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

Tuesday, June 3, 2014

The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Tuesday, June 3, 2014. The meeting was called to order at 7:02 PM by Robert Burns, CAC Chairman, in the Great Room, Cameron Club, Cameron Station.

Members Present: Robert Burns, CAC Chairman
Kathy McCollom, CAC Secretary
Mindy Lyle, CAC Member

Susan Willis, CAC Member
Ken Jonmaire, CAC Member
Linda Greenberg, CAC Member

Member Absent: Suzanne Vigil

Others in Attendance: Joel Owen, Lancaster Landscapers
Carlos Rios, Lancaster Landscapers
Dan Harris, Resident, 5011 John Ticer

Colleen Hairston, Community Manager (CMC)
Donna Kenley, Board Liaison

OLD BUSINESS:

  Move to: Approve Meeting Minutes – May 2014
  Moved by: Greenberg
  Seconded By: Willis
  For: All
  Against: None
  Motion Passed

  Updates from Last Meeting:
  The Board will review the snow removal policy changes at their next meeting. The Facility Committee will review proposed changes too.

NEW BUSINESS:

  Resident Open Forum:
  Dan discussed a drainage issue between 5009 and 5011 John Ticer. Lancaster has made modifications in the area to improve the situation. Dan noted that the area still doesn’t drain well and water now stands in a central area near an electrical box. There needs to be a way for water to drain off. Joel noted that the bowl shape was probably caused by natural settling from the work already done. Dan will meet with Joel Thursday morning to look at the area for other options.

  Common Area Applications:
  An exterior modification request from 5233 Harold Secord Street is for an 8” raised garden edging. This would permit more topsoil fill. To make it straight and more aesthetically pleasing it would need to slightly go into the common area. The proposal had detailed photos of the current and desired edging.

  Move to: Concur with this modification request and recommend that the ARC approve it
  Moved by: Greenberg
  Seconded by: Willis
  For: All
  Against: None
Motion Passed

Proposals:

Colleen noted that there are several smaller proposals pending that are within her scope to approve. She wanted us to know what they were, and that the established budget for tree and shrub replacement was getting very low. That means some more discretionary replacements would need to be tabled to next year. Anything dead would still be replaced. The city can also require Cameron Station to conduct a complete tree survey at our expense. The last one was about 5-6 years ago.

Move to: Approve proposal 23999, install Knockout roses and liriope in Donovan pocket park oval

Moved by: Jonnaire
Seconded by: Willis
For: All
Against: None
Motion Passed

Move to: Approve proposal 24045, remove and replace ash trees near 3115 Fucci Ct

Moved by: Greenberg
Seconded by Lyle
For: All
Against: None
Motion Passed [additional funding for this proposal will need board approval]

Proposal 24043, replacing declining yews in the Knapp pocket park, will be tabled to next year.

Proposal 24086, construct a French drain behind 350 Cameron Station Blvd to correct standing water, was tabled. Two adjacent houses have redirected their downspouts into this common area and may be the cause of the problem. Management will research the area and contact those homeowners if their downspouts are not within design standards.

Proposals within manager’s scope that are not tree and shrub replacement; committee concurs:

24077, Wisteria trimming in Bessley park (maintenance)
24044, Sod along Cameron Station Blvd. (turf maintenance)
24079, Sod and regrading along Trade Center walkway (turf maintenance)
24080, Sod and regrading along Cameron Station Blvd. (turf maintenance)

Discussions:

Questions concerning replacement bricks, that they are the same color as existing ones. There are some around the community that do not match. Lancaster is/has been using matching bricks. Others may have been placed by individual homeowners or past CSCA maintenance staff.

Over time the ash trees will need to be replaced. Ash borers can be delayed by an annual treatment but that isn’t a long term solution. Many community trees have aphids and scale. One treatment is an application of liquid systemic treatment. Lancaster has released a number of ladybugs that are naturally effective against aphids.

Lancaster notes that the grass may need another round of fertilizer. The earlier rains are making the grass lush, rapidly using up what was already applied. The soil below is poor and needs regular amendment to keep the grass looking good.
Mindy noted that there is a resource through the Alexandria Sheriff’s Department to clean up eyesore lots in the city. Weekend jail crews do this as community service projects.

There was a discussion of the long wood fence between the community and commercial areas. It is 14 years old now and in need of some repairs. Future development in the commercial areas will require replacing fence segments.

Mindy noted that the gazebo needs a good scraping, repair work, and repainting. A resident believes there is someone who can do it at a good price. She will contact Colleen with details.

Colleen is still seeking ideas from other communities on their trash and recycling policies. One has good language on individuals being responsible for blown litter from their trash.

One way signs on Grimm: those who want it need to go back to the city for approval.

Any residence that has branches blocking a sidewalk should be reported to management, and they’ll notify the resident to trim them.

The community regularly gets complaints about speeders. Those need to be reported to the police.

Linda requested that the monthly walk-throughs be done in a more systematic way. Bethany, the covenants administrator, will accompany future walks as these often report poor appearance in resident property.

Pride of Ownership has a few nominations from owners and is depending on committee members to make more.

The next meeting will be July 1st in the Great Room.
The meeting adjourned at 8:40 pm.