



McLean Hamlet Community Association

P.O. BOX 9672
McLean, VA 22102

<http://mcleanhamlet.org>



MHCA Annual General Membership Meeting Minutes

April 23, 2018

The McLean Hamlet Community Association held its annual general membership meeting on Monday, April 23, 2018 at the Spring Hill Elementary School. The meeting began at 7:30 PM and ended at 9:40PM. The annual meeting is an open forum for the MHCA Board of Directors to present items of interest to members and to hold the election of new Board members. Approximately 60 MHCA members attended. The following is a summary of the meeting.

I. MHCA General Overview

- Introduction of the MHCA Board and committee chairs. MHCA Board of Directors present were: Jeff Shivnen (President), Tara Vold (Vice President), Treasurer (Jack Nightingale), Secretary (Alan Holmer); and Directors Denys King, Robyn Lighthammer, and Stu Stuhlmuller. Jeff Shivnen thanked outgoing directors Robyn Lighthammer, Alan Holmer, and Tara Vold for their dedication, civic responsibility, and volunteer spirit.
- General Comments: Jeff Shivnen introductory remarks noted:
 - General membership is up thus far this year (75%) with another month to go and thanked the effort of board members and especially Membership Chair Stu Stuhlmuller for publicizing our membership drive
 - Block captains are engaged and helping with notification of new members as well as distribution of the luminaria and the annual directory. The Hamlet has 50 block captains. Post script: We are looking for a volunteer the 1312 – 1330 section of Macbeth
- Treasury Report. Jack Nightingale gave a summary of the MHCA budget for 2017–18.
 - Income: Budget projection (\$21,160) versus a year end estimate of \$25,107. Income is primarily from annual membership dues of \$60 per household -- \$22,500 thus far (75% of households). Other income sources include the May yard sale (\$300), Ad sales from the directory (\$800) and a Transurban grant of \$1500 for landscaping (not in original budget). Due to increased memberships and the grant, the year end income estimate grew.
 - Expenses: Budget projection (\$30,800) versus an end of year estimate of \$24,831. Expenses are lower due to landscaping work that was not done this year. The biggest expenses for the MHCA are major neighborhood events such as the annual picnic and luminaria and the entrance maintenance and landscaping which combined count for two thirds of our expenses.
 - Financial assets: \$54,383 as of March 31. These are held at the MHCA Bank of America account and PayPal account.

- Charlotte Bassett Zimmerman memorial park bench fund raising. \$2,242 has been raised toward the goal of \$2500 – nearly 90%. This park bench memorial for the McLean Hamlet Park is sponsored by the Hamlet Garden Club. The MHCA collects the donations on behalf of the Garden Club. The donations are not part of the budget.
- Introduction of Board of Director nominees and vote. Nominated Directors were introduced again with a subsequent hand vote by members present. The four candidates Chris Geyer, Ranjit Gupte, Terry Hatami, and Kathy Neal were elected by all present. In addition, 63 members voted electronically, and 16 members cast ballots by proxy. All candidates were elected nearly unanimously. The board thanked the new directors for volunteering to serve. They bring enthusiasm and a love of the Hamlet to the MHCA Board.
- Announcement that the annual Hamlet yard sale would take place Saturday, May 19 from 8:00 AM – 12:00 PM and
- Announcement that the large item pick up would be Saturday, July 18 8:00 – 12:00 PM in the Falstaff Park

II. Discussion led by John Foust, Dranesville representative on the Fairfax County Board of Supervisors.

- John Foust gave an overview of infrastructure and budget issues of concern to Hamlet residents. The following summarizes his comments prior to an open question and answer period
 - Lewinsville and Spring Hill intersection. There will be a community meeting Thursday, May 10 at Spring Hill Elementary School about Fairfax County's plans for modifying the intersection. It will begin at 7 PM with a display of the plans, followed by presentations and Q&A from 7:30 to 8:00 PM. Representatives will be at the displays to answer questions too.
 - Route 7 overpass of Toll Road project leaving Tysons to be complete 2019. Improvements include pedestrian ways/bridges and better access to the Toll Road
 - Route 7 widening from Tysons to Reston was planned to be complete in 2025. This project includes a revamped intersection at Lewinsville/Brook Road and Route 7. Funding shortfalls will push the start date and subsequent completion past 2025
 - Jones Branch Interconnector to Tysons to be complete in 2019. This will relieve traffic pressure on 123/Dolley Madison, make entrance into and out of Tysons smoother, and add safe pedestrian access to Tysons.
 - Improvements to the Spring Hill/Old Dominion intersection are being explored by the Board of Supervisors and VDOT.
 - The former Covance Laboratories property on Route 7/Towlston will become a residential housing complex. (Post script: Meeting May 29 hosted by VDOT, time and location TBD will address this Toll Brothers' plan to build 102 homes on the 125-acre property)



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- School budget will be fully met this year with much of it going to teacher salaries as the county seeks to compete with other school district salaries. There will be a 2-cent increase in property taxes to fund this.
- Park maintenance. Fairfax County Parks Authority is working to restore streams to their natural state and to prevent erosion. A recent restoration example is the Bull Neck Steam Valley Park behind the Spring Hill Recreation Center.
- Question and Answer period.
 - Speeding within the Hamlet. Residents asked if measures could be done to discourage vehicle speeding on Falstaff Road. John Foust answered that VDOT has standards that determine whether stop signs or speed bumps can be installed. A study of the Hamlet speeding was done in August 2015 noting that speeding was not a problem in the Hamlet. The board offered to request another study through the supervisor's office during a non-summer month.
 - School overcrowding with Tysons growth. Mr. Foust addressed concerns of overcrowding at Spring Hill ES. He cited plans to build an elementary school on the site of the two new soccer fields on Jones Branch, a proffer from a developer in Tysons. In addition, Fairfax County Public Schools plans to renovate and reopen the old Pimmitt Hill and Dunn Loring Elementary Schools. All three of these projects are part of the FCPS plan to accommodate future growth in the area.
 - Police presence. Residents brought up concern about police being stretched too far in a large county. Mr. Foust noted that the county has hired an additional 100 police officers. Due to training lead time and training capacity the officers must be hired early on. They will be added to the force in the next couple of years although there is no new construction of police facilities in the near future. There will be a Tysons station built but the timeline is for out years.
 - Construction in the Hamlet. Pace of construction of the latest house and noise complaints. John Foust noted competition for labor within the county and noted that outdoor construction can start at 7:00 AM during the week and 9:00 AM during the weekend. This can be enforced as it is an ordinance.

III. Hamlet Garden Club presentation

- Patricia Frye of the McLean Hamlet Garden Club made a presentation of \$100 to Jamie and Jay Vroom for the 2018 yard of the year. This is the second presentation of this award. It goes to the residents who best integrate native plant species to present a beautiful and sustainable yard.
- Patricia discussed the need to sustain our native plants and the native animal species that thrive with them. She gave a brief history of the change in environment within the Hamlet. As the decline of native plants in our neighborhood has grown so

has the presence of birds noting that the 50+ species she noted in the 1960s has declined to 12 species today. We are all encouraged to protect the natural heritage of our region in choosing native plant species for more sustainable yards.

IV. Hamlet discussion on teardowns.

- Following the general meeting, members and the board held another session on teardowns within the Hamlet. Over the past 3 years, 8 teardowns have occurred within the Hamlet. Although the change is small within our 507 community, concern has grown after the most recent teardown and rebuild at 8026 Birnam Wood at the corner of Falstaff Road. General comments follow:
 - This house has a basement floor that was presented to the Architectural Control Committee as underground. Much of the basement is now exposed on the street side of Falstaff and appears as a 3 ½ story house rather than a 2 ½ story house allowed by the covenants. A general discussion on what recourse do we have and how to prevent this from happening again.
 - House height: although this house at 26 feet 7 inches (to mid-point of roofline) is below the county code of 35 feet; concern is that with the new house on a large hill, this still challenges the concept of architectural harmony within our community.
 - Covenants: Do the 1960s covenants need to be revised?
 - All agreed that the Hamlet process has improved over the past two years and that we need to continue to learn from each new construction.
 - There is not a general move against teardowns, but rather a desire that new construction still attains architectural harmony within the neighborhood
- The board agreed to continue this discussion starting the next meeting of the Architectural Control Committee in early May

Attachment: MHCA 2017-18 Budget Summary (04.24.18)

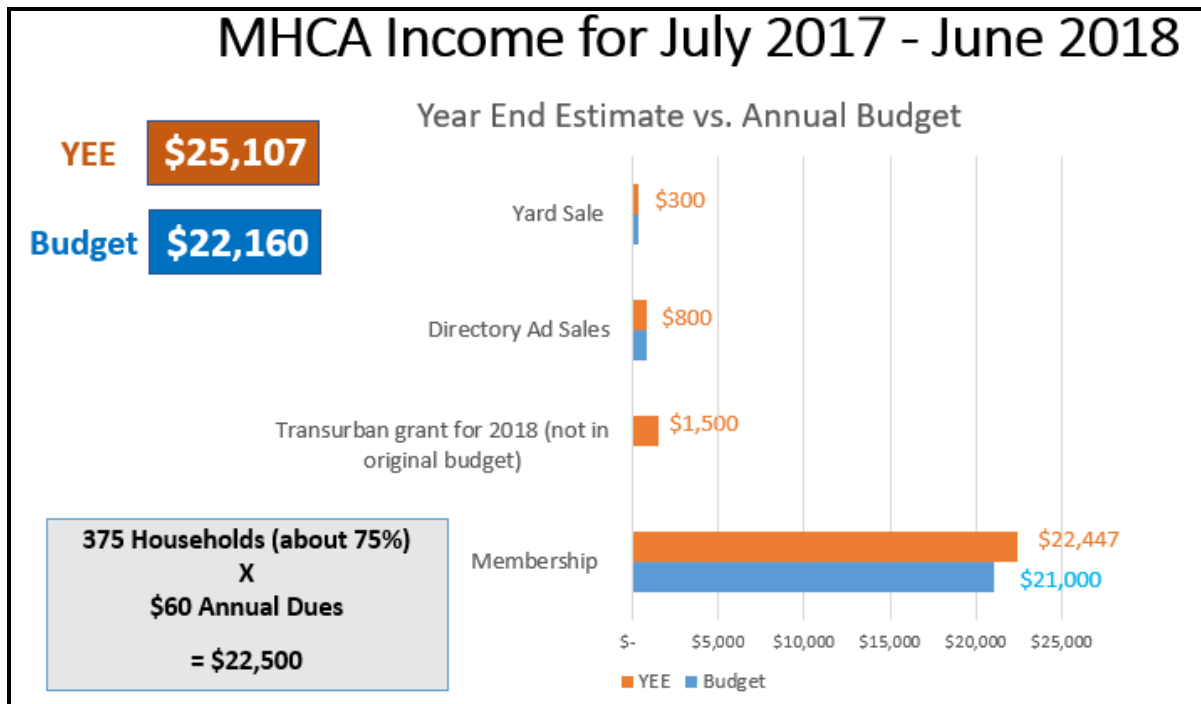


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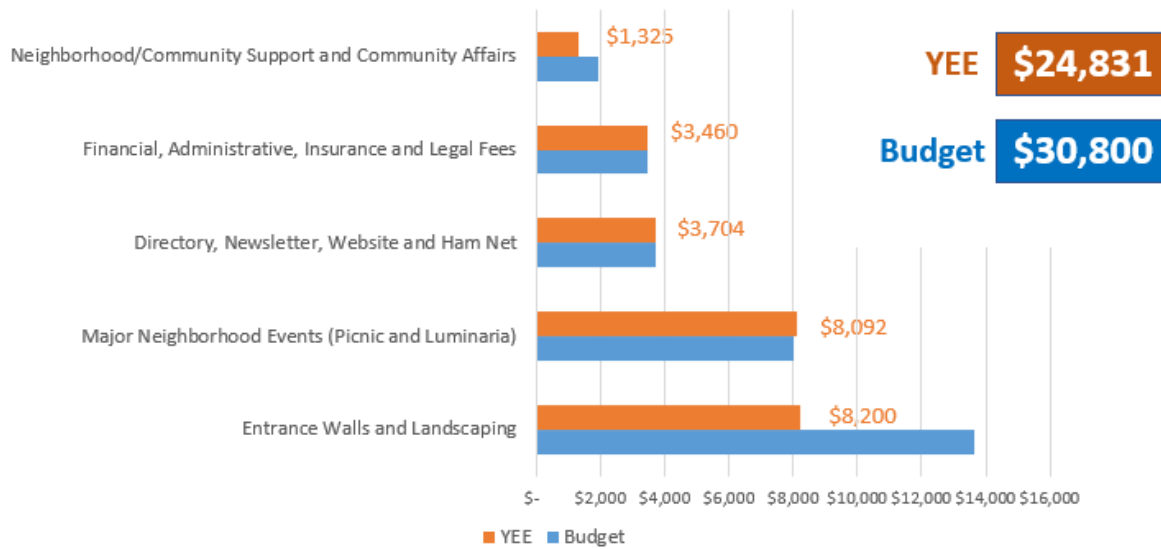


MHCA 2017 -18 BUDGET SUMMARY



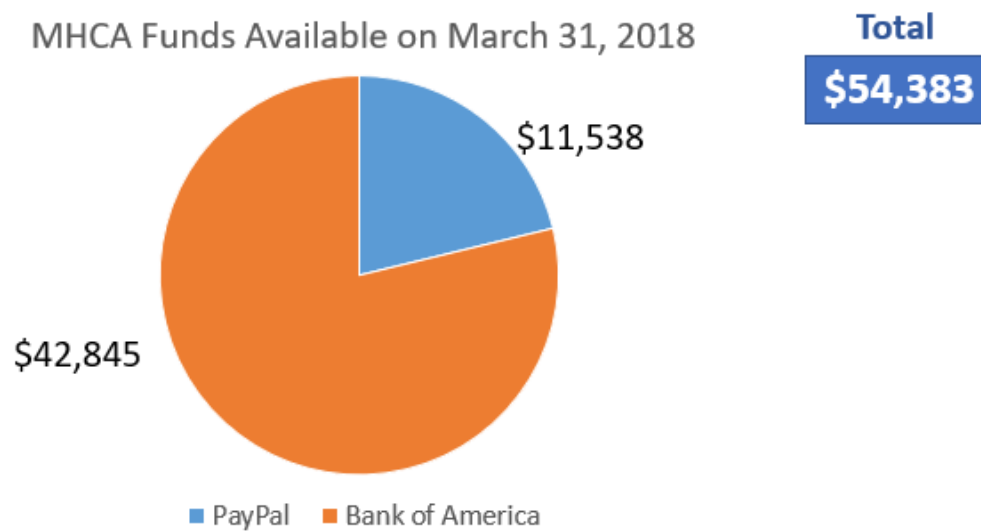
MHCA Expenses for July 2017 - June 2018

Year End Estimate vs. Annual Budget



MHCA Financial Assets*

MHCA Funds Available on March 31, 2018



*Includes \$2,077 in funds collected for Charlotte Zimmerman Memorial as of 3/31/18



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Funds for Charlotte Zimmerman Memorial

Goal vs. Funds Collected as of April 23, 2018

