

Quarterly Barristers Keepe HOA Meeting Minutes

March 10, 2015

Woodson High School (Room D-116)
Main Street, Fairfax, VA 22031

- I. Meeting call to order: The meeting was called to order at 7:02p.m. by President Tom Burrell. Board members present were Tom Burrell, Grant Barnby, Nancy Webster and Michael Sebastyn.
- II. Minutes from the November meeting were approved as written.
- III. New Business:
 - a. Our New neighbor was introduced and welcomed
 - b. There is a board vacancy. Brian Knapp has recently stepped down. The board is taking nominations for a replacement. In the interim, Tom will serve as Acting Treasurer. Tom used the time to state that elections are in September and there are at least two positions that will need to be filled.
 - c. Covenant enforcement: We do not currently have an enforcement process in place. Tom said he has taken this for action and will produce a documented enforcement process for approval by the Board. Tom stated his goal is to have this action completed and the process approved at the September meeting. Coordination will be done with the Covenants Committee and the management company. Finally, a thorough review of the process will have to be done by the attorney.
 - d. IDI Group, Inc. conducted a community outreach meeting on March 9, 2015, at The New School in the Mantua Professional Center. The purpose of the meeting was to present plans they would like the City Council to approve to build 80 condominiums (2 buildings of 4 stories each) in the Mantua Professional Center located on Pickett Road between Pickett's Reserve and Thaiss Park. Representatives from Pickett's Reserve and Mantua were there in addition to several Barristers Keepe residents. After the presentation by IDI, citizens raised several observations and/or concerns:
 - (1) **Mixed Use:** This parcel is zoned as a mixed use district. The "mix" of uses is the existing office facilities, this proposed residential component, and the school use. There are no plans at this time for any commercial/retail use.
 - (2) **Transportation** was the primary concern. There are two entrance/exit points to the complex. There is only one median cut on Pickett Road located at the southern entrance/exit. All traffic wanting to go south on

Pickett will have to use that entrance. Additionally, these 80 new units, combined with the 300+ units to be built at the new Fairfax Circle project could have a significant impact on Pickett Road traffic. IDI did have a Transportation Impact Analysis (TIA) done in conjunction with their project submission to the City. The TIA indicated a light at that southern entrance/exit is not justified. IDI has proffered to do a signal light study if and when the project is built. However, they did not proffer funding for the installation of a signal if the study finds that a signal is warranted.

- (3) **Parking:** IDI is only planning for 1.6 vehicles per unit for the purpose of planning parking spaces. Residents indicated they believe this figure is unrealistic.
- (4) **Development Timeline:** IDI indicated that they believe the City Council could take action on their request at the Council's April meeting. If approved, they then estimated the site plan approval process would take through the end of the year, construction would start as early as possible in 2016 with an 18 month construction period.
- (5) Tom stated that he had been to a joint session of the City's Planning Commission and City Council a few months ago and it received a "green light" at that time. However, that does not mean the project was officially approved by either body. Now that IDI has officially submitted their application, it will go to the Planning Commission who will make a recommendation to the City Council, and then will be heard and acted upon by the City Council. To date, no firm dates have been set for either of those meetings. . The community will be informed when these are scheduled.

IV. Committee Reports

- a. Covenants: there is information on our BK website about what we can and cannot do with our property.
- b. Communications: Nothing new but please keep Frank McGann in the loop with any phone, email etc. changes.
- c. Finance: Snow removal for the year has cost approximately \$2,300. We budgeted \$3000 so there is still \$700 remaining for the remainder of the year.
- d. Grounds: Trimming the crepe myrtles has recently been done. Turf prep will be done soon.
- e. Larry Maccabee reported that he has reinforced the portion of the fence on his property that has fallen over until it can be properly repaired. Tom stated we will get bids to conduct repairs but, as Larry indicated, there may be more to do to the fence than just repair that end. Many of the trees adjacent to the fence line

have grown significantly since Barristers Keepe was built and the fence may have to be realigned slightly.

- f. Social Committee: The Holiday party was wonderful with a good turnout. Again this year, many toys were collected for Toys for Tots. Information will be forthcoming on summer gatherings at the fountain.

VI. Citizen's Time

There was discussion about the fire suppression and fire sprinkler systems in some of our homes. One resident had a problem recently when the pipes froze during the extreme cold. It was suggested that if residents do not know where the shut off valve is or need further information, that they contact the fire department who will do an inspection of the system (according to Chief Andy Wilson at our November meeting).

Garage doors were discussed briefly. Several residents have replaced theirs. If further information is needed with doors, residents can consult the guidelines on the community web site or contact Grant Barmby.

- VII. The meeting was adjourned at 7:40p.m. The next meeting, currently scheduled for June 9th, is proposed to be held at the new Providence Community Center on Vaden Road subject to availability of the new Center's meeting rooms.

Respectfully submitted,
Nancy Webster
Secretary