

**Minutes of the Lake Barcroft Association Board of Directors  
May 11, 2016**

The meeting of the Lake Barcroft Association (LBA) was called to order at 7:35 PM by President Bill Lecos at 6425 Lakeview Drive, Falls Church, Virginia. Those present were LBA Directors, Bill Lecos, Anne Cullather, Rick Aldrich, Andrew Casolini Dal Bo, Sara Franco, David Emmerson, Susan Escobar, Kevin Howe, George Waters and Sarah Mattingly and Todd West. Kevin Kampschroer and Brian Allen were absent. Lake Manager Chris Lawson was also present. Lake residents Anne Maradiegue, Nancy Vorona and Ken Trotter were also in attendance.

**MINUTES:** The minutes of the April 13, 2016 board meeting were reviewed. Kevin made a motion to approve the minutes as amended, which was seconded by Todd and agreed to unanimously by the board.

**CALENDAR REVIEW:** The community calendar was reviewed with no changes made.

**NEW BUSINESS**

**GUEST DISCUSSION**

Nancy Vorona and Ken Trotter addressed their concerns regarding ongoing commercial operations being managed out of residential homes in violation of the covenants. They referenced a day care operation and Air BnB. Nancy also raised other transgressions, such as yard maintenance issues, yard debris and mattresses being left at the curb for long durations. There was discussion of the Board's historical decision to default to Fairfax County standards for home businesses, so if the homeowner had the approval/permit of the county LBA would defer to the County. Home daycare operations are a permitted use by the County, although the posting of signs may present a problem. The ARC is currently reviewing a Supreme Court decision that could impact signage policy. Regarding yard maintenance issues, Dave Emmerson will investigate the options available to the Board.

Ann Maradiegue addressed the Board regarding her concerns about the potential impact on the Lake water quality of a proposed chicken operation that a neighbor on Kennedy Lane (outside of LBA) proposes to create. The Kennedy Lane homeowner has petitioned the County to have 40 chickens on his 1.2 acre property. There will be a county hearing on 5/25 regarding the request. Fairfax County allows 32 chickens on 2 acres of land, so the homeowner is requesting a special permit since he doesn't have sufficient acreage for the number of chickens he plans to own. The question was whether LBA should intervene and send a letter to the County regarding the potential watershed impacts of the project. **Action:** Kevin Howe will draft a letter and also review with WID.

**COMMITTEE REPORTS**

**TREASURER'S REPORT:** Todd reported that income was ahead of revenue recorded this time last year, and expenses were \$18,000 lower compared to this time last year. Jane McIntyre will be completing the audit this week. Regarding the necessary boat replacements, Todd made a motion to allocate \$18,121 from the asset placement reserve to fund the replacement of the water safety and environmental (geese peace) boats. The motion was seconded by Bill and approved unanimously by the Board.

**MEMBERSHIP:** Rick reported that 3 lots transferred ownership, generating \$150 in revenue. 33 lots remain unpaid, down from 56 in the previous month. Total unpaid revenue is estimated at \$10,000. Liens have been filed against several homeowners.

ARCHITECTURAL REVIEW: Bill presented Kevin's report. In addition to the resolution of the Irelan matter, last month the ARC:

- received 2 inquiries about potential work, and provided information about the process
- provided advice to 2 people who had asked about fencing and grape arbors; no applications received
- approved 3 applications
- received 7 new applications; 3 approved; 3 requested additional information; 1 pending neighbor comment period.
- In addition, the two projects identified last month that had not submitted an application still did not, and a follow-up e-mail was sent to each.

There is a homeowner on Willow Tree who is pouring a sports pad without having filed an ARC application.  
**Action:** Bill will call the homeowner.

WATER SAFETY/BEACH MAINTENANCE: Andrew reported that the Beach clean-up weekend went well, with multiple families participating at each beach. He then led a discussion regarding capacity constraints at the boat racks on the beaches compared to the demand for spaces for boats. Over the past month, he had received a number of complaints regarding lack of space. The problem is exacerbated by some homeowners requesting a large number of boat stickers. Discussion included the potential option of assigning specific rack spaces to homeowners, as well as issuing different color stockers for boats stored in the racks vs boats stored in homeowner's yards. It was suggested that LBA survey the boat racks in July to identify boats that are missing stickers and pull them from the boat racks. One issue is that WID no longer wants to store boats for an auction. Any auction would require prior notice to neighbors. It was suggested that LBA could put the notice/acknowledgement on the boat registration form. **Actions:** Kevin will take a boat rack inventory and also survey the beaches for more potential space for additional boat racks. George mentioned that Beach 5 needs another rack in addition to the one installed last year. He also urged the Board to envision what we want our beaches to look like – greenspace vs boat racks. There was also discussion of building compact racks for stand-up paddle boards. **Action:** Chris will provide a report of households asking for non-barge stickers. George, Kevin Howe and Andrew will recommend a framework and options for the Board, and Andrew will work on an article for the newsletter. The Board could consider limiting the number of boat stickers per household. The Board will try to resolve the issue by September so a solution is in place in time for the December invoices.

Andrew also report on a request for a boat dock near Beach 4 for the water safety boat. He has been trying to identify an alternate location but operations are centered at beach 4. Currently, the lifeguards access the boat through private property. The Boat draws 18 inches. Andrew is developing a plan for a floating dock, which would be submitted to ARC. He will review with David Grant (WID) regarding construction and hopes to submit to ARC by 6/1/16 or earlier.

SPECIAL EVENTS: Sara provided a summary of upcoming events. Volunteers have been lined up for Sand Day, so the event will happen as planned. The Ice Cream Social is in June. She is also proposing Movie Nights, another Cardboard Boat Race, and a "beach crawl". She has not yet followed-up on the concept of a food truck event but will do so.

COMMUNICATIONS: Sarah Mattingly provided an update on the community website with work still in progress.

IMPROVEMENTS: George reported that he had received a request from the Lake Barcroft Village to install railing access at the beaches to facilitate entry to the lake waters by our elderly residents. After discussion of issues and options, George agreed to discuss with the Village to collaborate on ideas and potential solutions.

SECURITY: Susan Escobar circulated the summer patrol schedule. Officers signed up quickly for the Fourth of July due to the increased compensation for the holiday. Her budget is \$26,000. She also reported that she attended the CAC meeting on neighborhood watch as well as Officer O'Leary's coordinating meeting on Neighborhood Watch. She also highlighted an updated Fairfax County ordinance on noise control that should be publicized to the community, as it involves time limits for barking dogs and also windows for construction and leaf blowing activity. The National Night Out is scheduled for August 2<sup>nd</sup>, and we can register to have McDuff the crime dog attend our event. Susan is working on an article for the July newsletter, for which the deadline is June 20. Susan will also request from the Police Department a copy of the police report on the recent Waterway Drive accident. She also mentioned that Crime Watch signs are available from the County and we need to decide if we want them displayed in our neighborhood.

ENVIRONMENTAL QUALITY: Kevin Howe reported on the very successful Earth Day event, where 4 boats provided barge tours for the community. He then updated the Board on the Geese Peace program, which is starting next week. Kevin will be providing an article to the newsletter regarding mosquitoes and also Ticks and Lyme disease. He reported that a dead fox had been found at Beach 4 but he didn't believe it to be rabid. He then discussed the various snakes that reside in our watershed.

LEGAL: Dave reported he is still waiting for the second legal opinion requested on the Air BnB issue. He then discussed a request from Kevin Hardy that LBA pay for hepatitis B vaccines for the lifeguards. It is \$175 for the 3-stage vaccine. It was agreed to make the vaccine available to the lifeguards. Next he discussed the status of an ARC dispute over a fence issue with a resident. The homeowner has agreed to revise his application and re-submit to ARC for approval.

PRESIDENT'S REPORT: Bill Lecos reported that the speed table on Patrick Henry was approved with 72.5% support and will be installed. He also mentioned that there has been opposition to the relocation of the Mason District homeless shelter to Lincolnia. Most of the opponents arguments are based on "NIMBY" and anti-development issues. Regarding Traffic Calming, Bill is considering renewing the ad hoc committee and will discuss further at the June meeting. Bill also highlighted the community issue regarding the potential re-naming of JEB Stuart High School. There is a community meeting on 4/23; a vote on 6/11 for the Stuart pyramid; and a recommendation to the School Board on 6/23.

Kevin moved to adjourn the meeting, which was seconded by Todd and approved unanimously and the meeting adjourned at 10:35

Respectfully submitted by,

Anne Cullather  
LBA Secretary