The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Monday, May 9, 2016. The meeting was called to order at 7:05 PM by Robert Burns, CAC Chairman, in the Henderson Room of the Cameron Club, Cameron Station.

Members Present: Robert Burns, CAC Chairman
Jeanne Brasseur, CAC Secretary
Kathy McCollo, CAC Vice Chairman
Mindy Lyle, CAC Member

Members Absent: Linda Greenberg, CAC Member
Ken Jonnaire, CAC Member
Susan Willis, CAC Member

Others in Attendance: Rodney Gray, CSCA Board Liaison
Joel Owen, Lancaster Landscapes
Carlos Rios, Lancaster Landscapes
Sige Chenziski, Resident, 4925 Waple Lane
Brad Holsclaw, Resident, 504 Gardner Drive
Elliott Waters, Resident, 325 Cameron Station Blvd.

OLD BUSINESS:

Move to: Approve Meeting Minutes – April 2016
Moved by: Brasseur
Seconded By: McCollo
For: All
Against: None
Motion Passed

 Updates:


Main Gazebo Painting: Weather permitting, the work should begin next Monday.

Painting of Common Area Light Poles: Craig Merritt, Maintenance Technician, ordered the paint and started the project. (Kilburn north to Duke, west of CS Blvd and Brenman Park Drive North to Duke is complete)

Linear Park: The City of Alexandria removed the dead trees along the Linear Park. There is currently a 6-8 week delay in planting the replacements. Grass seed and straw was reapplied along the trail. Many areas are looking better.

Hardscape around the Gazebo: The City of Alexandria will only require a building permit for the additional hardscape. Bette is working that process with the city.
NEW BUSINESS:

Resident Open Forum:

Sige Chenziski and Brad Holsclaw, residents on Waple Ln and Gardner Dr, respectively, highlighted tree trimming, dead trees, brick walkway deterioration and water drainage issues in the area of homes on Waple and Gardner. All areas of concern are on private property due to the way Phase 1 of CS development was divided. However, the aesthetic of the neighborhood is impacted by the issues presented.

Tree Trimming
- Numerous trees outside backyard fences are encroaching into backyards, and in some cases, are scraping against the exterior of the homes.

Brick Walkway
- Bricks are completely loose or missing on a section of walkway going from Waple to Gardner. While bricks have been replaced and/or put back in place previously, they need to be re-set and securely replaced.

Dead Ash Trees
- Ash trees were identified that were dead or partially dead throughout this area from Emerald Ash Borer.

Drainage
- In the rear of the homes on Waple and Gardner there is a significant drainage issue resulting in standing water and mud.

Proposed Solutions
- Mr. Chenziski and Mr. Holsclaw asked that the following be considered by the CAC:
  - General tree maintenance and landscape maintenance/improvements in these areas be done under the community’s landscape contract.
  - The community fix the loose/missing bricks on the identified walkway in a secure and permanent manner.
  - Remove and replace the dead/disease ash trees.
  - The community contract to fix the drainage issue

Mr. Chenziski highlighted one final issue of mulch around trees. He felt it wasn’t being done correctly and provided documentation as to the correct method. However, the CAC pointed out that it wasn’t just mulch around the trees but a significant layer of top soil needed to maintain tree health due to the way they were initially planted.

Elliott Waters also attended the CAC meeting. He identified areas in CS where trees were not being trimmed/cared for properly and the ash tree issue. Mr. Waters along with Mr. Chenziski proposed creating an ad hoc committee that could create a way for the community to take over full responsibility for all tree care throughout the community (both community and private property). They argued that it would be more cost effective, ensure quality of care throughout the community, and guarantee that tree care is done. Members of the CAC pointed out that there are procedural requirements that require both the Board of Directors (BOD) and at least 2/3 of the residents to vote on such changes. CAC members also suggested that given the residents level of passion for these issues, that openings on both the BOD and Architectural Review Committee might be another avenue for them to work to resolve the care/maintenance of tree issue.

The CAC assured all residents present that the drainage issue will be addressed, as it is a proposal that is up for vote later during the meeting (it was approved). Additionally, Lancaster Landscapes will identify the area of brick walkway that needs repair and fix in the coming weeks. The CAC asked Lancaster Landscapes to submit a proposal for the removal of all ash trees in the community. Finally, the CAC will further discuss the community’s responsibility to trim trees on private property. In the meantime, the CAC asked the residents to identify trees in particular need of trimming in order for community management to provide notice to the property owners to trim those trees.
Board Update:

Policy Resolution – Real Estate Sign Placement on Common Areas: CS BOD approved Policy Resolution No. 16-01 that delineates the requirements to obtain approval to place real estate and other types of signage in the common areas.

Board of Directors Vacancy: Anyone interested in running must complete the required paperwork and is invited to the May BOD meeting.

Common Area Application: None

Proposal Considerations:

Street Sweeping Contracts
Three estimates for street sweeping the community were submitted:
Sweep Rite Sweeping, Inc. - $5,150.00
Reilly Sweeping, Inc. - $19,500.00
CMC Field Services - $6,777.00

Move to: Approve Contract for Street Sweeping to Sweep Rite Sweeping, Inc.
Moved by: McCollom
Seconded By: Lyle
For: All
Against: None
*Motion Passed

* Approval contingent on ensuring the contract covers removal of debris and (especially) sand from sidewalks.

Brick Walkway Repair near 153 CS Blvd. (Proposal 26496):
The estimated cost for the project by Lancaster Landscapes is: $1,510.00.

Move to: Approve Brick Walkway Repair
Moved by: Brasseur
Seconded By: Lyle
For: All
Against: None
Motion Passed

Gravel and Stepping Stone Installation in area btwn Gardner Dr. and Waple at rear of homes. (Proposal 26601):
The estimated cost for the project by Lancaster Landscapes is: $1,512.50.

Move to: Approve Gravel and Stepping Stone Installation
Moved by: McCollom
Seconded By: Lyle
For: All
Against: None
Motion Passed*

Erosion Control btwn units 4916-4918 Gardner Drive. (Proposal 26581):
The estimated cost for the project by Lancaster Landscapes is: $1,500.00.

Move to: Approve Erosion Control
Moved by: McCollom
Seconded By: Lyle
For: All
Against: None
Motion Passed*

Mulch and Stepping Stone Installation btwn Gardner Dr. and Waple Ln at rear of homes. (Proposal 26582):
The estimated cost for the project by Lancaster Landscapes is: $1,400.00.

Move to: Approve Erosion Control
Moved by: McCollom
Seconded By: Lyle
For: All
Against: None
Motion Passed*

*Motions passed with the caveat that all residents affected by these improvements be informed before work begins, what it will entail and that the CAC approved this in good faith to ensure the continued maintenance and aesthetic of the community. This addresses a long-standing issue that has at times been quite sensitive.

Discussion:

Calendar for Monthly CAC Inspections - The first walk-through will be on May 19th at 8 AM.

Fall Plantings – The CAC asked Lancaster Landscapes to find out if Heather is an option for fall plant selection. If it is, what colors would be available? Lancaster will work with the supplier to furnish the answer by the next CAC meeting.

Ash Trees – The CAC asked Lancaster Landscapes to submit a proposal for how much it would cost to remove all the ash trees in the community given the recent issue with Emerald Ash Borer.

The next meeting will be on June 13, 2016 in the Cameron Club.

The meeting adjourned at 8:12 PM.