



AFTON GLEN HOMEOWNERS ASSOCIATION

ANNUAL MEETING REPORT

WINTER 2006

ANNUAL MEETING

On January 18th Afton Glen held its Annual Meeting at Sangster Elementary School. With 54 households represented in person or by proxy a quorum was established. The Board provided the following updates:

ST RAYMONDS

According to the Archdiocese of Arlington Construction Office they expect to be able to occupy the church no later than November 2006. Tom Dietz reported that the church is examining several options to address the anticipated parking shortfall. These include use of a remote parking space and the creation of additional parking to the rear of the church. The board will contact Father Gould to ensure that Afton Glen is consulted before they reach any final decision.

Your neighbors raised a couple of concerns about the construction. First, the dangerous situation created by trucks traveling south on Pohick attempting to make a U-turn at Groveland to go north and enter the construction site. Some were forced to back in order to complete the turn. Drivers not familiar with this situation may not give the trucks adequate clearance and get caught in a dangerous area. It was also noted that cars coming north on Pohick were approaching the intersection at a fast rate of speed. While we discussed opening the entrance to the construction site from Groveland, the Board

noted that neighbors near the intersection and on Blue Jasmine had earlier expressed a desire to close that entrance when we temporarily allowed it to be used for the delivery of steel. Also, one of the conditions of the permit stipulated that the Groveland entrance could not be used during the construction phase. It was suggested that all parents with young drivers alert them to this situation that they may not have the experience to anticipate and compensate for this condition.

A neighbor asked about the plans for completing the landscaping noting that several trees had fallen across Groveland during the construction. The Board will contact the Archdiocese Construction Office.

Several neighbors complained about the repair of Groveland Drive by the contractors installing gas lines to the church. The temporary repairs had failed. Subsequent calls to VDOT resulted in the repair. In contacting VDOT we learned of a web site at virginiadot.org/infoservice/citizenservices.asp where anyone can place a work request for pothole filling, snow removal, sidewalk repairs, etc.

CELL TOWER

Frank Stearn, Attorney representing Verizon in its action to construct the cell tower behind the Korean Church, reported in an e-mail to the board that they have completed the last of several new requirements placed on them by Fairfax County. They expect to begin

construction late spring. There is no change to the location or configuration of the tower from what we previously reported.

2004 AUDIT

The Board distributed copies of the **2004** audit. The report cited a need to include a statement on the estimated replacement costs for all assets (e.g. paved paths and the gazebo). Contact John Davies for a copy of the report.

2005 AUDIT

The Board reported that it has a policy of only seeking a certified audit every third year or whenever the Treasurer changes. On the off years we will, in accordance with the by-laws, conduct an audit by three members of the association not on the board. This policy will save the homeowners at least \$600 when done "in-house."

To make this work we need three volunteers to spend one morning at Koger Management's office reviewing the books. Please contact Carol Ward to volunteer. **If** we don't get enough volunteers we will have to hire a CPA.

2006 INSPECTION

After experiencing some problems with the 2005 inspection report, the Board advised Koger Management that it wants to ensure that a member of the Board accompany the inspector.

The Board, after the 2006 home inspection, will contact all homeowners cited for needing driveways repairs to determine if we can get a discount while making needed repairs to the paths.

GAZEBO

The homeowners received a briefing from Tommy DeRosa who undertook the replacement of the Afton Glen signs on the gazebo and the placement of a new sign at the Newington Forest/Groveland Drive entrance as

his Eagle Scout project. Tommy showed examples of the lettering and a computer rendition of the final product.

ARCHITECTURAL REVIEW BOARD

Tom Dietz reported on the status of ARB requests and reiterated the process and **timeline** for obtaining ARB approval. Key to getting your ARB requests reviewed in a timely manner is having enough volunteers to serve on the ARB. Anyone who wishes to contribute to the community by serving on the ARB is asked to contact Tom Dietz.

The Board reported on action it had taken to address a long-standing violation of the ARB Guidelines. The homeowner in violation has been assessed a fine of **\$10/day** since June 2005 and that the Board had directed Koger Management to have our attorney seek resolution through the courts.

CHAPEL ACRES DEVELOPMENT

The Board reported that it had received information concerning a petition to amend Fairfax County's Comprehensive Plan to rezone a portion of Chapel Acres along Pohick Road from the current **R-1** (1-2 dwelling units per acre (dulac)) to 3-4 dulac which would permit up to 39-53 units (four times the existing use on the property).

The discussion focused on the **tradeoff** of additional traffic against the improvement in the current properties.

The Board advised that the Mount Vernon Comprehensive Plan Task Force was scheduled to consider this nomination on January **24**. The Board stated its intent to learn more about the nomination, report it to the homeowners and it necessary ask for a vote on the association's position. See below for the results of the Task Force meeting

2006 BUDGET

The Board reviewed the proposed budget that calls for an increase in the quarterly assessment from \$100 to \$110.

An increase in the trash removal costs was the reason for the increase. Measures the Board has taken over the years to contain costs (hand delivery of the newsletter, "in-house" audits as reported above, reducing contributions to the reserve account, etc.) were detailed.

The homeowners discussed means to reduce the trash costs by eliminating one of the weekly pick-ups and other options. Koger Management was asked to research these options but the Board reported that this had been considered previously but had not been supported.

A motion was made, seconded and passed by voice vote to accept the proposed budget. Future allotment billings will reflect the increase plus that needed to compensate for the first billing of 2006 at \$100 prior to the approval of the budget.

ELECTIONS

There were no nominations to fill the three vacant positions received prior to the meeting. A call for nominations from the floor resulted in Mr. David Buffington and Mr. Albert Villafuerte volunteered and by voice vote were elected to the board by a majority of those present and proxy.

AREA PLANS REVIEW

The process for submitting nominations to amend the Comprehensive Plan begins with a review by a citizen's task force in each magisterial district (Mount Vernon) making a recommendation to the district supervisor (Gerry Hyland). The task force consists of about 24 citizens and conducts public hearings on each nomination. Prior to the hearing the county Planning and Zoning staff reviews the nomination and makes a recommendation to the task force.

On 24 January the Mount Vernon District 2005 Area Plan Review Task Force met on 24 January to consider a nomination to amend the

County Comprehensive Plan as described above. John Davies attended the hearing and spoke on behalf of **Afton Glen**.

The developer presented their plan citing infrastructure improvements they would make to the area in controlling the drainage and that the change in density is not out of character with the area. They showed what they billed as one concept showing single-family detached units fronting Pohick with connected garages.

The staff recommendation going into the hearing was to NOT approve the nomination and leave the area under consideration zoned as R-1 ("Retain Adopted Plan"). Their recommendation was based on the following:

- "The Plan gives specific recommendations to maintain low density residential character of the area in order to protect water quality in the local watershed."
- The proposed nomination would contribute to the pre-existing schools imbalance (Newington Forest).
- Increased residential traffic density (although the reduction in access points along Pohick would be a safety benefit.

A representative from Newington Forest spoke out against the nomination saying that the county's planning factors for schools and traffic is too-low and understates the problems the staff cited.

John Davies asked about the improvements along Pohick, there being none in the plan at present. The staff said the input from the transportation office did not address any required traffic control devices.

The Task Force asked questions about public transportation, tree cover on the property and for the properties behind the parcel, the impact on the drainage downstream, were they single detached or really duplex homes (no final plan – would be answered before the zoning hearing), would it be feasible to only double and not quadruple the density (no according to the builder), the position of the rest of chapel Acres residents (there was only one person

present from among the owner's planning to sell and no representative from any Chapel Acres HOA).

The South County Federation representative reported to the task Force that they had voted unanimously to oppose the nomination.

The Task Force voted unanimously against the nomination. This is a preliminary vote with the final vote coming after all the hearings are complete. The builder has the option to appeal at the Supervisor or Planning Commission level.

You can review the nomination, complete staff recommendation, and the Citizen's Guide to the 2005-2006 South County Area Plans Review on-line at fairfaxcounty.gov/dpz/apr/nominations/mtvernon/mtvschedule.htm.

On February 15 the developer contacted John Davies and the representative from Newington Forest to request a meeting. At the time this newsletter was prepared no date had been set for the meeting. If any homeowner has any questions, issues, or recommendations about the proposed development please call John Davies ASAP so we can get answers for you.

MOUNT VERNON TOWN MEETING

On February 4, Gerry Hyland conducted his 19th Annual Mount Vernon Town Meeting. John Davies attended.

Gerry Connolly, Chairman, Fairfax County Board of Supervisors on County Priorities (education – early childhood learning programs, affordable housing, gangs – 2,000 kids in Fairfax are in 80 gangs – need to focus on middle school after school programs, teen driving);

Tony Griffin, County Executive on Challenges and Opportunities (residents need to have an

emergency plan and 3 days of supplies, completion of the County Parkway to include widening in some spots, "In-fill" development on sites previously passed over);

Ed Long, Chief Financial Officer on FY 2007 Budget and Taxes (expect a reduction in the mill rate in 2007);

COL Lauritzen, Fort Belvoir's Commander (Base Realignment and Closing and the 21,000 jobs moving to Belvoir);

Dana Kaufman, Supervisor – Lee District (transportation – contact John Davies for a copy of the handout on the status of projects in Mount Vernon);

David Rohrer, Chief, Fairfax County Police Department (gangs are a community issue not just a crime issue)

AGHOA BOARD OF DIRECTORS

On February 11 the Board elected the following slate of officers:

John Davies	President
Hal Neptune	Vice President
Carol Ward	Treasurer
Albert Villafuerte	Secretary
David Buffington	Member
Stephanie Grammar	Member
Dan Sigg	Member

The Board would like to extend its grateful appreciation to Vera Dombkowski for her many years of service to the community as a member of the Board of Directors. Vera has been the force behind the Newsletter for the past 6 years. Thanks Vera.

**SPRING COMMUNITY YARD SALE
13 MAY**