

FAIRFAX CLUB ESTATES
BOARD OF DIRECTORS MEETING
Oct 24, 2012 7:30 PM – 9:00 PM
BBES Lower Music Room

I. Call to Order

II. Verification of Quorum

Attendees:

Jim Thompson (President), Pat Ring (Vice President), Dave Hardin (Treasurer), Chris Jewett (Secretary), Mark Eackloff, Brian Hefner, Lauren Hefner, Mike Krzykowski, Eric Little.

Board Members not in attendance: None

Members in Attendance: Alan Weinraub, Maria Little

III. Membership Forum ----- 20 Minutes

No members present who wanted to discuss any items not on the agenda.

NOTE: The maximum time for any one individual is limited to 5 minutes

IV. Review Minutes from previous Board Meeting ----- 5 Minutes

V. Review President's Report ----- 10 Minutes

Several inquiries were made to the Board about the proposed 14 home rezoning and development that EastWood Properties is proposing. Here was the President's response:

"In July 2012 the FCE Board (along with many of the homeowners whose houses border on the properties in question) were visited by a representative from Eastwood Properties, who is working with the Construction Company (I do not have the name of the Construction Company). Eastwood properties was not required to brief the FCE Board, but they want to ensure that their plans for the two properties along Route 123 adjacent to Fairfax Club Estates (and Middleridge) were made available to the Board and FCE HOA. This parcel comprises the estate of Dorothy Thompson and one adjoining lot immediately to the north, with addresses of 5621 and 5625 Ox Road on Tax Map 77-1 ((1)) Lots 36 and

37 with a total assemblage of 4.719 acres. Each property is currently improved with one residence constructed between 1948 and 1950.

We summarized Eastwood's briefing in our July 2012 Board minutes that were (and are) posted on the website.

At the request of Supervisor Cook's office, a representative from Eastwood Properties briefed this past Tuesday the Braddock District Land Use and Environmental Management Committee. The Committee Chair reminded those of us in attendance that this briefing was very preliminary and Eastwood Properties was under no obligation to brief the Committee, since a formal rezoning filing request has yet to be filed with Fairfax County. But Eastwood Properties agreed to provide a briefing on their preliminary plans to develop the properties. Once Eastwood Properties formally files a rezoning request with the County, that begins a 12-18 month process that will include formal notification to the public of the filing and formal public hearings. At the earliest these hearings will take place in the Spring of 2013.

There were citizens at this meeting from Fairfax Club Estates and Middleridge, and most expressed concern about the rezoning and development plans. The Committee Chair reiterated that the public will have ample and multiple opportunities to review and provide feedback at the formal hearings.

Regarding questions from homeowners about why the FCE Board did not do a more effective job of publicizing the redevelopment plans, we felt to do so with such preliminary data and in advance of any kind of formal filing and hearings by the County would be premature. There is a long way to go before any ground is broken on these properties, and the Board will track the county's progress in establishing public hearings."

VI. Review Treasurer's Report ----- 15 Minutes

October assessments were collected. The majority of our expenses are paid for the fiscal year, and now contributions to the Reserve Account will be made.

VII. Review Committee Reports ----- 15 Minutes

- Architectural Control Committee
 - o Several resale inspections were accomplished.
- Common Grounds
 - o The new playground is complete! We are looking at options to add additional equipment that will be located where the old teen swings were located. Follow up is being conducted on seeding/fertilizing and leaf removal. Two light poles by the pool are currently unstable and require maintenance and possible re-anchoring.
- Pool
 - o We are still in need of a Pool Committee Chairperson!!
- Social

- o Planning for the 2013 Adult Social is not yet underway. FCE Board is exploring opportunities for participation in the 2013 National Night Out within the scope of the FCE HOA's charter.
- Tennis
 - o Organized activity for the tennis program has ceased for the summer but the courts remain open all year. We have just replaced the entire fence in an all-black configuration. The work was completed this week (10/15/2012). The tree that was cracked and broken and hanging over the courts on the county side has been removed.

VIII. Old Business ----- 10 Minutes

The Board voted on the proposed FCE Complaint Resolution form and approved the form with a 9-0 vote. A board member presented a draft complaint resolution process and the board agreed to some modifications which the FCE Secretary will incorporate into a revised draft. The Complaint Resolution Process document will be approved at the next Board meeting

IX. New Business ----- 10 Minutes

With respect to the inclusion into FCE HOA of the new properties (5621 and 5625 Ox Road on Tax Map 77-1 ((1)) Lots 36 and 37) along Ox Road, the President requested the Board to vote and approve a response to Eastwood Properties (developer of the new properties) that included the following:

- Notify Eastwood Properties we are interested in the new development becoming part of FCE HOA
- Notify Eastwood Properties we decline their offer for \$1,600 per home cash incentive
- Notify Eastwood Properties we decline their offer for funding to help develop a new FCE logo
- Notify Eastwood Properties we are still interested in their offer to install a new FCE sign at the entrance of the new properties (on the northeast corner of Adare and the new development entrance road)

The Board voted on the above listed proposed actions with the following results:

- Approve with 8-1 vote the Notification to Eastwood Properties that FCE is interested in the new development becoming part of FCE HOA subject to Fairfax County approving the development
- Disapprove with 8-1 vote Eastwood Properties' offer for \$1,600 per home cash incentive
- Disapprove with 8-1 vote Eastwood Properties offer for funding to help develop a new FCE logo

- Approve with 8-1 vote Eastwood Properties offer to install a new FCE sign at the entrance of the new properties (on the northeast corner of Adare and the new development entrance road) should the development be included in Fairfax Club Estates.

The FCE HOA president will draft a letter to Eastwood Properties identifying the Board's decision on the four items identified above. The letter will be submitted to the FCE lawyer for review prior to submission to Eastwood Properties.

X. Executive Session ----- 20 Minutes

XI. Date, Time, Place of Next Meeting (4th Wednesday of each month): November 28, 2012, 7:30pm, at the Bonnie Brea Elementary School Lower Music Room.

Proposed agenda items:

- Vote on revised Complaint Resolution Process.