CAMERON STATION COMMUNITY ASSOCIATION, INC.
COMMON AREA COMMITTEE
MEETING MINUTES
July 12, 2011

On Tuesday, July 12, 2011, a meeting of the Common Area Committee (Committee) was convened in the Cameron Club.

Members Present: Robert Burns
Suzanne Vigil
Anne O’Connor
AnnMarie Dunlap
Ed Carroll
Susan Carleson
Susan Willis

Members Absent: N/A

Guests: Chris Neuberg, CMC

1. Call to Order:
Chairperson Burns called the meeting to order at 7:02 p.m.

2. Old Business:
   A. June Minutes

   Motion – Burns motioned to approve the June Committee Meeting Minutes. O’Connor favored and Carroll seconded. Motion was unanimously approved.

   Note: With respect to item 3. C. Common Area Application: Helmuth Pocket Park, according to Chairperson Burns, the applicant has requested that the July meeting notes reflect that during the June Committee meeting he did not represent to the Committee that he would not perform any more plantings in the Park.

   Counter Note: The Committee members who were present at the June meeting specifically recall this applicant stating that he had no intention of installing any more plants in the Park because it was fully planted.

   Note: With respect to item 3.D. 349 Cameron Station Blvd – Reinstall Willow Oak. CMC requests that “management” be stricken from the sentence, to read as follows: “Research conducted by Association’s committees concluded that at one time a willow oak had been present at the corner of 349 CSB, but was later removed. It will cost $600 to replace it.”

   B. Updates from Last Meeting

   Public Street Cracks: Neuberg is responsible for reviewing the streets for cracks and other wear, and CMC is waiting to hear back from the City of Alexandria regarding the areas that have been identified as needing repair.

   Crosswalk Comparison Issue: Neuberg will look into it.
3. New Business:

A. Resident Open Forum:

1) **John Morino, 242 Murtha St.**: Mr. Morino told the Committee that he had been calling and leaving messages with CMC for quite a while, regarding the settling in the common area that is causing water to pool near his home, before Ms. Mary Flynn finally called him back. Apparently Lancaster has submitted a proposal outlining the work as well as the amount it would take to rectify the problem, but since the cost is above CMC’s authorization amount, the matter is being brought before the Committee. Additionally, the lawn tractors used by Lancaster are leaving ruts in the soil soaked area. Based on consultation with Neuberg regarding the complexity of the issue and the location of the drains and utilities in the area, the Committee opined that a drainage engineer should be consulted about this issue.

- Dunlap motioned to table Lancaster’s proposal and to request that the Board allocate funds to hire a drainage engineer. Willis seconded. The motion was unanimously approved.

- Additionally, the Committee requests the Board’s assistance in expediting this matter, and also requests that CMC keep Mr. Morino informed and updated on any and all actions associated with this matter until its completion.

2) **Paula Kim, 239 Murtha St.**: Ms. Kim states that she has been working with CMC since March 2011, regarding the pooling of water in areas near her home. She provided the Committee with a letter, dated June 26, 2011, signed by her, and addressed to CMC, outlining this issue as well as several others. See attached letter. Ms. Kim also showed the Committee pictures of the problem area.

- With respect to the issue of the pooling water, in summary, Lancaster has performed some re-grading work in the area in order to correct the problem. Neuberg believes the problem has been corrected, however, Ms. Kim does not believe there has been any improvement.

- The Committee has requested that Neuberg view the property and take a photograph of the subject area after a heavy rainfall, and then present the photograph to the Committee. Next steps will be decided after the Committee reviews the photograph. Additionally, Neuberg has been asked to document any other water pooling in the area of Ms. Kim’s home, and determine its cause, if possible.

- With respect to specific pets being let off-leash and the owners not picking up their pet’s waste issue, Burns to ask CMC if a complainant can remain anonymous when lodging a complaint in order to prevent retaliation by alleged violators. The owners of the end townhouses let their pets (black dog and German Shepherd) out in the morning without a leash, at around 7:00 or 8:00 a.m., and they don’t pick up their waste.

- With respect to several Comcast cable boxes that are on-site and opened, and in some cases opened as a result of Lancaster’s lawn tractors having hit them, the Committee wants to know if CMC can take action with Comcast to correct the issue, and if Joel can be advised that the boxes are being hit by his crew.
B. Board Update: Kidwell was unable to attend.

C. Proposals for Consideration:

1) Jeff Rostand – President & Treasurer of Woodland Hall Condominium Association (WHCA). Requested the Committee's approval to install a pet waste station about two blocks down from another one. Rostand also provided a map of the area of interest. See attached. The request for another pet waste station is based on the residents living at the far left-hand side of the condo leaving their bagged pet waste outside of their condo/garage area, sometimes for days at a time, which is not healthy and smells terrible.

- On a weekly basis, Neuberg empties the present station and said that this station is typically empty each week.
- The Committee approved the relocation of the present pet waste station one block closer to the offending area, by Neuberg. CMC and WHCA should connect on this issue, and monitor the effectiveness of the relocation in resolving the issue.

2) Lancaster Proposal # 21787 – Tancretti Park Irrigation, $4,200.

   Item to be put forward for next year’s budget consideration by the Board. No action need.

3) Lancaster Proposal # 21830 – Beasley Pocket Park $6,102.

   Item to be put forward for next year’s budget consideration by the Board. No action need.

4) Lancaster Proposal # 21816 – John Tice Pocket Park, $1,917.

   O’Connor motioned to approve the Lancaster proposal and request that the Board allocate the money. Willis seconded. The motion was unanimously approved.

The Committee continues its request for the Board's consideration of an annual budget for scheduled rehabilitation of several pocket parks annually, in the order of phase build out. Burns to request CMC provide a list of pocket parks by phase, so the Committee can determine the number of pocket parks to be addressed annually and to determine an estimate for each park’s refurbishment.

5) Application for Improvement to Common Area – 444 Ferdinand Day Drive.

   Application put on hold until such time as a plat is received by the Committee, delineating the common area and private properties (5233 Harold Secord and 444 Ferdinand Day Drive) as well as the planting area.

D. Notice of Common Area Appeal: Hearing scheduled for Tuesday, July 26th, 2011 before the Board. Chairperson Burns will represent the Committee.

E. Pride of Ownership: Awards were presented to two of the four winners by Willis and Carelson on 6/18. It was a very successful event. There is one award remaining to be presented. The other Committee members thanked Willis and Carelson for the time and effort they devoted to this project.

F. Compass and Newsletter: N/A
G. Reminder – Next CAC meeting occurs on September 14, 2011. Walk through will occur on Thursday July 28th, at 8 a.m. Meet at the Community Center. Will be reviewing phases 5,6, and 7.

H. Other items
   - Burns to request Joel or a designee to attend monthly Committee meetings.
   - Burns to follow up on private tree watering issue.
   - Vigil to supply Burns with notes on walk-through in order to add to the tracker.

4. Adjournment

Burns adjourned the meeting at approximately 8:50 p.m.