



**GROUNDS & FACILITIES COMMITTEE MEETING MINUTES
October 18, 2016**

A meeting of the Grounds & Facilities Committee was convened at the Brambleton Corner Clubhouse located at 42255 Palladian Blue Terrace, Brambleton, VA 20148.

Committee Members in Attendance

Dave Norden, Chair
Alexandra Mouw
Karla Etten
Jan Massey
Walter Berkey, Vice Chair

Members Absent

Ryan Huss
Dave Adler
Anthony Venafro

Residents in Attendance

Frank Pinto
Suzy Karolchyk
Vincent Chiusano
Marcus Watson
Elizabeth Kuleski
Danny Nearn
Pete McGrath
Chris Hutchinson
JT & Kristin Griffin
Paula Franz
Jessica Butler
Emelin Beach
Mike and Emily Belanger
Yolanda Guobadia
Anne Morris
Lynne Sousa
John Laxa
Nandakumar Rajendran
Steven Jackson
James W
Brandan & Ashley Fitzgerald
Michael & Jaime Centrone

Susan Bader
Jay & Divitha Kondakindi
Sivaganesan Narayanaswami
Abraham George
Eliz
Elissa Young
Praveen Chappidi
James Nowotny

Others in Attendance

Rick Stone, BCA General Manager
Shantil Moyer, BCA Covenants/Capital Projects Coordinator
Dave Rusch, BCA Facilities and Ground Manager
Tom Gurganous, Resident Board Member

Call to Order

The meeting was called to order at 7:37 PM by Chair, Dave Norden. Quorum was achieved for the meeting.

Resident Forum

The following residents spoke at the resident forum session of the meeting:

1. Frank Pinto – Frank spoke to the Committee requesting that an Environmental Impact Study and Traffic Study be conducted prior to any construction. Frank does not support any active amenities.
2. Marcus Watson – Mark opposes a multipurpose court in Park 4. He raised concerns regarding increased traffic, trash, parking, and noise if the multipurpose court is built.
3. Pete McGrath – Pete let the Committee know that his main concern with the Park 4 plans is the multipurpose court. Pete has concerns that traffic will increase if the multipurpose court is built. Additionally, Pete reminded the Committee that there is a basketball court at Creighton Corner Elementary School.
4. Kristin Griffin – Kristin addressed the Committee with concerns about the Park 4 plans. Her main concern was regarding the proposed multipurpose court. She let the Committee know that her desire is for the space to remain green space for play and winter sledding. She also had concerns with traffic and parking that the multipurpose court would bring. Kristin also let the Committee know that when she purchased her home she was told by the sales representative and the Developer that the land behind her home would be either a golf course or green space. Kristin felt that the sales person led her to believe that open space meant green space.
5. Emelin Beach – Emelin addressed the Committee in support of the Park plans. Emelin supports the active amenities that are proposed and feels they need to be included throughout the community. Emelin said that she bought into a community and wants community amenities to support community recreation and gatherings.
6. JT Griffin – JT let the Committee know that he opposes any hard surfaces as part of the Park plans. JT also let the Committee know that he submitted a petition signed by 25 of his

- neighbors that do not support hard surface courts. JT told the Committee that he feels cheated from the plans shown him when he purchased his home.
7. Fallen Hills Drive Resident – The Fallen Hills Drive resident let the Committee know that he opposes any hard surface courts. He has concerns with traffic. He also let the Committee know that he chose this community because of its green space.
 8. Steven Jackson – Steven had concerns that the 2nd draft of Park 4 plans has more active amenities than what he saw in the design charrette session or 1st draft of Park 4 plans. Steven also let the Committee know that he does not support constructing a fishing pier on the SWM pond behind his house. He has concerns that it will increase parking and traffic on Virginia Rose.
 9. Elissa Young – Elissa let the Committee know that she does not support the fishing pier behind her house on Minerva. She raised concerns with increased parking and traffic. She also let the Committee know that she does not want the common area behind her house mowed.
 10. Fallen Hills Drive Resident – The Fallen Hills Drive resident does not support any active amenities, specifically a dog park that is proposed by his house.
 11. Susan Bader – Susan addressed the Committee regarding her confusion over the definition of open space. Susan was sold her home and led to believe that open space meant a nature preserve. Susan let the Committee know that she paid a lot premium to live by what she believed was going to be green space/nature preserve or a golf course. Susan let the Committee know that she may address the Developer with the confusion of the definition of open space.
 12. James W – James let the Committee know that he paid a lot premium and was promised by the salesman that the land behind his house would be a golf course or manicured land. He feels that the Committee needs to take these expectations into account when finalizing the Park plans.
 13. Abraham George – Abraham let the Committee know that he has concerns with the proximity of a proposed trail to his home. He lives at 42394 Myan Gold.
 14. Elizabeth Kuleski – Elizabeth let the Committee know that she is very interested into obtaining the data that was used to create the draft Park plans. She would like to perform a statistical analysis of the data.

Reports and Presentations

Mr. Rusch shared end of season meeting updates with contractors (HLS, KT Irrigation), including mulching, aeration, irrigation (shut down to 50% or shut off in some locations) to reduce water consumption, fall plantings, and stabilization netting to promote grass germination.

Mr. Rusch shared that the HOA has been meeting with KTI to identify additional technologies and systems that can be implemented to reduce overall water consumption. There are currently more than 900 irrigation zones under management.

Mrs. Moyer shared the progress for Dragonfly Park. Meetings with neighbors are complete and the HOA has received bids from multiple contractors. Adjustments to the plan were made at the recommendation of the contractors to best fit on the site. Mrs. Massey suggested that construction on Dragonfly Park wait until the final plan can be reviewed and approved by the

committee. Mr. Norden requested that the committee be notified when the Dragonfly site is staked prior to commencement of construction.

Mr. Stone shared that the Board would like to honor the memory of Caroline McDonald in the future for her many contributions to the Brambleton community.

Mrs. Moyer shared that the Lantana Pond deck/gazebo project is almost complete. The benches that were to be built into the deck by the railing were removed from the plan due to safety concerns from the county inspector. BCA is looking for an alternative to relocate the benches to meet county code. The deck/gazebo is scheduled to open before the end of the month.

Mrs. Moyer shared that hardwood flooring has been installed in the media room of the Brambleton Community Center. Additionally, the stone walkways, stairs, and cobblestone drives have all been repaired outside the Brambleton Community Center.

Unfinished Business

Mr. Berkey recommended the creation of a narrative/executive summary of the neighborhood parks initiative recommendation to the board and the community at large. Mrs. Mouw suggested using the next committee meeting to flesh out the outline and key talking points of this narrative.

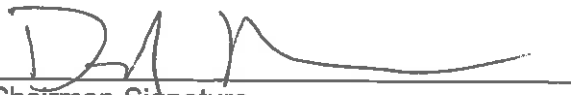
New Business

Committee discussed amenities to be recommended to the builder for inclusion in plans for Park 5 (by the developer). Mr. Stone will be forwarding a list of ideas from the committee to the builder.

Announcements

It was announced that the next committee meeting will be on Thursday, November 17th, 2016 at 7:00 pm at the BCA Management Office.

Mrs. Mouw moved to adjourn. The motion was seconded by Mrs. Etten and passed unanimously. The committee adjourned at 9:14pm.


Chairman Signature


Date