

Chesterbrook Woods Citizens Association

Minutes from the Fall Meeting April 27, 2017

CWCA President Dan Nichols called the meeting to order at 7:03 PM.
Approximately 20 residents were in attendance.

Treasurer's Report:

Jennifer Versaw gave the Treasurer's report. She reported that the CWCA collected dues from 270 homes which represented a paying rate of 50%. Contribution per household averaged \$44. We have \$48,371.39 cash on hand. Since our goal is to have an amount equal to two years' expenditures on hand, the reserve is sufficient to warrant a discussion of lowering the annual dues at the fall CWCA meeting.

Board Election:

Dan Nichols stated that he was stepping down as President. Those attending the meeting gave him a round of applause in recognition of his outstanding service. The election committee proposed the following slate or candidates:

President: Larry Allen
Vice-president: Elizabeth Ende
Treasurer: Jennifer Versaw
Secretary: Winkle Nemeth

The proposed slate of officers was approved unanimously.

Report from Supervisor Foust's Office

Supervisor Foust attended the meeting and reported on the following topics:

1) County Budget

The Supervisor reported that Fairfax County has held the real estate tax rate steady for 2018, although it did increase the rate by 4 cents last year to \$1.13 per \$100. The Supervisor said that the County Executive has created a fair budget that preserved mental health services, but was unable to give the schools the full budget they asked for. The schools received \$53.7 million. An example of the type of mental health service which has been added is the diversion of mentally ill individuals who commit small crimes to the Merrifield Mental Health Center. This diversion reduces the demand on the jail system and provides more appropriate care for the individuals. Another example is CRISP training which improves the ability of police officers and other county staff to deal with citizens with severe mental health issues.

Interested residents can view the entire budget at www.fairfaxcounty.gov/dmb.

The Board of Supervisors is focused on an approach called "lines of service," which look at multi-year approaches to address county expenses. The Board is also trying to diversify the county's economy to replace revenues lost by the reduction of federal expenditures on contracts. The Board sees a need to develop community oriented transit that will attract businesses. The Supervisor cited the development of the Fairfax Inova campus as a success the Board would like to replicate. Assessments in Tysons Corner increased by \$700 million this year, following a \$1 billion increase the previous year.

The Supervisor reported that the Board of Supervisor's top concerns are first, the federal budget. If the current administration's budget is adopted as proposed it will be devastating to the county's mental health and transit efforts.

Second, the cost of Metro funding may present budget challenges.

2) Projects

a. McLean Community Center

The MCC building is largely closed for the duration of the \$8 million renovation. The McLean Project for the Arts continues to run exhibitions in the MCC building, although it has opened an additional gallery at 1446 Chain Bridge Road. The renovation is scheduled to be completed in the fall of 2018.

3,000 square feet will be renovated and 7,000 square feet will be added. Many functions of the MCC have been relocated to space in the Balducci's shopping center. Additional details are published by the MCC at <http://www.mcleancenter.org/about/newsroom-2>.

b. Lewinsville Center

The demolition and reconstruction of the Lewinsville Senior Center is now in progress. The Lewinsville Center, formerly Lewinsville Elementary School was home to an Adult Day Health Care facility, the Lewinsville Senior Residences, the Lewinsville Senior Center and two privately-operated child care centers.

The project includes the complete demolition of the building and the construction of two separate buildings in its place - a privately-operated 82-unit senior independent housing residence developed through a public-private arrangement, and a building to house the Lewinsville Senior Center, Adult Day Health Care and child care centers. The project is anticipated to take 18 months to complete.

For more information, please visit http://www.fairfaxcounty.gov/ncs/news/ni2016/lewinsville_renovation.htm.

c. The Signet: Condo development at the corner of Elm and Fleetwood

The developer is constructing 123 condominium units on six levels above 5,000 square feet of street level retail space. The condos will all be priced at market rates. The Board of Supervisors believes this project will bring more vitality to downtown McLean. The developer recently held an open house for the units and attracted more than 300 people.

The developer's website is <http://mcwilliamsballard.com/properties/the-signet-2>

d. Main Street McLean

The Board of Supervisors envisions a pedestrian friendly mixed-use redevelopment. The owner of the old shopping center on Old Dominion where the Thieves Market store is located feels that the real estate market is now ready to repay the reconstruction of that retail space. A new building with a pedestrian plaza is being proposed.

For more details and a survey that you can complete about the Main Street McLean project, please go to <http://www.fairfaxcounty.gov/dranesville/mainstreetmclean.htm>. The Board's website contains a link to the McLean Revitalization Corporation website, <http://mcleanvision.org> which lists upcoming meetings of the Corporation and the McLean Citizen Association.

e. Sidewalks

- 1) Chesterbrook from Chesterford to Maddux – in pre-final design with planned construction in 2018 – a crosswalk will be installed at Maddux
- 2) Chesterbrook across from Chesterbrook School – in land acquisition phase now
- 3) Chesterbrook from the school to Halsey – in design with planned construction in late 2019
- 4) Kirby from Birch to Ivy Hill to Corliss- planned construction for late 2018
- 5) Chesterbrook from Chesterford to Albemarle – now scoping the project; planned construction in late 2021
- 6) Chesterbrook from Albemarle to Arlington County – scoping will begin in 2019

Some information about sidewalk projects in Dranesville is available at <http://www.fairfaxcounty.gov/fcdot/pedestrian/dranesville.htm>

f. Digges Property

The Robert Digges property comprises 15 acres on North Albemarle and is zoned R-3. It is a by-right development. The developer filed his first submission proposal which was denied. The developer will need to resubmit.

g. Flooding at the intersection of N. Albemarle and Chesterbrook

The endemic flooding problems were reported to the county which has replaced a pipe in the drainage system that was crushed. In addition, the county determined that a different pipe under the road is undersized. A project to replace the pipe under the road is now in VDOT's list of future projects.

h. Possible New Group Home in CWCA area

The Supervisor discussed the legal environment for group homes. Group homes are a "by-right" use of residential property as long as there are no more than 8 residents. Staff does not count toward that number. Therefore, group homes with 8 or fewer residents do not require special zoning approval. In addition, under the Fair Housing Act, no individual or entity can discriminate against disabled people. A resident mentioned that community associations in other states that took actions against group homes for the disabled have found themselves losing lawsuits filed on the basis of discrimination against the disabled.

However, residents who notice violations of existing ordinances, such as those concerning noise or trash removal, can report specific violations to the appropriate authority.

i. Proposed Sunrise Facility at Kirby and Westmoreland

Nothing has been resolved concerning this project yet. The Supervisor said that he is going to recommend denial based on land use issues. The site is too small for the proposed facility and the intersection is too busy for the additional traffic. Adding a commercial facility like this will noticeably change the character of the surrounding neighborhood.

j. Chesterbrook Repaving

Old Chesterbrook itself will be repaved this year, but the neighborhood streets will not. VDOT is able to address some of the secondary roads because it got a larger budget two years ago and did not spend as much on snow removal as usual. Neighbors can call VDOT at 1-800-For-Road (1-800-367-7623) to leave a message with VDOT about roads they would like to see added to VDOT's repaving project list.

k. Through Trucks

The Supervisor's office can undertake a study of through truck traffic which may lead to posting signs banning through truck traffic. The CWCA will have to send a letter requesting the study. It will have to identify a definable street. There will also have to be a convenient alternative route. If the Supervisor's office approves the request, then it will forward the request to VDOT which will undertake its own study. If VDOT approves the request, then signs will be installed banning through truck traffic.

COMMITTEE REPORTS

Snow Removal:

Dan Nichols reported for Ed McGrady. There were only three times when the road needed attention, so the CWCA spent \$2,240 this winter when it had budgeted \$20,000. Dan also presented a spreadsheet showing year-over-year snow costs from the winter of 2009/2010 to 2016/2017. During that period the total expenditure has been \$98,732. The yearly average is \$12,340.

Security Report:

Dan Nichols reported for Bob Blakely. Two car break-ins were reported in the neighborhood in February. There were two incidents of garage windows being opened in March. Neighbors should remain vigilant and if anyone sees anything suspicious, they should call the non-emergency police number: 703-556-7750.

Pineapple Patrol:

Carol Johnson, the chairperson, reported for the Pineapple Patrol, CWCA's hospitality committee. Carol reported that not many new residents have been reported over the winter. The patrol has only given out 6 baskets. Carol described the baskets which include a directory, menus and coupons from local businesses, and a homemade baked good. Block Captains should email chesterbrookwoods@gmail.com when new residents move in so that the Pineapple Patrol and Secretary can be alerted for basket delivery and for adding new residents to the directory.

Anyone interested in joining the Patrol team, please email Carol Johnson at cobrin1725@aol.com. The team meets approximately once a year and has a great time welcoming new neighbors. A reception will be held for the Block Captains and the Pineapple Patrol.

Environmental Committee:

Betty Ende reported that the environmental team replaced 32 Potomac watershed markers on storm drains. Betty worked on this project with Jessie Straub, a recent college graduate who studied water conservation and who grew up in Chesterbrook Woods. Part of the project requires community education concerning the fact that it's important not to put waste (including pet waste or other contaminants) in storm drains. The output of the drains is not treated before it flows into the Potomac and Chesapeake Bay. Residents should also be mindful about what sort of fertilizers they use. They should never dump motor oil, anti-freeze, paint thinner or similar toxic fluids into the storm drains.

The meeting attendees discussed the draining of swimming pools into the storm drains. A resident advised that this practice is allowed only after the PH of the water has returned to that of tap water. A reputable pool company will not drain the pool if there is detectable chlorine in the water. Please see the following website for guidance on draining your pool, <http://www.fairfaxcounty.gov/dpwes/stormwater/pooldischarge.htm>

Betty reminded every one that Fairfax County prefers lawn clippings to be left on the lawn (grasscycling) or put in paper bags. For more information, please see <http://www.fairfaxcounty.gov/dpwes/recycling/yardwaste.htm>

Betty reported that the county owned lot at 1447 Woodacre Drive has been cleaned up and mowed thanks to neighbors reporting continuing problems to the county and the additional help of Supervisor Foust. The neighbors to each side will monitor the lot and call it to the county's attention if it becomes problematic again.

Neil Ende reported that the Environmental Committee has increased the sensitivity of the county to the practice of many infill developers routinely removing the majority of trees on a lot under development. As a sign of the county's increased attention to the problem, Neil reported that the county has hired several additional arborists to check on properties being developed. There has also been success in getting developers to plant replacement trees on lots where historically they would not have been planted. Additionally, the county is now re-evaluating the bonding requirements for infill developers. The current rate, which results in a bond of only \$2000 for a \$2.5 million construction, is too low to have any effect.

The committee continues to focus on protecting trees during infill development. Infill development has continued at a rapid pace. The committee is attempting to achieve enforcement of a flawed, narrow set of rules which hasn't been a priority for county staff.

Announcements:

- 1) The CWCA board will undertake an informal independent audit of the association's books. There is no specific reason for the audit. It is simply good practice to do such an audit.
- 2) After the meeting, CWCA President Larry Allen sent a letter to Delegate Rip Sullivan requesting his help in getting VDOT to repave our roads. On May 27, Betty Ende and Janis Sheppard, who will serve as the lead on the CWCA road committee, took Delegate Sullivan on a tour of CWCA roads. Delegate Sullivan has agreed to help advocate for CWCA on road repaving.

Meeting Adjourned 8:20 PM.