

**HICKORY CLUSTER ASSOCIATION BOARD OF DIRECTORS**  
**April 19, 2023, MEETING MINUTES**  
Zoom Session (Virtual)

**DIRECTORS PRESENT:** Doug Pew, Jennie Kampf, Jennifer Rekas, Kristen Uhler-McKeown, Silvia Merrill

**DIRECTORS ABSENT:** None

**TWC STAFF:** Amanda Smith

**I. PROCEDURAL ITEMS**

- **CALL TO ORDER:** President Silvia Merrill, called the meeting to order at 7:32 PM and established that a quorum of the Board was present.
  
- **OPENING REMARKS:** None
  
- **APPROVAL OF MINUTES:** The Board approved HCA March 2023 Meeting minutes with some minor revisions.

**II. Special Topic - Block 2 Retaining Wall - Brian Isleib and Serena Varner from FEA**

The retaining wall between 11591 and 11587 Maple Ridge is . FEA retained to replace the retaining wall between the buildings. The wall is falling towards the street. When FEA began to address it with contractor(s), two issues were discovered: there is movement in the adjacent wall is also unstable and if we were to replace the wall below, it would involve digging out underneath the adjacent stone wall. Because they are integrated, FEA recommends that both walls need to be corrected together. FEA recommends replacing both walls, which will cost more resources. FEA showed photos of the site and discussed particulars of what would fix it.





**Was a new quote sent?** Ans. Not yet, would need to seek seeking bids from contractors for both walls. FEA would need to define the design first, before seeking contractors.

**Possible to complete this project before next winter?** Ans. It is possible if there are no delays.

**What are ramifications if not fixed immediately?** Ans. Brick wall falling would not be such an impact if it fell. The other wall is retaining the building's back yard, not sure how long this has been deteriorating.

### III. MEMBER FORUM

#### Carol Laird - 11508 Maple Ridge Rd

- Is there any way to clean up corner of Maple Ridge and North Shore? There are dead limbs, etc.
- Also, there is landscaping, etc. debris behind 11501 Maple Ridge that has been there for a while.
- Action: Rekas - Board to add this request to the board backlog

**Jim Livingood - 11504 Maple Ridge Road**

- Got a quote for concrete grinding on 11504 and 11506 - \$5300. Provided to the board for consideration.

**Anahita Razavi - 11543 Hickory Cluster**

- **Question 1:** Three years ago - trees were removed from the area in front of the U-shaped wall hiding electric conduits. Was told there would be new landscaping to replace it. What is the timeline for that?
- Ans. There is not a timeline, this is on the agenda for this year.
- Action: Merrill (and maybe Rogerson) to walk with landscaper to see ideas/quotes for Block 3 loop concerns.
- **Sarah Teagle - 11516 Hickory Cluster**
- Wants to seek approval for short-term rentals (< 30 days) in the cluster. Detailed email was sent to board with details of the circumstance.
- Action: TWC to find past board discussions/decisions on this topic and to consult legal counsel.
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- **Question 2:** Noticed there are crates of building material behind the same wall by the electric equipment. These are going to stay there - they are extra attic stock for planter pavers. Could these be removed?
- Action: Rekas - Board to add this request to the board backlog

**Kristen Uhler-McKeown - 11500 Hickory Cluster**

- There is a lot of erosion behind the row that now has exposed wires. Electric company, etc. won't do anything until erosion control.
- Silvia Merrill also reports - Back of Block 3 also has the issue.
- Action: Rekas - Board to add this request to the board backlog

**IV. FINANCIAL REPORT REVIEW** - Board approved March financial reviews.

**V. ACTION ITEMS**

NEW BUSINESS

- **BLOCK 2 STREET LIGHT IS OUT - TWC**  
There is also another one out near 11543 down the stairs along the path.  
Action: TWC to correct light outages  
Action: TWC to seek quotes for cleaning the street lights.
- **BYLAWS UPDATE VOTE - Board**  
Board seeks to hold another vote on ByLaws at the annual meeting. Need to notify of bylaw vote will happen by annual meeting. Previous votes are null and void.  
Action: TWC to send notification of bylaws vote. Letter to include summary of ByLaws changes and clarification of concerns expressed that were based on misunderstanding of the changes.  
Action: Rekas to post announcement on the website of this simultaneous activity with May annual meeting.
- **ANNUAL MEETING PLANNING - Board/TWC**

Discussion about May annual meeting planning, TWC's recommendations and responsibilities for execution. TWC to handle absentee voting. Include descriptions of roles of board vs TWC.

Action: TWC to send reminders and calendar invite as meeting approaches.

Action: TWC to hand the ballot and collect from member participants for in-person voting.

Action: TWC to confirm with Lake Anne Community Center that the monitors are working (and pay whatever fees for usage).

Action: Rekas to test displaying brief at gallery, if necessary.

Action: Rekas to seek past briefings from Margo.

- **DOG BARKING AND REFUSE COMPLAINT**

Action: TWC to send letter to specific homeowner to notify them of the observations.

ONGOING BUSINESS

- **RE-STRIPING - TWC/Rekas**

Rekas and Merrill met with Finley Asphalt and Concrete contractor on day of corrections. Corrections were completed on April 11, 2023. Two spots were mismarked in Hickory Cluster Block 3 back loop, will be corrected by the board.

- **BAMBOO REMOVAL - Board**

Board consulted legal counsel on the bamboo removal and request for  $\frac{2}{3}$  neighbor vote. Legal advised that the board responding to the Fairfax law would not require the  $\frac{2}{3}$  vote as it is a maintenance issue. Board wants to replace the bamboo wall on Baron Cameron side with different planting or other reasonable option when appropriate, e.g. when the eradication is sufficiently completed to proceed. The options of replacement of bamboo for Baron Cameron mitigation will be determined.

Decision: Choose LevelGreen landscaper to remove the bamboo, then use Invasive Plant Control for root eradication over 3 yrs.

Action: TWC to send houses near the bamboo activity notice of what will be happening, when, and why.

- **CHARGE UP FAIRFAX AND HCA EVCS - Rekas**

Rekas collected data from neighborhood survey with questions about interest in EV vehicles over time, interest in usage of a neighborhood EV charging station, etc. Rekas completed the Charge Up Fairfax initiative application and submitted to Fairfax county April 5, 2023. Response of acceptance or denial will occur in May.

- **DREDGING THE POND - PEW**

HCA lawyer has sent feedback to RA for changes to the dredging agreement. Waiting on updated agreement from RA for next steps.

- **LAKE ANNE FELLOWSHIP TOWN HOME CONSTRUCTION - NOT DISCUSSED**

- **COMMUNICATIONS WITH PROPERTY OWNERS - UHLER-MCKEOWN - NOT DISCUSSED**

- **APRON CONCRETE GRINDING - PEW**

Action: Pew to prepare summary of options and recommendation for board to decide next month

- **DIGGING BY RELAC NEAR POND - TWC**  
RELAC was doing some maintenance work near pond and dug up the ground near the bridge.  
Action: TWC to contact RELAC to confirm they plan to replace grass on the backfilled dirt area.
- **UNEXPECTED ELECTRICITY OUTAGES - MERRILL**  
Member asked if board could do anything to help get notifications of outages. Board does not have authority/oversight of this. Individual residents should seek options from Dominion power for advanced notice.
- **RETAINING WALL STATUS - TWC**  
Covered in above notes
- **LACK OF RELAC - MERRILL**  
Merrill indicated that member should contact RELAC or seek special permission from Reston Association.
- **STORAGE DOORS IN BLOCK 3 - Kampf - NOT DISCUSSED**
- **BLOCK 3 ISLAND LANDSCAPING - ROGERSON**  
Quote approved did not include the area in Block 3 loop in front of electric equipment wall.  
Action: TWC to initiate execution of Block 3 landscaping with HLS landscape contractor

#### **IV. COMMITTEE REPORTS - NOT COVERED IN DETAIL THIS SESSION**

1. Landscape Committee - Covered in above notes
2. Playground Committee
3. Electric Vehicle Committee - Covered in above notes

#### **V. EXECUTIVE SESSION**

#### **VI. ADJOURN**

The meeting adjourned 9:51 p.m.

Next board meeting scheduled for May 17, 2023, at 7:30 PM on Zoom.

//ENDS