

# Minutes of Chesterfield Mews Community Association

## Regular Meeting of the Board of Directors

September 28, 2017

**Call to Order:** The monthly meeting of the Chesterfield Mews Community Association Board of Directors was held at The Virginian, 9229 Arlington Blvd. The meeting convened at 7:30 P.M. Ginny Howden presided.

### **Board Members:**

**Present:** Helen Fortner, Ginny Howden, Mathew Pepper, Bill Saint, Rosina Schacknies, Tricia Trillet. John Whitlock

**Absent:** Syed Ali

**Community Members in Attendance:** Bruce Pincus (3155 Colchester Brook Lane), Lieila Gupta (3132 Eakin Park Court), Jeremy Trillet (3182 Readsborough Ct) Zhao Yan (3133 Readsborough Ct), Marge Creel (3145 Readsborough Ct), Lane Howden (3145 Readsborough Ct) and Emilie Brundage (3137 Readsborough Ct) and Gay Bridges, SCS Acting Portfolio Manager.

**Open Forum:** Area of concern identified by community members were repair of steps at court of 3130-3136 Eakin Park Court, parking rules, enhancement of parking lot islands and hillside between Woodson Parc and 3131-3133 Readsborough, and stump removal along Woodson Parc fence line.

**Approval of Minutes:** A motion to approve the minutes of the August 24<sup>th</sup> meeting was made, seconded and approved by five board members, with two abstaining (Rosina and John). Approval of minutes for Special Meeting of September 5<sup>th</sup>, after a grammatical correction, was approved by six members, one member abstaining (Rosina).

**Treasurer's Report:** Report distributed for costs through August 2017 and estimates for forthcoming costs. 2<sup>nd</sup> Half dues billings are to be mailed in early October.

**Architectural Control Committee Report:** SCS representative was asked to include the Architectural Control Committee on resale inspections.

**Grounds and Landscaping:** Items discussed were the following:

- (1) Tree removal and trimming need around community – Bill Saint moved that that board empower him to invite 3 quotes for carrying out the 9 items of the work listed (4 trees cut, 3 trimmed and 2 either cut or trimmed). Motion was seconded and approved unanimously.
- (2) Trees at top of Readsborough Circle: - John Whitlock moved the Merrifield Garden Center proposal for 6 Norway spruces be planted along fence above Readsborough "Circle" for total cost of \$3,734.70. Seconded, the motion passed with 3 in favor and 4 abstaining (Ginny, Helen, Matt, Trish).
- (3) H-2 plantings on Woodson Parc fence line– 2 redbuds had been moved to spots identified on landscaping plan and tree bags had been purchased to facilitate watering. A final review of plantings will be made by Fairfax County officials sometime this fall.
- (4) Long-range grounds plan –John Whitlock moved the acceptance of JP Lange Consulting proposal in amount \$9,500.00, replacing the LPDA proposal. Seconded by Ginny Howden, the motion passed.
- (5) Retaining Walls – construction of retaining walls at 3134 and 3140 Guysborough are completed.
- (6) Grounds maintenance contract – Bill Saint moved the acceptance of Blade Runners proposal of \$27,890.00 for 1 year grounds maintenance contract through December 31, 2018 and their proposal for Snow and Ice Control for the coming snow season be accepted. Motion was seconded and passed.

**Old Business:** Visitor parking –Map of Visitor parking spaces was viewed; it will be available on web site and included in next newsletter. Next step is to develop rules/guidelines on use of these spaces.

### **New Business:**

- (1) Court Yard Repairs - issue of who pays for courtyard repairs and, until determined, how to handle cases where safety is an issue, specifically the loose (and now removed) steps on 3130-3136 Eakin Park Court. Bill Saint moved the Board recognize that the steps on the walkway to the courtyard in question is on common ground, as shown by various

maps and legal opinion, and, therefore, repairs should be paid for by the Association. Motion was defeated with 3 in favor (Bill, John and Rosina), 3 against (Ginny, Helen and Trish) and 1 abstaining Matt)

If there is a safety problem, a court should be repaired by those residents (with standard Architectural Control Committee approval). Once a final determination is made if Court repairs should not remain the total responsibility of the adjacent residents, those persons will be reimbursed accordingly for the “community share” of cost.

- (2) Reserve Study - Bill Saint moved the Miller-Dodson Level 2 update proposal for \$2,409 be accepted providing court yards were included and be separately identified in report. Seconded, the motion passed with 5 affirmative votes, 1 negative (Helen).

**Adjournment:** There being no further business to come before the meeting, motion to adjourn with no objections, the meeting was adjourned about 10:03 p.m.

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Helen. Fortner, Acting Secretary

Approved: -----