



GROUNDS & FACILITIES COMMITTEE MEETING MINUTES
August 16, 2016

A meeting of the Grounds & Facilities Committee was convened at the Brambleton Community Center located at 42645 Regal Wood Drive, Brambleton, VA 20148.

Committee Members in Attendance

Dave Norden, Chair
Walter Berkey, Vice Chair
Ryan Huss
Dave Adler
Karla Etten
Anthony Venafro
Jan Massey

Members Absent

Alexandra Mouw

Others in Attendance

Rick Stone, BCA General Manager
Dave Rusch, BCA Facilities & Grounds Manager
Shantil Moyer, BCA Capital Projects Coordinator

Residents:

Paula & Don Franz
Vincent Chiusano
Suzy Karolchyk
Susan Bader
Tony Cole
Dan Nobleman
Ryan Stephens
Molly Brais
Jason Loper
Gabrielle Bielen
Cyrus Jarnunale
Jim Lubinskes
Mike Timchecic
Kliut Combs
Dave M.
Matt Johnson
Chels & John Hoey
Ibgen Morales
Sathyn Madhu
Jen Kuzmicki
Emily & Mike Becanges

Shawn Hafner
Rob Crangle
J.T. Griffin
Praveen
Gopal Adolada
Amro Abdelgawad
Matthew Quano
Mike Miller
Harsha Sarjapur
Luis Rosado

Call to Order

The meeting was called to order at approximately 7:30 PM by Chair, Dave Norden. Quorum was achieved for the meeting.

Resident Input

Chairman Norden opened the meeting welcoming residents to the meeting and reviewed the park design process that had taken place up to this point. A total of 19 residents spoke to the Parks 3 and 4 initial draft comprehensive plans during the Resident Forum. Staff took notes on residents' comments.

- 1) Paula Franz, resident of Morning Walk
 - a. Paula addressed the Facility and Grounds (F&G) committee regarding the purchase of her home in May 2012. Paula let the committee know that she paid a lot premium and was told by Miller and Smith that the common area behind her home would be for a golf course or open space. Paula is not in favor of the comprehensive plans as they are drafted. Paula also expressed that she wants to be certain that the residents are involved in the comprehensive plan process.
- 2) Vincent Chiasano, resident of Myan Gold
 - a. Vincent addressed the F&G committee regarding the purchase of his home. Miller and Smith had told him that when he purchased his home that the land behind his home would be open space or a golf course. Vincent is not in favor of the comprehensive plans as they are drafted. Vincent also addressed concerns about not being informed of the comprehensive plan process.
- 3) Tony Cole, resident of Morning Walk
 - a. Tony addressed the F&G committee regarding the draft comprehensive plans. Tony had concerns regarding the proposed basketball court in Park 3.
- 4) Dan Nobleman, resident of Morning Walk
 - a. Dan addressed the F&G committee regarding concerns about parking if recreational amenities are added as proposed on Park 3 plans. He also let us know that Miller and Smith had told him that there would be a golf course or open space behind his house. Dan is also not in favor of a basketball court in Park 3.

- 5) Ryan Stephens, resident of Myan Gold
 - a. Ryan addressed the F&G committee regarding concerns of parking if the plans were built as proposed. Ryan also was not in support of the proposed trail by his house. Ryan did not support the basketball court in Park 3 either.

- 6) Molly Brais, resident of Boca Field
 - a. Molly addressed the F&G committee regarding a trail connector proposed that connects Trent Grove to Section 18. Molly let us know that she and several of her neighbors support the trail connector so that they can have easy access to walk/bike to the trails that run throughout Section 18 and connect with trails throughout Brambleton. Molly also supports a dog park.

- 7) Cyrus Janumala, resident of Morning Walk
 - a. Cyrus addressed the F&G committee about concerns regarding parking if the plan is approved as proposed. Cyrus also does not support a volleyball or basketball court in Park 3.

- 8) Jim Lubinkas, resident of Myan Gold
 - a. Jim addressed the F&G committee about the lot premium he paid to Miller and Smith when he purchased his home. Miller and Smith had told him there would only be a golf course or open space behind his home. Jim does not support a basketball court or volleyball court in Park 3.

- 9) Isbin Morales, resident of Myan Gold
 - a. Isbin addressed the F&G committee regarding his discussions with Miller and Smith when he purchased his home. Miller and Smith had told him that there would be no building behind his home. Isbin also has concerns with parking and noise if the plans are built as proposed.

- 10) Sathyr Mamillapalli, resident of Myan Gold
 - a. Sathyr addressed the F&G committee regarding a concern for noise and parking if the plans were approved as proposed. She also does not support a volleyball court or lights as well as anything behind her house.

- 11) Jen Kusniki, resident of Morning Walk
 - a. Jen let the F&G committee know that she paid a lot premium for her house when she purchased it from Miller and Smith. She let the committee know that she was told by Miller and Smith and the developer that there would be no building behind her home unless it was a golf course. The area will remain open space. Jen said she has an email from the developer stating this as well. Jen also let the committee know that the HOA has told her that the HOA could not touch the common area because she has expressed concerns regarding snakes in the past. Jen also has concerns over parking if the plans are approved as proposed.

- 12) Emily and Mike Belinger, residents of Evening Primrose
 - a. Emily addressed the F&G committee with concerns for a trail that is proposed on the Park 4 plans at the end of Evening Primrose. Emily proposed an alternative location that would still offer the residents of Section 21 easy access to Stratford Landing

Pool and create less of an impact on home owners. Emily and Mike sent a draft of the alternative trail to the HOA.

13) Shaun Hafner, resident of Fallen Hills

- a. Shaun let the F&G committee know that he paid a lot premium for his house to Winchester homes when he purchased his home. He was told by Winchester homes that only a golf course or open space would be built behind his home. Shaun also expressed concerns with parking for the sledding hill on the Park 4 plans. Shaun is not in support of a dog park. Shaun also expressed concerns with a playing field and balls that may be hit into his home.

14) Rob Crangle, resident of Morning Walk

- a. Rob addressed the F&G committee letting them know that he does not support the proposed comprehensive plan for Park 3. Rob also wants to make sure that the process includes the home owners most affected by the proposed plans.

15) JT Griffin, resident of Fallen Hills

- a. JT let the committee know that when he purchased his home, he was told by Winchester homes that the land behind his house would be a golf course or open space. JT also let the committee know that he has a petition signed by several of his neighbors with concerns of the Park 4 plans. JT does not support the location of the garden plot, lighting, or fire/grill elements.

16) Matthew Ouano, resident of Grahams Stable

- a. Matthew spoke to the F&G committee about the trail being proposed on the plans by his home. He is ok with the trail but asks that we consider landscaping and locating as far as possible from his home.

17) Harsha Sarjapur, resident of Manitoba Court

- a. Harsha let the F&G committee know that he supports the Park 3 and Park 4 plans. He asked the residents attending the meeting to work together so that we can accomplish a goal of creating community spaces for our children to play.

18) Gopala Addada, resident of Christina Ridge

- a. Gopala let the F&G committee know that he supports the proposed trails, dog park/run, volleyball, and basketball but asked that we consider the site where they are proposed.

19) Amro Abdelgawad, resident of Rising Moon

- a. Amro let the F&G committee know that he does not support the proposed Frisbee golf course. Amro let the committee know that he is ok with all the trails, including the one next to his house. Amro also let the committee know he is new to Brambleton and would like to understand how to be more informed.

After the Resident Forum period Mr. Stone opened the floor up to questions and answers pertaining to the first draft of the two comprehensive park plans.

Administrative Matters

The committee reviewed the 4/19/16 meeting minutes. Mr. Berkey moved to approve the minutes as submitted. His motion was seconded by Ms. Massey and passed unanimously.

The committee reviewed the 6/21/16 meeting minutes. Mr. Berkey moved to approve the minutes as submitted. His motion was seconded by Mr. Venafro and passed unanimously.

Reports and Presentations

Mr. Stone provided a brief update to the Committee regarding actions taken by the Board at their last meeting. The report included funding for the Dragonfly Park renovations, funding for upgrades to 5 irrigation systems, and media center floor replacement.

Mrs. Moyer provided a handout to update the Committee on the current status of active capital projects. She also verbally reviewed a couple capital project highlights. She updated the Committee on the next steps for Dragonfly Park.

Mr. Rusch provided the committee with a summary of grounds & facility related operation updates. He also verbally highlighted a couple topics of interest contained within his summary.

Unfinished Business

The committee reviewed and discussed the draft comprehensive plans for Parks 3 and 4. They also discussed the feedback have received from the Resident Forum and emails. Staff committed to gathering all the feedback received from emails and create one document for each park. The committee discussed next steps. As a result of this discussion the committee set a park 3 site visit for Monday, 8/22 at 6:00pm. At that meeting they plan to set a date for a Park 4 site visit.

New Business

Mr. Norden brought up the idea of finding areas for plant/tree identification signs. Mr. Stone stated that this would not greatly impact the budget and could be considered. He also suggested that they be incorporated into the new monarch waystation and Dragonfly Park renovations.

Mr. Norden brought up the idea of installing pavers at the trail entrance on Virginia Rose. Mr. Stone stated that this area is within the VDOT right-of-way and would require their involvement and permission. No further action at this time.

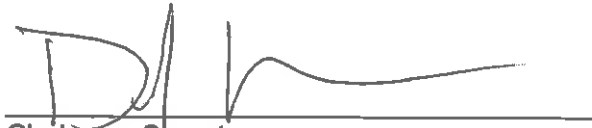
Mr. Norden requested additional mirror on tunnels at Belmont Ridge Road near Stratford Landing pool. Mr. Rusch stated that there are plans to do this and it should occur within the next week or so.

Mr. Rusch distributed information on Milky Spore and other products for the committee to review and discuss at their next meeting.

Announcements

Mr. Stone announced that the next committee meeting will be on Tuesday, September 20, 2016 at 7:30pm at the Brambleton Community Center. The swim team plans to attend to present 2017 requests.

Mr. Stone also mentioned that the next Board meeting is at 8:00am on Friday, 9/23/2016 and the swim team will be attending this meeting.


Chairman Signature

Date ~~Aug~~ Jan. 17, 2017