

Glencannon Community Association 2012 Annual Meeting Minutes

The meeting was held on March 21, 2012 at the Flint Hill Elementary School Cafeteria. The meeting was called to order at 7:10 p.m.

Welcome

President, Gayle Abbott opened the meeting by welcoming everyone in attendance. Charlie Ferrara asked that the minutes from last year's meeting be approved. Seconded by Bobbi Neal. The minutes were approved. An overview of the agenda to be covered was provided.

Fairfax County Watershed Plan Overview

President, Gayle Abbott, shared information on the watershed plan that was presented to the boards of directors of the Glencannon, Lawyers North and Tanglewood community associations concerning the Difficult Run Watershed. After providing information on the Difficult Run Watershed and Piney Branch Sub-watershed itself the issues were summarized including the fact that Piney Branch sub-watershed is the most densely developed which has resulted in an increase in impervious surfaces and storm water runoff. An overview of Fairfax County Watershed Plan Projects, both structural and non-structural, were reviewed. There are over 1700 proposed projects in the county at this time with an annual budget for FY12 of \$5 million. Projects from Madison High School and Flint Hill Elementary School through the existing farm pond and proposed plans for Glencannon were reviewed. The Watershed Management Plan proposes a 3.8 acre pond upstream of Lawyers Road in Glencannon Community Park. Concern was expressed about home values in our community, the risk to our children of a large pond in addition to the creek, the possibility of snakes and insects in the park, increased insurance liability were some of the concerns that were raised. Noreen Linnemann proposed a motion to not support the pond. This motion was seconded by Marko Cemovic. There was a unanimous vote from the community to not support the pond construction. The county will be contacted to let them know the sentiments and agreement reached by the community in relation to the proposed pond.

Neighborhood Enhancement Program

The Fairfax County Neighborhood Enhancement Program is a grants program funded by Fairfax County to help communities undertake projects that encourage resident participation in civic engagement and neighborhood beautification efforts. Communities go through a grant application process and these are reviewed and rated by a committee within the county. The county had \$100,000 available to award for FY2012. 72 communities submitted applications requesting over \$300,000 in grant funding through this program and 31 were awarded some level of funding. The Glencannon Community Association was awarded a \$4,000 grant to be

used to clean up the creek to facilitate maintaining a safe and caring community, practice environmental stewardship and connect people and places. This was seen as a proactive project to propose due to the watershed issues that were raised. As part of the program the community must match the grant with a combination of money and volunteers. The plan calls for logs and trees to be removed from the creek and water loving tree saplings and plants to be planted around the creek beds to discourage erosion. As the project moves forward we will be looking for volunteers from the community as well as local high school students and Boy Scouts / Girl Scouts looking for volunteer projects and hours. As part of the planning for this process, Gayle Abbott, President and Carol Macomber, Common Area Maintenance for 2011 met with representatives of the Virginia Department of Forestry and the National Wildlife Federation for advice. Accepting the grant shows that the community is serious about protecting the creek and the watershed. By creating a resource protected area limitations can be imposed to protect the park. It was suggested that Glencannon consider becoming a Certified Wildlife Habitat since we do qualify. The Forestry department and Fairfax County Watershed division both discussed the benefits to creek preservation and watershed protection of not mowing as close to the creek banks and cutting mowing to the meadow along Lawyers Road. While the grant has already been awarded there had been some discussion as to whether or not we should actually accept it. Charlie Ferrara motioned to accept the grant. Mimi Rohrbach seconded the motion. There was unanimous approval from the community.

Park & Common Area

The landscaping of the front entrance to the park was completed in keeping with the plans that were approved by residents who attended the June cocktail party. The recent survey of the community revealed that the majority of residents were pleased with the work that was done on the entrance and see the value that it adds to the community and home values. A few of the other outstanding projects that need to be done are fence repair along Lawyers Road, maintenance of the front entrance into the community (which Noreen Linnemann has been doing an exceptional job of maintaining to this point), cutting down of several trees right along the path that are falling, and removal of ivy on trees to keep it from killing them.

Community Survey Results

Gayle Abbott, President, reviewed the survey that went out to the community prior to the annual board meeting. Positive interest was shown in community and park entrance beautification, enforcement of architectural standards to maintain property values, the neighborhood directory, and environmental protection and stewardship of the common area. In the area of social events the greatest interest was shown in block parties. Little interest was shown in community social events (except for the Halloween parade and party), newsletters, basketball/ tennis courts. While there is some willingness to volunteer to contribute to the maintenance of the community it was a smaller percentage. It was expressed that residents have limited time and that shows in how many have others do their own lawn and yard maintenance.

Architectural Standards

Marko Cemovic, VP Architectural Review, reviewed the ***Architectural Standards Guide*** which he created for the community. It provides examples of acceptable changes that can be made to homes in the community and therefore moved more quickly through the architectural review process. It is expected that residents stay within the colonial style of architecture when replacing windows, doors, and paint colors. One resident was curious about the Craftsman style seen on some of the newer doors in the community. Residents will not be asked to replace any improvements already made as of this date but in the future it will be expected, in accordance with the by-laws that all external home and lot improvements be reviewed by the architectural review committee and fit within the basic guidelines.

By-Laws

Chris DeLacy, Immediate Past President, reviewed the proposed updates to the community By-Laws. They were recently updated for clarity and tax reasons. The language was simplified and the Rules & Regulations document was incorporated into the By-Laws. This reduced the number of community documents with which residents must be familiar from three (3) to two (2). Mr. Linneman thanked Chris DeLacy for this update. Mrs. Jenkins was concerned about Article V section 1 where it states that the ex officio member (the immediate Past President of the Board) would be allowed to vote on the board. As it is stated in the ByLaws, the ex officio member will only vote in a tie breaking situation. Concern was expressed by Mr. Linnemann on the small monetary amount of a lie. Chris Giavis suggested that in Article XX the limit on days a car could sit on the street without being driven be reduced from 7 days to 4 days to align with Fairfax County rules. There was discussion as to whether 5 boards should be required for all fences. It was discussed that 4, 5 and 6 board fences currently exist and fit within the community. Chris DeLacy recommended that the board consider hiring a real estate attorney for further clarification. A motion was made and seconded and it was voted to approve the proposed by-laws with the minor revisions discussed.

Budget

Phyllis Loftus, Treasurer, reviewed the 2011 budget and explained the proposed 2012 budget. Ron Tharrington motioned to approve the budget. The motion was seconded. The community voted to approve the budget.

Election of the New Board

The vote was unanimous to approve the new board members. The 2012 board members are as follows: Gayle Abbott, Marko Cemovic, Matthew Neuman, Tom Baciagalupo and Erin Lauer. Congratulations to all!

Dues Increase

Marko Cemovic, Vice President, discussed the importance of maintaining Glencannon as a community that is well-maintained and consequently upholds property values. He summarized issues facing the community regarding the aging infrastructure, current financial resources and the current and future financial responsibilities of the community. Not only has it been difficult to keep up with the work that needs to be done but more importantly there are not currently sufficient reserves to deal with some of the infrastructure issues that the community may need to deal with over the next several years. Costs within the community, such as for mowing of the park and related maintenance are projected to increase. The mowing company has already let the community know that they held the price for this year but only with the reduced mowing along the creek and meadow but won't be able to do so in the future. In obtaining competitive bids no other mowing company has been able to come in anywhere near as low as the current one. It has also become apparent that it has become increasingly difficult for residents to provide volunteer hours to do all the work that needs to be done. Several people stated that our annual dues were low and extremely reasonable in comparison to other communities. Three increase scenario's were presented along with the implications of each one on future budgets. Those present were asked to consider the benefits of each proposal and discussion of the many issues related to the various dues increase scenarios followed. Erin Lauer made a motion to increase the annual dues starting in 2013 to \$250/ year. Bettina Donohue seconded the motion. There was a quorum and the vote passed to increase the dues to \$250/year effective with the 2013 dues invoice.