

MINUTES OF
CHESTERFIELD MEWS COMMUNITY ASSOCIATION
ANNUAL MEETING
April 24, 2012

CALL TO ORDER: The Annual Meeting of the Chesterfield Mews Community Association was held at the Kena Temple located at 9001 Arlington Boulevard, Fairfax, Virginia. The meeting convened at 7:32 p.m., with President Nancy Minter presiding and Gordon Silcox, as Acting Secretary, taking minutes.

Board Members in Attendance: Jo Ann Andren
Ross Bankson
Nancy Minter
Kevin Noca
Robert Parker
Bruce Pincus
Brian Saal
Gordon Silcox

Board Member Absent: Margaret Kerr-McKown

GHA Community Mgt. Representative Present: Douglas Courtney, Managing Agent

ESTABLISHMENT OF QUORUM: All Board Members except Margaret Kerr-McKown were in attendance and 40 community members were either present (36) or had provided a proxy (4); thus establishing a quorum for election of Board Members.

PROOF OF NOTICE OF MEETING: Nancy Minter provided Proof of Notice of the Meeting.

APPROVAL OF MINUTES OF LAST ANNUAL MEEETING: A motion was made to waive the reading of the Minutes of the 2011 Annual Meeting held on May 24, 2011. A motion was made by Gordon Silcox at the request of a resident to amend the minutes at the "Volunteers" section, to read:

"A question was raised from the floor concerning re-activating working committees within the community and making sign-up sheets available, specifically for a social committee, a grounds committee, the architectural committee and others in which interest could be identified."

A motion to approve was made by Robert Parker and seconded by Rosina Schacknies and the amendment was approved by unanimous voice vote. A motion to approve the amended Minutes of the Annual Meeting of 2011 was approved by unanimous voice vote.

ELECTION OF BOARD MEMBERS: Terms of three current members of the Board of Directors expired at this meeting: Ross Bankson, Margaret Kerr-McKown, Brian Saal. There were no nominations from the floor, thus it was not necessary to elect Inspectors of Election. Bankson, Kerr-McKown and Saal were elected by acclimation.

REPORTS OF THE PRESIDENT AND COMMITTEES:

Communications

The newsletter has been published this year on a quarterly schedule, plus occasional flyers providing details about ACC, grounds, and other topics. Newsletter Editor, Ross Bankson, is retiring from this responsibility and volunteers were solicited for a successor.

Kevin Noca has taken on the challenges of managing our website, www.inthemews.com, with updated information including a "Contact Us" feature whereby residents can communicate with the Board via the website.

The Board has continued using emails to residents for messages of current importance. Those desiring to receive these e-mails are urged to let the Board know.

Nancy thanked Trish and Jeremy Trillet for their excellent management of the successful Halloween parade last fall.

Parking

In response to issues raised at last year's meeting, a Street Working Group of the Board was formed, with four Board members (Margaret, Bob, Bruce, Gordon) and has taken several actions, including painting "no parking" curbs, establishing warning and towing procedures and contracting with a towing company, to tow only as requested by a designated Board member.

The Board is planning, on May 2-4, to have the roads and parking lot crack seal coating procedure done, with parking space numbers repainted and yellow curbs power-washed and painted.

Security

We again participated in the **National Night Out Against Crime**, last August with neighbors at Kelly's Circle to share treats, and to meet Lynda Smith, our Providence District Supervisor, Chris Grisafe, her challenger for Supervisor and two Fairfax Police representatives. We have begun posting notices of nearby crime warnings on our website.

Architectural Control Committee (ACC)

Our property management company, GHA, has completed an inspection of properties to identify homes not in compliance with the ACC Guidelines. Violation notices have been distributed.

Grounds and Landscaping

JoAnn Andren, Grounds Liaison, reported that our landscaping contractor, Professional Grounds, in addition to working on basic services (mowing, leaf collection, edging), has been pruning/removing damaged/diseased trees.

JoAnn introduced the representative from Professional Grounds, Daniel Holst, who gave a slide presentation of their landscaping recommendations, which are also posted on our website with capability for residents to respond with comments by May 1.

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TREASURER'S REPORT:

Treasurer Brian Saal reported that Chesterfield Mews continued its strong financial performance in 2011-2012 as the community benefitted from a mild winter and a lack of emergency or unexpected major expenses. Emphasis on payment of late dues, instituted about 18 months ago, is producing good results. The Mews is again able to make its full budgeted reserve contribution with a modest additional operating reserve contribution for FY 2012. A new five-year reserve study will be conducted this year. Attention will be continued to devoting funds to community improvements, especially on a major grounds initiative.

MEMBERS' OPEN FORUM:

John Whitlock, Delburne Court, spoke in support of the landscaping proposals and inquired about the time-line for accomplishing the proposed actions.. He inquired what it takes to amend the covenants and Bruce responded it takes 75 percent of the community to amend the covenants.

Eugenie Mielczarek mentioned her concern about deer eating the landscaping, and made several suggestions concerning the use or non-use of certain plants, and about controlling the height of landscaping at the Mews entrance for driver-safety reasons.

A member inquired about whether our community is responsible for tree maintenance of the grassy "island" between and parallel to Route 50 and the service road at the entrance to the Mews.

A member inquired if there is a plan to replace each tree that is removed.

Jackie Lanier, Upper Eakin Park, requested that there be less emphasis placed on planting new trees. She also asked why we still have unpaid assessments. Brian answered that a realistic goal has never been zero delinquencies, the Board has tried to minimize delinquencies and has been successful in that effort.

Helen Kearney, Colchester Brook, pointed out the need for residents to be alert to report any detected break-ins to homes. A house for sale next door to her was broken into. Bruce responded that he, and also the police, should be called in such situations.

ADJOURNMENT: There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:59 p.m.

Gordon Silcox

Acting Secretary

April 30, 2013

Approved