

# Chesterbrook Woods Citizens Association

## Minutes from the Fall Meeting

September 26, 2017

CWCA President Larry Allen called the meeting to order at 7:02PM.

Approximately 35 residents were in attendance.

**Stands in the Hood:** Vice President Elizabeth Ende reported that there were 20 stands at various locations in the neighborhood on Labor Day and that they raised almost \$1300 for Hurricane Harvey relief. One of the students who created a stand talked about her interest in baking gluten free desserts and passed out samples of her cupcakes to the residents at the meeting. The proceeds from her stand were donated to the Mutt Nation Foundation.

### **Treasurer's Report:**

Jennifer Versaw gave the Treasurer's report. She reported that the CWCA collected dues from 274 homes which represents a paying rate of 51%. Contribution per household averaged \$32. We have \$48,677.16 cash on hand, which is a small increase over our reserve in 2016. Since our goal is to have an amount equal to two years' expenditures in the reserve, the Treasurer proposed that the dues be reduced to \$15 per year per household.

A resident proposed that the reserve be used to do a project to benefit the whole neighborhood. Another resident pointed out that the purpose of the reserve is to fund additional snow plowing if we have a very bad winter. A third resident commented that the Board should be careful about how it spends the residents' money.

A motion to decrease the dues to \$15 was made and seconded. A vote was held and the motion passed unanimously.

### **Report from Supervisor Foust's Office**

Supervisor Foust was unable to attend the meeting due to an executive session of the Board of Supervisors, but he was represented by Ms. Jane Edmonson.

### **a. McLean Community Center**

The MCC renovation project is on schedule and within budget. 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 7,700 square feet will be added. Many functions of the MCC have been relocated to space in the Balducci's shopping center. Additional details and photos are published by the MCC at <http://www.mcleancenter.org/about/newsroom-2>.

## **b. Lewinsville Center**

The demolition of the Lewinsville Senior Center is now complete. 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 children's centers are currently operating in two learning cottages.

Two separate buildings will be constructed in place of the demolished building: 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 private-public project is anticipated to be completed in October of 2018. The public building project is anticipated to be completed in April 2019.

For more information, please visit

[http://www.fairfaxcounty.gov/ncs/news/ni2016/lewinsville\\_renovation.htm](http://www.fairfaxcounty.gov/ncs/news/ni2016/lewinsville_renovation.htm).

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

JBG Smith and McWilliams Ballard, the developers of The Signet, are 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, although some moderate income units will be provided.

Ms Edmondson commented that the developer is providing significant resources for public infrastructure projects in McLean. For example, they are funding improvements to the Franklin Sherman athletic fields.

The developer's website is <http://signetmclean.com>.

## **d. Main Street McLean**

The developer has canceled its application for permission to redevelop its site. Improvements to the shopping center where the Giant is located are on hold.

## **e. Sidewalks**

1. Kirby north side across from Chesterbrook School – project is delayed, but should be completed in 2017
2. Kirby south side from the school to Halsey – planned construction in 2018
3. Kirby from Birch to Ivy Hill to Corliss- land acquisition in 2018 with planned construction for late 2019
4. Chesterbrook south side from Chesterford to Maddux – land acquisition will take place in fall 2017 with planned construction in 2018 – a crosswalk will be installed at Maddux
5. Chesterbrook from Chesterbrook Vale to Albermarle – scoping the project expected in 2019; planned construction in late 2021
6. Chesterbrook from Albermarle 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. Trees Forum Meeting October 18**

October 18: Tree Talks: Trees in McLean's Changing Landscape - Planting and Protecting Sponsored by the McLean Citizens Association, the McLean Trees Foundation and others. Hear from Supervisor Foust, McLean Trees Foundation, County staff, and local and regional home builders. View exhibits. Learn about tree rules and planting the right kinds of trees.

**Event Details:** Wednesday, October 18; 7:00 p.m. to 9:30 p.m.; Churchill Road Elementary School Cafeteria

### **g. Chesterbrook Repaving**

Old Chesterbrook will be repaved this year, but the CWCA neighborhood streets will not. The CWCA neighborhood is not on the VDOT list for projects to be done in 2017. VDOT is able to pave some secondary roads in 2017 because it got a larger budget two years ago and did not have to 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.

However, there is a limited amount of new VDOT funding available for paving projects. Projects to improve Kirby Road and to improve Old Dominion are both on the wish list for using that money.

### **Delegate Rip Sullivan**

Delegate Rip Sullivan spoke to the meeting about several topics of interest.

#### **a. Roads**

He continued the discussion about road improvements. He assured the attendees that Forest Lane near the intersection with Woodley will be patched this fall.

A resident asked if a center line could be painted in the area that is being patched. Since there are several blind curves, a center line might remind drivers to stay in their lane. Drivers outside their lane in that section of Forest are a safety issue. Delegate Sullivan said that he would ask VDOT if it is possible to paint a center line in that section of Forest.

Another resident asked when the entire neighborhood will be repaved. Delegate Sullivan said that VDOT has the CWCA area on its list for an upgrade in 2018.

A third resident raised the issue of a house at the corner of Grady Randall and Highwood that has planted bushes that block the line of sight at the intersection. Delegate Sullivan explained that VDOT handles line of sight issues. Ms Edmonson said that she would notify VDOT about the problem.

A fourth resident asked if Fairfax County provides street sweepers. Delegate Sullivan explained that street sweeping is not a service that the county provides.

### **b. Undergrounding electric cables**

A resident asked about the project that Dominion Power is doing to underground the electric lines on parts of Forest, Oakdale and Woodley. Delegate Sullivan explained that Dominion's undergrounding is part of a state wide project, called the Dominion Strategic Undergrounding Project. Dominion is doing test projects to study the costs and benefits of electric line undergrounding, and it has used an algorithm to determine if projects will save money or not. Additional information is available at <https://www.dominionenergy.com/about-us/news-center/electric-projects-and-initiatives/strategic-underground-program>.

Another resident asked if Verizon and Cox are also going to put their lines underground. Delegate Sullivan said that those two companies are not participating in the Dominion project. Ms Edmonson said that she can provide contact information for the two cable companies if anyone wants to speak directly to them about the issue. Delegate Sullivan pointed out that areas that have electric cables put underground will lose their street lights.

### **c. Group homes and businesses**

A resident asked about whether or not there is a limit on the number of group homes in the CWCA neighborhood. Delegate Sullivan said that there is not since running a group home, as long as there are no more than 8 full time residents, is a by-right use of the home under Virginia state zoning laws. The number of hourly staff does not count against the cap of 8 residents.

The meeting reviewed the points discussed about group homes at the spring CWCA meeting. CWCA President Allen pointed out that the CWCA cannot take a position on group homes or home businesses in the area. Both are protected by the Americans with Disabilities Act and the Fair Housing Act.

## **COMMITTEE REPORTS**

### **Snow Removal:**

Ed McGrady reported for the committee. He reminded everyone that the committee can be reached at [CWCASnow@gmail.com](mailto:CWCASnow@gmail.com) or on its Twitter account. If there is a problem with the snow plow service, residents should report it on the gmail amount. We begin to plow when there is 3 inches of accumulation, unless there are special circumstances such as an ice storm. We sand

liberally but we do not salt for environmental reasons. Ed commented that total snow costs from the winter of 2010 to today have been \$100,000. The yearly average is around \$12,000. He also pointed out that the Treasury reserve is meant to insure that the snow plowing can be paid for even in a very snowy winter. Spending down the reserve might endanger the ability of the CWCA to provide the plowing service.

### **Security Report:**

Bob Blakely reported that there have not been any new incidents in the neighborhood since the spring meeting. He reviewed the older incidents: Two car break-ins were reported in the neighborhood in February. There were two incidents of garage windows being opened in March.

He provided several safety tips. Residents should lock their cars and not leave valuables in sight. Home and garage windows should be locked. With the holiday season coming up, residents should think about where packages are being left, and whether packages can be delivered to safer locations.

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 has been organizing the Patrol for close to 5 years now. She will be stepping down and encouraged anyone who was interested taking the effort over to get in touch with her at [cobrin1725@aol.com](mailto:cobrin1725@aol.com) or 702-532-1142.

The CWCA Board and the meeting attendees expressed their appreciation to Carol for her outstanding efforts.

Twenty retailers participate in the Pineapple Patrol by providing coupons and small gifts. Since Carol started the effort, the Patrol has delivered more than 105 baskets. Carol showed a sample basket and described the basket which includes a directory, menus, coupons and gifts from local businesses, and a homemade baked good.

### **Garden Swap:**

Carol also described the new Garden Swap event, which occurs monthly on Saturday mornings. It now includes swaps of indoor and outdoor plants as well as other garden related items. The most recent event hosted a local garden expert who gave a talk and answered questions.

### **Neighborhood Assist:**

Carol also discussed the new effort to create a list of neighbors interested in being a neighborhood volunteer to help out with small tasks for other neighbors. Anyone who would like to volunteer should contact Carol at [cobrin1725@aol.com](mailto:cobrin1725@aol.com) or 702-532-1142.

## **Environmental Committee:**

Vice President Betty Ende reported that the county has assigned Ms. Kristen Moons to work with the CWCA. The Committee is trying to expose developers who want to clear cut lots, and remind county staff that they should enforce the current regulations.

She mentioned that any McLean homeowner can work with the McLean Tree Foundation to have trees planted for \$50 as part of the Neighborhood Tree Program. The full details of the program are at the Foundation's website at <http://www.mcleantreesfoundation.org>.

The environmental committee welcomes new members. The committee has a separate Yahoo group email address. Join at [cwcaenvironment@yahoogroups.com](mailto:cwcaenvironment@yahoogroups.com)

## **Announcements:**

1. The Oktoberfest will take place in the Hardwood cul de sac on Sunday October 22<sup>nd</sup>. The rain date is October 29<sup>th</sup>. A sign up website will be available soon.
2. The CWCA Directory is being updated for its fall printing. Please access your information and update it if you would like to add anything, delete anything, or change how your entry appears in the Directory. If there are any updates to the Young Entrepreneurs List, that information should be sent to Winkle Nemeth at [virgina\\_fso@yahoo.com](mailto:virgina_fso@yahoo.com).

## **Open Microphone:**

1. A question about the flooding at Albermarle and Chesterbrook: President Allen said that VDOT has done one project which made some improvement. However, a pipe is crushed under the intersection, and a longer project will need to be undertaken which will involved digging up the entire intersection to completely replace the drain pipes under it.
2. A question about a Craig's List function to sell items for the CWCA: Vice President Betty Ende said that that function is taken care of in the HoodPlayDates Yahoo Group. Subscribe at [hoodplaydates-subscribe@yahoogroups.com](mailto:hoodplaydates-subscribe@yahoogroups.com)
3. A observation was made that dog owners should not throw their dog's poop in other residents' trash cans. Elderly residents who cannot get their cans in quickly are particularly annoyed when this happens.
4. A question about what can be done to slow down speeders in the neighborhood: Supervisor Foust's office can supply yellow "Slow down" signs. Neighbors can also get in touch with Betty Ende who can help.

Meeting Adjourned 8:35 PM.