

Barrister's Beacon

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Metro Church Development Project

Fairfax City and the BKC Board requested a meeting with EYA Developers to hear its proposal to develop the Metro Church land. EYA has built more than 6,000 homes in 40 neighborhoods across the Washington metropolitan area. In a meeting held November 21, EYA revealed its plans to build fifty-two townhomes, to include 47 luxury models valued from \$750 to over \$1 million, and five more affordable homes around \$350. The Metro Church property consists of close to 4 acres for an average 12 homes per acre on the property. The Metro Church is relocating closer to downtown DC to improve access to its urban members. Metro has been a very good neighbor over the past years. We'll miss their friendship and flexibility.

A 22,000 sq. ft. park with grass and trees will face Pickett Road, all along the front of the property. EYA is currently working with the City of Fairfax regarding location, type and size of trees in the development. The plans include a 50' buffer from the EYA homes to the BKC property line. Homes along BKC property will have either ground level decks or patios. None will have raised decks along our property line. Each home will include a two-car garage and two driveway spaces. Parallel parking along the street will be permitted. Currently the Metro Church leases 40 parking spaces to the USPS for their employees to use. There are no plans for employee parking once the property change ownership.

While this neighborhood will include both 3 and 4 story homes, the homes

adjacent to BKC property will be 3 story homes at approximately 32' in height. The larger 4 story homes (42') will be in the rear of the property facing the Army/Navy Golf Course. This development is designed to be consistent with the community and maintain the high standards of the surrounding area. EYA is in discussion with the BKC Board to possibly replace the old BKC wooden fence with a more attractive fence separating both properties. The new development will not be a gated community.

The exact design of the homes has not yet been determined but brick, wood, stone, board or a combination is being considered. A couple BKC residents objected to two proposed designs that were not deemed esthetically pleasing. These concerns were noted by EYA. Fairfax City has not given final approval to EYA and designs and plans are currently being reviewed. Your BKC Board will remain in contact with EYA to learn the final design and communicate with BKC residents.

EYA is working with the City of Fairfax and the BKC board to discuss storm water control. They advised that no water would run onto Pickett Road, the Army Navy Golf Course or BKC property. There will be two 'curb cuts' from the EYA property onto Pickett Road, close to the existing ones. Based on a traffic study, VDOT determined an additional light would not be necessary, but this may be reviewed again due to concerns voiced at the meeting.

Current plans are to close on the church property in 12-15 months. Construction on the property will begin during the first quarter of 2021 and is projected to last 2 to 2 ½ years.

President's Corner

David Herrington

Thanks to Angela Bédard for volunteering to publish a quarterly BKC newsletter designed to keep you informed about community news and events. If you have news to share with the community, please contact Angela.

Thanks to everyone who attended the HOA Board meeting in September. These BKC Board members continue to serve our community:

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

I'd also like to thank the residents who attended the Metro Church development meeting on November 21st. Your voices are being heard and we will continue to work closely with EYA to keep you informed as this project progresses.

Vicki and I hope to see you at our upcoming Holiday Party on December 8 at Debbie and Gordy Schnabel's home. Merry Christmas and Happy Holidays!

BKC Treasurer's Notes

Aaron Fox

HOA Dues Increase for 2020

As our property ages, repairs and maintenance become more expensive. The BKC HOA Board voted to increase our Quarterly HOA dues from \$499 to \$540, effective January 1, 2020. This first dues increase in three years was necessitated by the increasing costs of maintaining our beautiful neighborhood.

If you pay using a manual check, online bank bill pay, or the Gates Hudson web portal, please adjust your first quarter payment to \$540. If you have enrolled in automatic ACH payments, no action

need be taken as the correct updated amount will be withdrawn.

Your HOA Board thanks you for your cooperation and extends best wishes for the Holiday Season.

Committee Updates

Covenants

The Covenants Committee completed the 2019 check for issues and deficiencies in compliance with our HOA requirements. Overall, we found that BKC residents take care to maintain and beautify their property. A big thank you from the Covenants Committee to the neighborhood.

Maintenance Issues found during Covenants Walk around: Many neighbors appreciated learning about issues they hadn't noticed and took positive steps toward the maintenance of their property. There were only a couple of homes with substantive issues. Covenants will be sending a summary of those to the Board for action.

It was recommended that future walk arounds be completed in early summer so issues could be corrected during the milder months. We will plan on that in 2020.

Parking: Visitor Parking is for Visitors. Our declaration states that each home has at least four parking spaces, two in the garage and two on the driveway. In most cases, residents who need additional parking are able to find alternate parking by arranging for paid parking at the church.

We noted a few residents parking in the visitor lots and have begun issuing parking notices. If a resident ignores parking notices and continues to park in visitor lots, covenants will inform the Board with the recommendation to take action. As a reminder, the Board has a right to tow vehicles in violation.

Winter weather impact on visitor parking. All vehicles must be removed from the visitor parking lots prior to every snow storm.

Request for Architectural Change: Homeowners are required to submit a request for any change or replacement to the outside of their property that is not specified in our documents. This includes landscaping.

One area that is often overlooked is that this request must be submitted if you are replacing landscaping with something different than was part of the original planting. It's important to replace any landscaping that has been removed. The Covenants committee will be happy to help if you have questions.

Social Committee

Was that Oom-Pah music we heard near the fountain in late September? The



cool weather attracted half the community to our fountain-side mix and mingle. The adults enjoyed bratwurst, potato salad and beer or wine. There were hotdogs and mac and cheese for the kinder. We could not have asked for a better evening for the annual Oktoberfest celebration. No one wanted to call an end to the evening as conversations continued after dark. We say a hearty Danke Schoen to the Social Committee and all who assisted with setup, tear down, and food preparation.

Our **Toys for Tots** program will be held December 1-9. Last year we collected 31 unwrapped toys for underprivileged children, delivered to our local Fire Station #33 for distribution. Collection boxes for the toys will be placed at the Prattes and Burrell homes.

Thank you to Debbie & Gordy Schnabel for hosting our **Winter Holiday Party**. They have again graciously offered their home to host this year's event on Sunday, December 8; from 5 to 8 p.m. Don't forget to RSVP! Come share the Holiday spirit with BKC.

Facilities

The BKC community achieved major improvement projects this year. Thanks to the diligent efforts of the Facilities Committee, whose members include George Prattes, Tom Burrell, Curtis Bartell, Shon Copeland and Frank McGann. Thanks to all homeowners whose outstanding (and much appreciated) cooperation helped us to repave our street, repair and paint the sidewalks and curbs. We also refurbished and painted the gates and some sections of decorative wrought iron fencing, as well as the signposts in the neighborhood.

After almost 20 years, the underground water retention facility was cleaned out (located under the golf course). We also improved water drainage problems in several common areas.

During 2020, the committee will evaluate the entryway pavers as well as painting remaining wrought iron fencing in other locations. We are still trouble shooting the issue with the exit gate and will restore it to working order shortly. Thank you for your cooperation and patience.

News from the HOA Secretary

Thanks to everyone for attending our last two HOA Board meetings. You can find the draft minutes for our September meeting at our HOA website.

<http://www.barristerskeepetehoa.org/minutes/BKHOAMinutes09-10-19-DRAFT.pdf>

Have you wondered what goes on behind the scenes at BKC? There are many opportunities to volunteer for our committees. Both the Finance Committee and Facilities Committees are seeking volunteers. Please contact Jim Meyer for more information on how you can get involved.

BKC Directory Photo Contest

We are updating the BKC Directory for 2020 and holding a contest to select a photo for the front. Do you have a cute photo of our community? Please participate and snap one photo (on your cell phone is fine) from anywhere in Fairfax City or just within BKC, your choice, for the contest. One photo will be selected for inclusion on the 2020 Directory cover.

Send your photo submission to mcmenomy@cox.net or text to 571-331-2627 by **Saturday December 7.**

The winner will be chosen at the **Winter Holiday Party** on Sunday evening December 8 at the Schnabel's. Attendance at the party is not necessary to compete!



What's Cooking?

Spiced Chickpea Stew With Coconut and Turmeric

Spiced chickpeas are crisped in olive oil, then simmered in a garlicky coconut milk for an insanely creamy, basically-good-for-you stew that evokes South Indian chana and some stews found in parts of the Caribbean. While the chickpeas would be good as a side dish, they are further simmered with stock, bolstered with dark, leafy greens of your choosing and finished with a handful of fresh mint. See the recipe online:

<https://cooking.nytimes.com/recipes/101977-2-spiced-chickpea-stew-with-coconut-and-turmeric>.

Local Events

December 1-9, 2019

BKC Collects Toys for Tots

You can be **Santa Claus** for underprivileged children. Join us in collecting toys for local kids. Bring your unwrapped donations to the Burrell's and Prattes' homes through December 9.

December 7, 2019

2 to 7 p.m., Old Town Square Festival of Lights & Carols

Come listen to live holiday music and enjoy s'mores and hot cider.

December 8, 2019

5 to 8 p.m., Debbie & Gordy Schnabel's Home BKC Holiday Party

Our annual holiday gathering is family friendly. Please RSVP!

December 10, 2019 to January 5, 2020 5:30 to 10:00 p.m.

Bull Run Regional Park Festival of Lights

2.5 miles illuminated by holiday light displays to view from your car. Holiday Village includes rides, refreshments and Santa Claus!

January 31 – February 2, 2020

Chocolate Lover's Festival Fairfax City

The annual two-day festival held on the first full weekend of February features chocolate delights for all ages.