

September Meeting 9/5/2024

Present: Becky, Melinda, Senna

Trees: Melinda is contacting Bill @ JL regarding a few trees, including one that just dropped a large branch on HSC and one by 7400 WHC. Update: Melinda and her people cut up and dragged the HSC branch into the woods. JL Tree coming 19 September to inspect.

ACC new rules meeting recap: what is real concern @ second level decks? Several residents were concerned that it is not what builder wanted, privacy issues

Len to Melinda: gave a brief history of these decks, which were approved for a brief time, so there are several in the neighborhood. There is also one on HSC that was approved and built a few months ago.

Need to check Fairfax County rules for decks but obviously our rules cannot contradict – Melinda will research

Overall we were supportive of second level decks with enough limits to ensure that the back of our buildings don't become hive like

All were not in support of enclosed decks or car repairs in parking lot, so those will be removed

Chris Montgomery agreed to draft a new Nuisance section.

Need the document that identifies the changes in the policy so we can draft a resolution. The new policy will then be incorporated into the ACC rules for one living document. Update: this document does not exist. Do we need to try "compare documents" to get the info that is new? There is not as much new stuff as the meeting would imply. For example, clothes lines, which were a concern for one resident, policy has not changed and is actually controlled by our by-laws.

EV policy: seems to be a concern @ consistent appearance. Only way to control this is with consistent and thorough ACC review of applications. Unfortunately we are about to be very low on ACC members. Senna will send out another request for ACC and talk to ACC to see if they have any ideas for new members. Residents had questions @ EV policy at the meeting that could not be answered prior to Melinda arriving, so possibly will give them time to ask these questions again at the annual meeting.

Melinda – presentation on solar at annual meeting? Senna will also contact the County to see if they have anyone. First solar project going in soon. Law on solar has changed to allow more panels and more liberal placement of panels depending on calculations.

Annual meeting – updated – will take place on THURSDAY October 24, at 6:30pm, at Kings Park Library in Burke.

Becky has researched some digitization companies, there is one she likes – she will email us the info.

Next meeting – October 3 @ 7pm