as reflected in Mr. Walsh's report. The leveling speed issue is additional and must be addressed by Potomac or Schindler (at a higher cost). Cameron Station could decide to modernize the elevator now all of the outstanding issues would still need to be remedied. Otherwise, the elevator has a 5-to-10-year horizon and will face a cost of \$100k to \$150K to modernize it.

C. CCFC Charter Discussion

CAMP Steve Philbin will send CCFC members three Charter documents: 1) the current Charter, 2) an edited version tracked in red to reflect changes to update, rationalize and make consistent all Cameron Station Committee Charters. He asks that Members provide comments on the new version within two weeks NLT 24 April to Ray Celeste.

IX. **Management Report**

A. Action Items List: CCFC Celeste indicates that the LED lights, lap lanes, pool chemicals etc. are in good order. We do not expect problems in hiring lifeguards/pool staff. Pool rule signs will be repaired as needed. We will soon buy a new \$700 digital pool clock. CAMP Philbin reports that new Assistant GM Garrett Hutzel, who has builder experience, will start on Monday. The lobby door motor has been replaced, and Precision will fix the single board (dead spot) in the basketball court. The Action Items List is coded: green is done, orange is in process and yellow is pending.

B. Committed Funds: The Committee is in a good financial position.

X. **New Business**

The next CCFC meeting is scheduled for Thursday, My 14, 2026 at 7:00PM.

XI. **Adjournment**

A motion to adjourn was made, properly seconded, and passed unanimously. The meeting adjourned at 8:46 pm.



Cameron Club Monthly Report

March 2026

Attendance and Usage

March – 5,791

Average usage per day- 187

February – 5,849

Average usage per day- 208

Facility & Operations

Group Exercise Class Program

- The most attended class for this month was Total Body Weights. We had an increase in attendance, 4 out of 11 classes. Thanks to warmer weather, we were excited to bring Bootcamp outside for a few sessions this month
-

Exercise and Facilities Equipment

- The three new Matrix treadmills have been approved. We are now awaiting confirmation of the delivery schedule. Further updates will be provided once the installation timeline and removal of the 3 Star Trac treadmills have been confirmed.

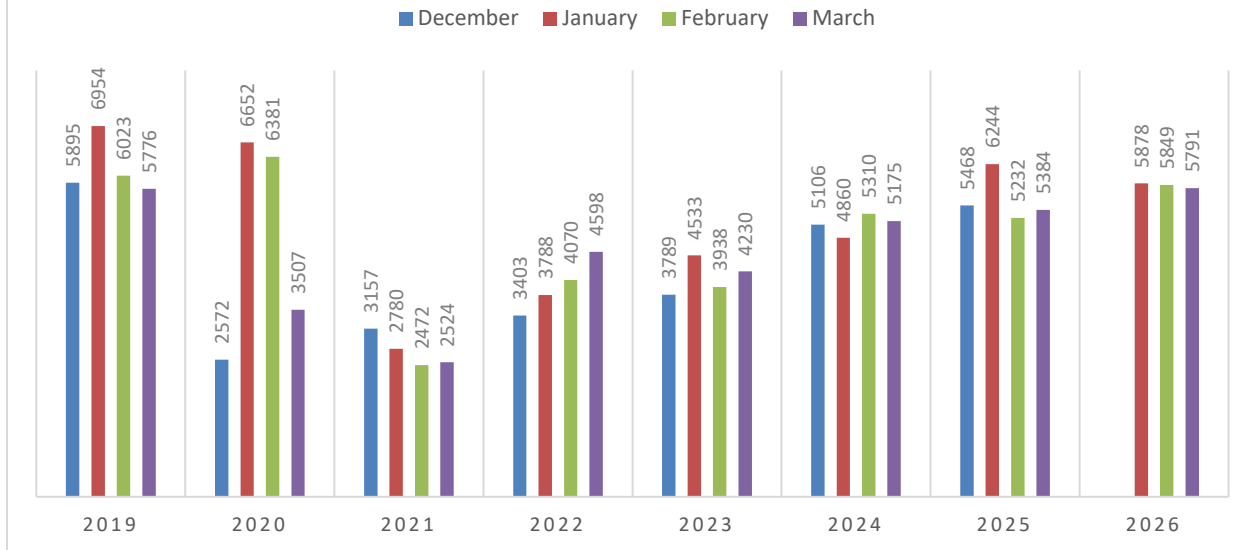
Programming

- In March, we launched a three-week **Sugar Shred Program**, encouraging residents to make smarter choices by swapping added sugars for healthier alternatives. Each week, participants received emails packed with practical tips and nutritional insights to support their progress. We also brought some friendly competition to the month by celebrating **March Madness** our own way with weekly fitness competitions. The winners of the March Madness Competitions received a prize.

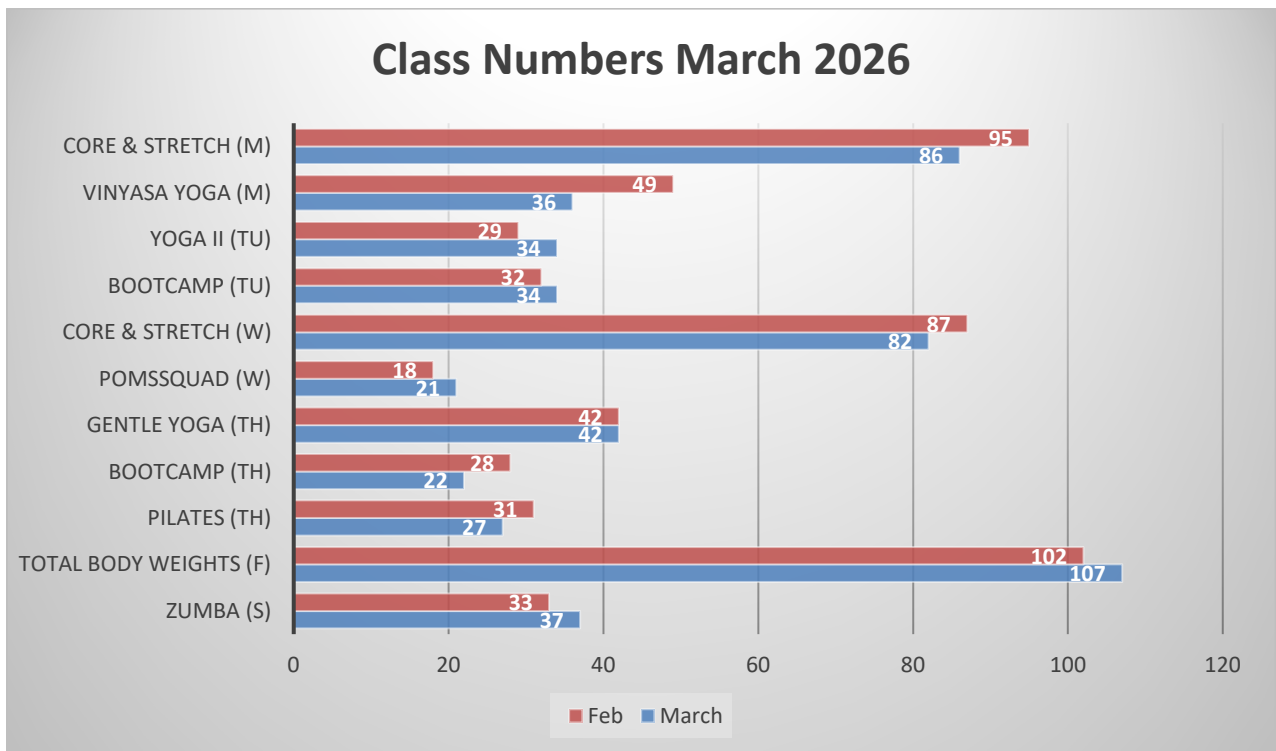
Resident Feedback

- “ I learned so much during the Sugar Shred program, what is the program for next month?”
- “Friday’s class was a tough one, my muscles were sore all weekend.”
- “The music in today’s class brought a good vibe and gave me more motivation”

ATTENDANCE NUMBERS MARCH 2026



Class Numbers March 2026





**Cameron Station Community Association, Inc.
Board of Directors Decision Request
April 28, 2026**

**TOPIC: Bench Parts Proposal
Motion 2026-0401**

Motion:

“I move to **APPROVE** the Tangent bench slat proposal – in the amount of \$8,286.65 to be expensed from Reserves.

Motion: _____

2nd: _____

Summary:

The final seventeen (17) benches will be repaired. These parts have a 50-year warranty.

CAMP Recommendation:

Management supports approval and will schedule the work to be completed.

Quote AC17389

Summary

Cameron Station,VA
 Bench Slats,VA

4/13/2026

Quantity	Recycled Plastic Lumber (nominal)	Color	Length (ft)	Lbs	Unit Price	Sub Total
170	ML 2" x 3"	Tan	69 3/4	1,530	\$ 39.58	\$ 6,728.87
Cut to Length included			Est. Total Lbs	1,530	Est. Freight	\$ 975.00
					Surcharge	\$ 582.78
					Total	\$ 8,286.65

Purchase orders to be made out to Tangent Technologies, LLC

All dimensions are nominal

Lengths are typical with an injection port / raw finish

Weights are approximate and do not include packaging

Freight is estimated, typical LTL rates are good for 4 to 7 days, flatbed rates for 14 days

FOB Worthington, MN 56187

Lead times are subject to backlog at time of order

Please use unit pricing if take-off slightly differs

Pricing is in US \$ and is valid for 30 days

Sales Tax will be charged w/o a Tax Exempt Certificate

Credit card payments carry a 3% fee

Per Tangent's terms & conditions available upon request or at www.tangentmaterials.com

ML = Molded Lumber, MF = Fiber Reinforced Molded Lumber, MB = Bar Reinforced Molded Lumber



When it comes to alternative materials, **there's no alternative.**



**Cameron Station Community Association, Inc.
Board of Directors Decision Request
April 28, 2026**

**TOPIC: Bench Parts Proposal
Motion 2026-0402**

Motion:

“I move to **APPROVE** the Dream Work Construction bench repair work labor – in the amount of \$X,XXX.00 to be expensed from Reserves.

Motion: _____

2nd: _____

Summary:

Dream Work Construction has completed the last 2-3 years of bench repair work. The final seventeen (17) benches will be repaired.

CAMP Recommendation:

Management supports approval and will schedule the work to be completed.

CONTRACT

FROM:
DREAM WORK CONSTRUCTION LLC
44770 JEETER WAY APT E
CALIFORNIA MD 20619
301-539-4234

TO: CAMERON STATION
COMMUNITY ASSOCIATION
200 Cameron Station BLVD
Alexandria, Va 22304
703-567-4881

CONTRACT submitted to: CAMERON STATION COMMUNITY ASSOCIATION Date: 04/22/26
Job Location: Alexandria, Va 22301

We hereby submit specifications and estimate for the following work:

1. Remove bench seat material (17 Benches)
2. Painted bench frames 17 (DWC WILL SUPPLY PAINT)
3. Pre-drill holes in new benches material for install
4. Install the new bench material (material provided by CSCA)
5. Dispose of all damage material that can't be used
6. Bench locations:
Knapp & Grimm
5058 Minda Ct
Helmuth Ln
5250 Tancretiln
Bessley pl
Knapp

TOTAL COST: \$4,760.00

TOTAL COVERS LABOR & MATERIAL COST. **
***ALL CHECKS ARE TO BE PAID TO DREAM WORK CONSTRUCTION LLC**

SIGNATURE: _____ **DATE:** _____

SIGNATURE: _____ **DATE:** _____



**Cameron Station Community Association, Inc.
Board of Directors Decision Request
April 28, 2026**

**TOPIC: Crosswalk / Stop Bar / Cameron Club Visitor Parking Stenciling
Motion 2026-0403**

Motion:

“I move to **APPROVE** the Crosswalk, Stop Bar and Cameron Club visitor parking stenciling proposal from Fairfax Paving – in the amount of \$8,877.00 to be expensed from Reserves.

Motion: _____

2nd: _____

Summary:

Phase I and Phase II paving was completed in 2022 & 2023. The crosswalk, stop bars, and Cameron Club visitor parking have faded in these areas and need to be repainted. In addition, all of the visitor parking spaces and ADA/HC space on the side of the Cameron Club will be completed as well.

CAMP Recommendation:

Management supports approval and will schedule the work to be completed.



Fairfax Paving & Concrete, Inc.

44235 Wade Drive
Fairfax VA, 20152
P: (703) 620-6767
F: (703) 620-1747
admin@fepcoinc.com

April 17th, 2026

Mr. Steven Philbin, MED.,
ARM®, CMCA® PCAM®
Community Association Management Professionals
200 Cameron Station Blvd.
Alexandria, VA 22304

RE: *Work proposed as follows at ~ Cameron Station Community Association in Alexandria, Virginia: Phase (1) & Phase (2) Restriping as listed below.*

Dear Mr. Philbin,

We are pleased to provide the following quotations on the above referenced project. To furnish the necessary labor, equipment and materials to perform the following scope of work on a "one-time" basis. ("One-time": leaving the job with or without equipment for any length of time due to circumstances not caused or uncontrolled by Fairfax Paving & Concrete, Inc.)

RESTRIPIING

- Restriping the (17) Spaces, (17) "VISITOR" Stencils (8"), (1) Handicap Space, (42) Stop Bars, (65) Crosswalk Hashes and (2) Crosswalks with lines using White Sherwin Williams Set Fast Low VOC Traffic Paint which meets and exceeds Federal EPA Standards for VOC Admissions.

>>> Area(s) being striped and/or painted must be cleaned and cleared of all vehicles and obstructions prior to our arrival. This proposal is for single mobilization, if applicable.

PROJECT COST: \$8,877.00

NOTES:

- One (1) year warranty on all labor and materials, which covers workmanship and any deformities caused by material failure only; excluded any adverse weather conditions that may affect work and damage due to the negligence of anyone not affiliated with FPC.
- This proposal is based on all proposed work being done in conjunction. If all of the proposed work is not accepted, FPC reserves the right to increase the prices of some or all of the proposed work accordingly should the cost fall below our minimum mobilization cost.
- Traffic control will be included only for our work only.
- **Work performed Monday through Friday during normal working hours however, work may extend into a weekend due to uncontrollable circumstances preventing same day completion.**
- **Time of completion approximately (1) One to (2) Two Days.**
- State "A" Contractors License #2701 033380A.

SPECIAL TERMS & CONDITIONS:

PAYMENT TERMS:

- ❖ **BALANCE OWED, INCLUDING ANY MODIFICATION OF THE PRICE, WILL BE DUE 10 DAYS AFTER THE COMPLETION OF THE PROJECT. PHASE BILLING WILL BE DUE ON A CASE BY CASE BASIS. A FINANCE CHARGE OF 1.5% PER MONTH WILL BE APPLIED TO ALL UNPAID BALANCES OVER 30 DAYS PAST DUE.**

Should you have any additional questions, please feel free to contact my office at (703) 620-6767.

ACCEPTANCE:

_____	<u>FAIRFAX EXCAVATION & PAVING CO.,INC.</u>
Company	
_____	<u><i>Marty Small</i></u>
Authorized Signature	Marty Small, President
_____	<u>April 17th, 2026</u>
Date	Date

**Please Sign on The
Line Above to Accept Payment
Terms.*



**Cameron Station Community Association, Inc.
Board of Directors Decision Request
April 28, 2026**

**TOPIC: Adopt Anti-Harassment Policy Motion
2026-0405**

Motion:

“I move to **APPROVE/Adopt** the Anti-Harassment Policy for Cameron Station Community Association.

Motion: _____

2nd: _____

Summary:

The ***Anti-Harassment Policy*** is a recommendation from CAMP and Whiteford. This is to protect not only the Boards but also management from abusive homeowners. While we cannot control their behavior, this is a mechanism that allows the Board to bring the owner to a hearing and penalize them for abusive and hostile behavior to our team as well as to themselves. This is not just for the homeowner who is angry because they received a violation notice – we are referring to serious, threatening, and intimidating behavior that will not be tolerated.

CAMP Recommendation:

Management supports this recommendation to adopt an Anti-Harassment Policy for the Cameron Station Community Association.

VIRGINIA
4114 Legato Road, Suite 200
Fairfax, Virginia 22033

MARYLAND
209 West Street, Suite 302
Annapolis, Maryland 21401

CAMERON STATION COMMUNITY ASSOCIATION, INC
POLICY RESOLUTION NO. 2026-04

(Rules and Regulations Governing Harassment and Discrimination)

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

WHEREAS, Article III, Section 2(f) of the Bylaws gives the Board of Directors the power to from time to time to make and amend Rules and Regulations; and

WHEREAS, the Board desires to establish a policy prohibiting harassment and implementing uniform procedures for handling reports of harassment and discrimination.

NOW, THEREFORE, BE IT RESOLVED THAT the following policy and procedures prohibiting harassing behavior which is sufficiently severe or pervasive to create a hostile environment within the Association are enacted:

I. DEFINITIONS

- A. “Director” as used in this Policy, has the same meaning as provided for in the governing documents.
- B. “General Manager” means the Staff member employed by the Managing Agent and assigned to work on-site to oversee the management and operations of the Association.
- C. “Harassment” means:
 - a. Discrimination-based, including offensive verbal or physical conduct based on: race, color, religion, sex (whether or not of a sexual nature), gender identity or expression, national origin, age (40 and over), disability (mental or physical), sexual orientation, political affiliation, or personal appearance meaning the outward appearance of any person, irrespective of sex, with regard to bodily condition or characteristics, manner or style of dress, and manner or style of personal grooming.
 - b. Non-discrimination-based behavior, including offensive verbal or physical conduct independent of the identity or traits of the harassed Staff member, and includes all behaviors that may be deemed to create hostility in a person’s workplace or location of residence.
 - c. Actions which constitute interference by a Resident with a Staff member's work performance, including, but not limited to, attempts by such Resident to engage or direct a Staff member on any private business of such Resident and/or otherwise direct, supervise or in any

manner assert control over such Staff member, in each case during the hours such Staff member is performing work related services for the Association.

- D. "Managing Agent" means the company with whom the Association has a contract to provide management services to the Association.
- E. "Owner" as used in this Policy, has the same meaning as provided for in the Declaration.
- F. "Resident", as used in this Policy, means an Owner, any lessee of an Owner, any family member of an Owner or lessee of an Owner, and any guest or invitee of an Owner or lessee of an Owner.
- G. "Staff" means any person (a) employed by the Association directly, or (b) employed by the Managing Agent as a contractor of the Association and having responsibilities including services provided to the Association or to Owners or residents.

All Capitalized terms not defined in the Policy have the definitions as set forth in the Declaration of Covenants, Conditions and Restrictions for Cameron Station Community Association, Inc.

II. ENFORCEMENT AND REMEDIES

- A. Harassment of any persons in which such conduct is sufficiently severe or pervasive to create a hostile environment is a violation of this Policy.
- B. Any report of alleged Harassment must be presented in writing to the General Manager. The report must identify the persons, Staff and/or Director(s) involved, the nature of the Harassment and the date and time of the incident. If the allegation of Harassment involves the General Manager, the report shall be brought to the Board President.
- C. To the extent practicable, the contents of the report will be kept confidential. However, disclosure of names of persons involved may be necessary for enforcement purposes.
- D. The General Manager or Board President (as may be applicable) will notify the Board of Directors of the report of Harassment. The Board will determine, by majority vote, whether the allegation of conduct meets the definition of Harassment, whether the result of such conduct creates a hostile environment, and whether the report was timely filed. If the allegation of Harassment involves a Director, the Director shall recuse his or herself from any deliberations or determinations on the matter but shall have the right to address the remaining disinterested members of the Board regarding the alleged Harassment.

- E. The Board will determine whether further action is warranted. Such action may include, without limitation, authorizing the issuance of violation/letter of reprimand/cease and desist letter/notice of hearing, temporarily suspending privileges, and/or taking other legal measures designed to restrain the perpetration or continuation of Harassment.
- F. Owners are responsible for the conduct of all persons residing in or visiting their Lot, including all Residents. Accordingly, the Owner shall be jointly and severally liable for any violation of this Policy, for any fines that may be issued for a violation of this Policy, and for any damages, costs, legal or otherwise, incurred by the Association in connection with such person's violation of this Policy.
- G. Nothing set forth herein shall be deemed an election of remedies; accordingly, in addition to the enforcement mechanisms described in this Policy, the Association reserves the right to pursue any and all enforcement options available at law or in equity against any person who violates any provision of this Policy, the Association's governing documents, the Association's rules and regulations, and/or applicable law.

This Resolution was adopted and approved at a duly convened meeting on April 28, 2026. The effective date of this Resolution shall be May 1, 2026.

CAMERON STATION COMMUNITY ASSOCIATION

Megan Christensen, President

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Policy Resolution was emailed to the owners/members of Cameron Station Community Association and placed on the community's website, on this 1st day of May, 2026.

Steven P. Philbin, General Manager



**Cameron Station Community Association, Inc.
Board of Directors Decision Request
April 28, 2026**

**TOPIC: Car Charging Policy
Motion 2026-0405**

Motion:

“I move to **APPROVE** the Car Charging Policy Resolution as presented..”

Motion: _____

2nd: _____

Summary:

The Car Charging Policy is now a stand-a-lone policy as recommended by the Association’s legal counsel.

CAMP Recommendation:

Management supports approval of the Car Charging Policy 2026-04.

**CAMERON STATION COMMUNITY ASSOCIATION, INC
POLICY RESOLUTION NO. 2026-04**

(Policy Governing the Installation and Use of Electric Vehicle Charging Stations)

RECITALS:

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

WHEREAS, Article III, Section 2(f) of the Bylaws gives the Board of Directors the power to from time to time to make and amend Rules and Regulations; and

WHEREAS, Section 55.1-1823.1 of the Virginia Property Owners’ Association Act provides the Association with the authority to establish certain reasonable limitations on the installation of electric vehicle charging stations; and

WHEREAS, the Board of Directors has determined that some members of the Association may desire to install electric vehicle charging stations upon their Lots; and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish an equitable policy to establish the rules, regulations, terms and conditions that will govern the process for applying for, receiving and implementing approval for the purpose of installing, operating and maintaining electric vehicle charging station.

NOW THEREFORE, be it resolved that the following policy shall define the process for applying for, receiving and implementing the grant of approval to individual Residential Unit Owners for the purpose of installing, operating and maintaining electric vehicle charging station.

I. APPLICATION AND REVIEW PROCESS

- A. No person shall install an electric vehicle charging station on the Association’s Common Area.
- B. No person shall install an electric vehicle charging station on the exterior of a dwelling or a Lot, except in strict accordance with the provisions of this policy.
- C. Any Owner who wishes to install an electric vehicle charging station on their Lot must complete the Association’s Electric Vehicle Charging Station Application Form and submit it to the Association’s Management Agent, along with the following documents:
 - 1. Detailed plans and drawings for installation of an electric vehicle charging station prepared by a licensed and registered electrical contractor or engineer familiar with the

installation and core requirements of an electric vehicle charging station. Such plans must also include plans to separately meter electricity to the proposed electric vehicle charging station to allow the Owner to be charged directly for the cost of their use of electricity to charge a vehicle. Such plans must comply with all applicable building code and safety requirements imposed by the City of Alexandria or the Commonwealth of Virginia and also must comply with any architectural standards adopted by the Association that govern the dimensions, placement, or external appearance of the electric vehicle charging station.

2. A copy of the license under which the company that is proposed to install the electric vehicle charging station is authorized to perform such installation. Such company must be a licensed electrician or engineer familiar with the installation and core requirements of an electric vehicle charging station to install the electric vehicle charging station.
 3. A copy of the Lot plat showing the proposed location of the electric vehicle charging station.
- D. Following receipt of the Association's Electric Vehicle Charging Station Application Form, the Covenants Committee shall review the application, and, in its sole and absolute discretion, shall decide whether to approve the application. Committee shall have the right to establish conditions pertaining to any approval of an application. The Committee shall send to the applicant written notice of the Committee's decision after the Committee makes its decision. If approved, the applicant shall be required to install the electric vehicle charging station in strict conformance with the terms of the Committee's decision.

II. RULES GOVERNING THE INSTALLATION AND OPERATION OF ELECTRIC VEHICLE CHARGING STATION

- A. If the Committee approves an Owner's application, the Owner must have its contractor complete the installation of electric vehicle charging station within ninety (90) days of the date of the Association's notice of approval of the application.
- B. The Owners shall secure and maintain insurance coverage against damage to property related to or arising from the installation, maintenance or use of the electric vehicle charging station in an amount that is equal to or exceeds One Million Dollars (\$1,000,000.00). The Owner must submit to the Board a copy of its certificate of insurance naming the Association as an additional insured on the Owner's insurance policy for any claim related to the installation, maintenance, operation, or use of the electric vehicle charging station within 14 days after receiving the Association's approval to install such charging station.
- C. The Owner shall be responsible for all utility costs associated with the operation of the electric vehicle charging station.
- D. The Owner shall be responsible for all costs associated with the maintenance and repair of the electric vehicle charging station.

- E. The contract with the Owner 's contractor shall be required to include terms: (i) requiring the contractor to restore any damaged or disturbed portion of the Association's Common Area to their original condition; (ii) requiring the contractor to defend, indemnify and hold harmless the Association and its directors, officers, employees, agents, members and contractors from and against any claim, injury or damages, direct or indirect, including costs and attorney's fees, incurred (whether or not a lawsuit is initiated) as a result of Owner 's or Owner's tenant's (if any) installation, maintenance or use of the electric vehicle charging station; and, (iii) requiring the contractor to name the Association as an additional insured on its commercial liability and automobile insurance policies, with such policies having coverage limits of at least one million dollars (\$1,000,000.00) per occurrence.
- F. The Owner shall defend, indemnify and hold harmless the Association and its directors, officers, employees, agents, members and contractors from and against any claim, injury or damages, direct or indirect, including costs and attorney's fees, incurred (whether or not a lawsuit is initiated) as a result of Owner's or its tenant's (if any) installation, maintenance or use of the electric vehicle charging station. Such obligation shall include any claims filed by Owner 's contractor under Title 43 of the Code of Virginia.
- G. Owner shall be liable to the Association and its directors, officers, employees, agents, members and contractors for any damage to the Common Area or other Lots, and any related costs, including costs and attorney's fees incurred (whether or not a lawsuit is initiated), caused by the act, omission, neglect or carelessness of Owner or that of Owner's family or employees, agents, licensees or guests of lessees, related to the installation, operation and/or maintenance of the electric vehicle charging station.
- H. The Owner installs, operates and uses the electric vehicle charging station at his or her own risk. Accordingly, the Association shall not be liable or responsible for any damage to a vehicle or any other property that may relate to the electric vehicle charging station, nor shall the Association be liable for any damage to the electric vehicle charging station under any circumstances, including, but not limited to, any damage that may arise from a contractor's operation of a vehicle or other equipment during the performance of services on the Association's property.
- I. If an Owner wishes to remove an electric vehicle charging station following its installation, such Owner shall pay the cost of removal of the electric vehicle charging station and restoration of the area and shall assume all risks and shall be liable for all damages that may arise out of such removal.

This Resolution was adopted and approved at a duly convened meeting on April 28, 2026. The effective date of this Resolution shall be May 1, 2026.

CAMERON STATION COMMUNITY ASSOCIATION

Megan Christensen, President

ELECTRIC VEHICLE CHARGING STATION APPLICATION FORM AND AGREEMENT

Name of Owner : _____ Date: _____

Address: _____

Name of Contractor:

Contractor's Insurance Carrier (a copy of the certificate of insurance shall be attached):

Make, Model and License Plate Number of Vehicle:

Is a Copy of the Owner's Certificate of Insurance Enclosed? _____

Is a Copy of the Proposed Contract with the Installer Enclosed, with a Copy of the Installer's Certificate of Insurance?

1. Upon execution of this Agreement, the Association hereby grants to _____ (hereinafter "Owner") approval for the installation, operation and use of an electric vehicle charging station located as specified on the attached plat.
2. The Owner shall be responsible for all utility costs associated with the operation of the electric vehicle charging station. The Owner is responsible for all costs associated with providing an individual electrical meter for the electric vehicle charging station.
3. The Owner shall be responsible for all costs associated with the maintenance and repair of the electric vehicle charging station.
4. The Owner shall defend, indemnify and hold harmless the Association and its directors, officers, employees, agents, members and contractors from and against any claim, injury or damages, direct or indirect, including costs and attorney's fees, incurred (whether or not a lawsuit is initiated) as a result of Owner's or its tenant's (if any) installation, maintenance or use of the electric vehicle charging station.

5. The Owner shall be liable to the Association and its directors, officers, employees, agents, members and contractors for any damage to the common areas or other Lots, and any related costs, including costs and attorney's fees incurred (whether or not a lawsuit is initiated), caused by the act, omission, neglect or carelessness of Owner or that of Owner's family, guests, invitees, licensees, employees or agents, related to the installation, operation and/or maintenance of the electric vehicle charging station.
6. The Owner shall secure and maintain insurance coverage against damage to property related to or arising from the installation, maintenance or use of the electric vehicle charging station in an amount that is equal to or exceeds One Million Thousand Dollars (\$1,000,000.00). Owner shall provide the Association with a copy of a certificate of insurance evidencing such coverage.
7. If the installation of the electric vehicle charging station results in an increase in common expenses specifically attributable to the electric vehicle charging station installation, including the actual cost of any increased insurance premium amount, within 14 days' notice from the Association.
8. If the Owner wishes to remove an electric vehicle charging station following its installation, Owner shall pay the cost of removal of the electric vehicle charging station and restoration of the area and shall assume all risks and shall be liable for all damages that may arise out of such removal.
9. Unless otherwise terminated by the Association, this Agreement shall apply to, be binding upon and be enforceable by the representatives, successors-in-interest and assigns of the Owner. Owner shall provide a copy of this Agreement to any successor-in-interest in the Lot and shall require such successor-in-interest in the Lot to execute an agreement accepting assignment of this Agreement.
10. This Agreement may be executed in two or more counterpart copies, each of which shall be deemed to be an original and all of which counterparts shall have the same force and effect as if all parties had executed a single copy of this document.
11. This Agreement shall be governed by and interpreted in accordance with the laws of the Commonwealth of Virginia and the City of Alexandria, Virginia. Venue shall be in the courts of City of Alexandria, Virginia. The rule that documents are to be construed against the drafter thereof shall be inapplicable in the construction of any terms of this Agreement.
12. This Agreement contains the final and entire agreement of the parties, and all prior discussions are superseded by this Agreement as merged herein. Any terms and conditions not set forth herein are not a part of this Agreement. This Agreement may not be modified or changed except in a writing signed by the parties. Any attempted oral modification of this Agreement shall be void and non-binding on the parties.

IN WITNESS WHEREOF and intending to be legally bound hereby, the parties execute this Agreement as of the date first above written.

ASSOCIATION:

By: _____
President

By: _____

OWNER

By: _____

By: _____

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors held _____.

Motion by: _____ Seconded by: _____

Megan Christensen, President

Joan Lampe, Vice-president

Brendan Hanlon, Secretary

John Stowe, Director

Sarah Barnes, Director

Dan Ogg, Director

Brian Sundin, Director

ATTEST:

Brendan Hanlon, Secretary

Date

Resolution effective: May 1, 2026.

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Policy Resolution was emailed to the owners/members of Cameron Station Community Association and placed on the community's website, on this 1st day of May, 2026.

Steven P. Philbin, General Manager