

Minutes of Regular Meeting of the Little Rocky Run HOA Open Space Committee

12 July 2010
Recreation Center #2
13900 Stonefield Drive
Clifton, VA 20124

Called to order at 7pm

Attending:

Members - J. Murphy , K. Ruelle, M. Hawes, M. Kieffer, M. Miley
Residents - J. Roderique
HOA Staff - S. Hurwitz, Community Manager, Lee Kauffman, Maintenance Manager
Guests - Jeff Lang, Dewberry & Davis

Minutes:

- Minutes from last meeting on 7 June 2010 approved with no changes

Status Updates to Committee (S. Hurwitz):

- SW provided updates on the Capital Reserve Study, Work Order System (delays in delivery of new TOPSS module, tracking on spreadsheet in the interim), progress on maintenance issues

Guest Presentation:

- J. Lang gave a presentation on Dewberry's services in the area of inventorying open space and strategic planning for management of open space. He answered committee members' questions. He mentioned Asburn Village as a good reference for Dewberry's work in this area.
- The committee said that it would welcome a proposal from Dewberry. It was noted that the proposal was for information only implementation of such a project would be subject to BoT review and approval and would likely require competitive bidding. The committee might also invite other companies such as Merrifield Garden Center to submit their ideas. In general, the committee supported the idea of an overall plan for managing open space versus a case-by-case, piecemeal approach.

Requests from Townhouse Area:

- Committee asked staff to invite residents from Wildflower Lane and Waterdale Court to attend the next meeting to present their ideas for landscape improvements
- There was further discussion about the Waterflow Place resident's request for pruning of open space trees and brush. Staff will look more closely at this situation. The scope of HoA responsibilities for maintaining open space bordering HoA residents' properties may need clarification.
- Trash in townhouse areas – It was felt that the staff is actively working this problem. There have been improvements
- MM and MH will work together on a process for considering residents' requests for Landscape improvements. This could include a resident request form and a checklist to structure committee review/advice to staff and BoT. This would be a process for projects as well as maintenance issues over \$1500. Maintenance issues under \$1500 would go directly to Lee.
- Worn areas to add to trail system. MK gave some history on the LRR trail initiative. Improvements had been made in a couple of areas. It was felt that the paved path system was

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sufficient. This may be revisited when MK gives a more detailed presentation on the path initiative at a future meeting.

- LK is reviewing issues with too many signs at the entrances to the townhouse areas.
- Community Landscape plan for Townhouse area tree replacement – The committee will take no further action on this.

Next Meeting:

- 2 August at RC#3