



Spring 2020

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Barrister's Beacon

Do You Have FOMO?

FOMO or Fear of Missing Out is anxiety that an exciting or interesting event may be happening without you. We don't want anyone at BKC to miss the lively back story of our community. If you've never attended a Board of Directors meeting then you are not taking advantage of your right to observe and participate in the decision-making process that protects, preserves and enhances your community's assets and, ultimately, your property values.

If you really understood what kind of business is conducted at a Board meeting, and the important role that you, as a homeowner, play in making those decisions, then you just might change your mind and choose to attend a meeting.

One Fairfax church has advertised, "Shock Your Mama – Attend Church This Sunday". Well why not surprise a few neighbors and show up for the next Board Meeting? Be one of the first to know about events and opportunities and help shape the lifestyle at BKC.

Most of the business decisions made at a board meeting have a direct impact on the property values of our community. Decisions regarding association maintenance items are the most common. Some decisions have an indirect effect, such as decisions regarding rules and regulations and financial operations. But whether they affect property values directly or indirectly they all have some impact on our community and as a member of the community, they impact you.

**Barrister's Keepe HOA Board Meeting March 10 at 7 p.m.
WT Woodson High School Room E204**

Metro Church Update



Through teleconferences or walk-arounds, the BKC Board has been busy coordinating early plans with our likely new neighbors, the

EYA Corporation. For over 25 years, EYA has been a market leader in the development of large-scale, urban infill residential projects, and has created over 40 exceptional neighborhoods that are home to more than 10,000 residents across Washington, DC, Maryland, and Northern Virginia. Current plans call for them to develop the adjacent southern property, some 4.5 acres, now occupied by the Metro Church.



Our board has been actively engaged in working on issues affecting BKC's southern property line to include location of a new dividing fence, tree preservation and storm water management. You can rely on us to ensure the best outcome for BKC residents.

For example, the units closest to the Barristers Keepe neighborhood were originally planned to be set back 20 feet from the adjoining property line. After discussion with our HOA Board, EYA has increased the setback to 50 feet in order to provide a larger buffer between the existing and proposed homes.

President's Corner

David Herrington

Hello Neighbors. I hope you have enjoyed our unpredictable winter weather. We've had 70 degree days and 15 degree nights in the space of a few weeks. We all look forward to the coming springtime. My advice: Always wear sunscreen! And take a hat, just in case.

I am lucky to serve with an HOA filled with many hardworking and dedicated Board members, committee chairs and committee members. The tasks they perform are invaluable, and I am grateful. Any homeowner that would like to join a committee would be welcome, especially our Finance Committee.

Contact any of our BKC Board members for more information. We will be glad to show you the ropes:

- ❖ David Herrington, President
- ❖ Frank McGann, Vice President
- ❖ Aaron Fox, Treasurer
- ❖ Jim Meyer, Secretary
- ❖ Brian Knapp, At Large

We hope to see you at our next Board meeting, 7 pm, March 10, 2020 at WT Woodson High School.

What is that Pounding Noise?

Have you heard construction noises late at night? Virginia Department of Transportation is working on rerouting I-66 which involves demolishing bridges and pile driving that can't be performed during the daytime. With no leaves on the trees, the sound is amplified and quite audible at BKC. Unfortunately, this steady pounding will continue for a bit longer.

BKC Committee Updates

Budget & Finance

Aaron Fox

As was discussed at the last community board meeting, we continue to be interested in expanding the scope and involvement of the finance committee, as well as adding residents to the team. If you have any interest in contributing your talents to this committee please reach out and let any of us on the board know.

I want to thank all residents for continuing to work with our management company Gates Hudson on making timely assessment payments via ACH, online web pay or check. While it is best that each resident communicate directly with the management company to troubleshoot any issues on their account, if you feel like you are not making any headway resolving an issue, please reach out directly to me so I might be able to assist. Our contract expires at the end of the year and, as a community, I'd like us to put our best foot forward with this vendor so we have maximum possible leverage when it comes time for contract negotiation.

Covenants

Thank you to our neighbors who jumped right in and worked on the issues the Covenants Committee found during our annual walk around. We have had several requests to conduct the walk around earlier in the year, so we will conduct the 2020 look during May. Expect your letters in early June.

Thanks also to all residents for making an effort to comply with our community parking policy. We will continue to monitor the situation in all the parking lots to keep them clear for our visitors.

A gentle reminder, if you plan to do any exterior updates that change appearances (tree removal, deck painting, sidewalk replacement), please

speaking to a member of the covenants committee or Board to see if you are required to file a Request for Architectural Change. If it is a change without exact replacement, you are likely required to submit one.

Grounds

Touring DC recently, we were asked by out-of-town friends, "are those buds on the trees?" And indeed, yes, buds...and in early February. Now we wonder how this winter will finally play out!

Taking advantage of the weather, CLS cut back liriopie plants, crepe myrtles and redefined flower and shrub beds. Mulching and more pruning will take place between April and June. Trees having 2 and under years growth will be pruned up to 20 feet. Branches will also be trimmed such that they don't touch homes. If you have concerns or requests, please notify a Grounds Committee member.

In the continuing effort to beautify our community, the Grounds Committee is identifying locations for new plantings. These will take place based upon Board approval.

Facilities

For the better part of the first quarter of 2020, two issues have been our main focus: The Exit Gate and the electrical service in the common area.

Exit Gate

The exit gate will operate normally for a while and then unexpectedly trip the circuit breaker and shut down. A new main control board was installed in mid-December and worked well until mid-February. On the advice of our contractor we have been running a test since then to try to isolate the root cause. The testing period is just about over and our contractor should be able to get us back in operation. This is a very difficult problem to identify. We have been working it and will continue to do so and hopefully have the issue resolved soon.

Until then, anyone who sees the “Do Not Enter” sign at the exit gate blown down is fully authorized to reset it. We appreciate all the help we can get. It’s also very important that we all remember to advise our guests, delivery persons and contractors that BK Circle is a one-way road and that they must exit through the exit gate when leaving. We still see vehicles trying to exit through the entrance gate every day. It’s almost always because they hadn’t been told by the resident how to properly leave BK. Your help will be greatly appreciated until we get things back to normal.

Common Area Electrical Issue

We have had a couple of qualified electricians out here to diagnose an electrical problem affecting our fountain pump and lamp posts. Locating cable damage underground is difficult, imprecise work. Our electrician believes he has found the damaged section and on Tuesday, March 3rd, they will be here to fix it. Until then, we’ll continue to keep the lamps burning by running extension cords to our homes.

Social Committee

We’re always having fun at BKC!



Last year’s BKC Holiday Party, hosted by Debbie and Gordy Schnabel, was a fun filled evening of food, drink and lobbying.

Yes, lobbying! ...for which photo would win the honor of fronting our 2020 HOA Directory. It was an exciting competition as each attendee judged the photos and cast their ballots, followed by cheers for the winner and all who dreamed of photographer fame.



Congratulations to Mikal Meyer for her stunning capture of our community fountain at night.

We thank the Schnabels for hosting both the 2018 and 2019 Holiday Parties. Who will step up to host for 2020? It’s easier than you think! The Social Committee will assist you and everyone has so much fun. What a great way to welcome the Holidays together.

Last year’s Toys For Tots annual drive made 32 holiday toys available to children in need through our Local #3 Fire Station. Imagine the joy on those little faces. It truly is better to give than to receive!

To celebrate Spring, our next event is:

Wet Your Whistle at the Watering Hole

March 27 from 6 to 8 p.m. hosted by Tom and Bonnie Burrell (#3484). BYOB and bring an appetizer to share.

The Social Committee has planned other events for 2020. Details for each will be provided, but *Save the Dates* on your calendars now!

June 7	TBD	Picnic in the Park
Oct 4	5 to 7:30	Oktoberfest
Nov 28		Toys for Tots
Dec 6	5 to 8pm	Holiday Party

Nuts & Bolts

George Prattes



GARAGE DOORS AND OPENERS

Many residents recently replaced their 22 year old doors and/or motors. While this upgrade was in process, I learned important information that might help the community. Following are three replacement options to consider and some Preventative Maintenance (PM) hacks to keep your doors in tip-top condition.

Option # 1 As ten of our BKC residents chose to do, you can replace the old wooden garage doors with newer metal ones. In addition, you could replace the opener(s) as well as some of the hardware. Some residents chose to replace the doors and some replaced both doors and openers. To ensure the doors are trouble free for the next 15 years, replacing everything would be the answer...at a cost. Several factors determine the cost. An experienced installer can provide the details.

Option # 2 If your doors are in good condition (no rot at the bottom or in panels) another alternative would be to replace one or both openers. Door Doctor currently charges about \$415 per opener (installed) or \$790 to replace both with Liftmaster model # 8355-W ½ hp, which is perfect for our doors and is Wi-Fi capable. In addition to the opener itself and installation, this price includes new sensors at the base of the garage doors and new key pads at the back door.

Option # 3 I carefully examined my wooden garage doors (especially at the bottom) and confirmed they remained in very good condition. But the door openers were another matter, likely 20 years old, and I thought they needed

replacement. Inside the garage, I saw a multitude of springs, cables, pulleys, etc., hanging around both doors and over the cars. Should one of those springs or cables snap they could do some serious damage.

So I decided to keep the existing wooden doors and to replace both openers, including all the springs, cables and pulleys. I also replaced all the old metal rollers on both doors with new nylon ones to ensure that the doors would operate quietly. Using Door Doctor, this entire upgrade cost approximately \$1750. Unless I have problems with the wooden doors in the future, this investment should last for 15+ years.

Preventative Maintenance

Whether you upgrade your garage doors and opener or not, the installers all agreed that the following should be done every 6 months or so to keep your doors in perfect operating order:

- 1) Using WD-40 or similar product, spray each roller where it spins on its axel. Each door has 10 rollers. (5 on each side)
- 2) Spray each hinge between the door panels. Doing this as the door is moving up or down would be beneficial.
- 3) Spray each pulley on both doors. You want them to turn freely as the cables are moving through them.
- 4) Lightly spray the track from the opener to the door.
- 5) Check that the sensors near the floor of the garage are free of any obstruction. Leaves or debris can block the sensor and prevent the doors from closing. (This should be checked often)

Note: Should the door stop working or during a power failure, you can pull on the rope to disconnect the door and open it. Once outside, you can then manually close the door. When power is restored, open the door completely, pushing it toward the house until it fastens.



Spring Yard Sale

Experience the life-changing magic of tidying up and “Marie Kondo” your home! Even better, make those treasures available to others at a price.

Barrister's Keepe will hold a Yard Sale on Saturday, May 2 from 8am-2 pm. The entrance gate will be open accordingly. Currently 11 homes are participating. We welcome additional responses and ask that you contact Christine at the phone number or email address below if you are interested. Signs will be posted outside the gate at the entrance, volunteers will assist with traffic and parking control through the community, an announcement will be sent to the NextDoor Community website and Pickett’s Reserve will be notified of the event. Each participating home will be identified with a provided helium balloon delivered the night before the sale. We are seeking volunteers to assist with monitoring traffic at the entrance and spaced throughout the community during the Yard Sale between 7:45 am to 2:00 pm.

Join your neighbors for this fun event! Contact Christine at ChrPra@aol.com or (404) 444-6523 so your name can be added to our list of participants. This will ensure that you are included in all communication regarding this event.

Planning and Development

You might have noticed a lot of construction going on in Fairfax City. If you go to the City’s web site you will see that there a number of projects under review. The two obvious projects are Scout on the Circle and the Fairfax

Shopping Center, both on Fairfax Boulevard.



Scout on the Circle is a mixed use residential-over-retail property with a Giant grocery store and parking garage. There will be 400 apartments, a 54,000 square foot grocery store, 34,000 square feet of general retail and restaurants. Building permits were approved in November 2017. Building demolition and site construction began in February of 2018. A separate timeline was established for the Giant store but those have been approved and, as you can see from Pickett Road, construction of the store is well underway.

Fairfax Shopping Center, aka “Point 50” This project (between Eaton Place and University Boulevard) will replace the old shopping center (approximately 68,000 square feet) with four stand-alone buildings: two office buildings that have approximately 48,199 square feet of retail space; a grocery store that will be under 30,000 square feet; and another stand-alone 18,000 square foot building for retail/restaurant space.

Did You Know?

Our Declaration restricts trash cans outside to only the day of trash collection. The community allows the trash going out the evening prior since the collection is between 7 and 8 a.m. Please refrain from putting your trash and recycling outside until evening and move trash cans inside by end of day.