

# CROSSPOINTE SWIM AND RACQUET, INC.

## MEMORANDUM OF RECORD OF THE OPEN SPACE COMMITTEE

### ZOOM Meeting

July 21, 2021

#### I. ATTENDEES:

Committee Members Present: Stuart Copan Chairman, Ed Mills and Felicia Norman

Others Present: Sharon Beattie and Heather McDevitt, Community Manager

Recording Secretary for Meeting: Ed Mills

**CALL TO ORDER:** Chairman Copan called the July 21, 2021, meeting of the Open Space Committee to order at 7:00 p.m. No quorum present.

#### II. RESIDENT TIME:

Mariah Shea from the Social Committee discussed the planned “Meet the Committees” event and offered the support of the Social Committee in preparing for the event. Greg Fabian will represent the OSC at the event.

Rami Bannourah described the new LED street lights being installed in the community, asking the OSC to have more of these lights installed. The OSC thanked Rami for her interest but the committee does not deal with the street lights and suggested that he contact VEPCO for more information on the street light installations

**III. REVIEW OF PREVIOUS MEETING MINUTES:** The minutes from the June 16, 2021, Open Space Committee meeting were reviewed and approved.

#### IV. OLD BUSINESS:

1. **Asphalt refreshing** – The shoulders of the new asphalt need to be finished to protect the edges of the asphalt and to limit erosion. Heather met with the contractor who installed the most recent asphalt overlay. The contractor is preparing a bid to finish the shoulders.
2. **Grass to Forest initiative** –Stuart committed to write an article for the *Chronicle* that will describe the support for this initiative that the community received from Fairfax County ReLeaf organization.
3. **T28 Boardwalk-** Dominion is scheduled to complete the survey of the trail and provide a topographic map of the area by early August. Note: Dominion started the survey of the trail on July 24.
4. **8415 West Point Dr.** - homeowner reports standing water in drainage trench. Reviewed at 5/29/20 field trip. Committee to ask Fernando to look at situation.

5. **8602 Woodwren Terrace** – Owner is asking HOA to remove a large number of trees in open space. Reviewed area on 10/23 field trip. Contractor reported they would finish the tree work on the lot this week.
6. **T1 from Armetale Ln to Triple Ridge** – The trail eroding and is muddy for days after a rain. Reviewed at 10/23 field trip. Checking on engineering recommendation to use 21a for trail base.
7. **Glen Eagles tennis/basketball court** – Erosion by the courts could be dangerous or impact the integrity of the courts. OSC voted to recommend to the BoT: a) Digging a new swale backed by a low wall above the north end of the basketball court to deflect water draining down the hillside around the court, and b) Building a new wall and contouring the ground between the top of the wall and the edge of the basketball ball court to allow water to flow off the court. The wall would be half the length of the court starting at the north end of the court. The BoT approved and asked that a fence also be included. Committee agreed to install a 30 foot three rail fence with wire to run the length of the new retaining wall.
8. **8308 Armetale Lane Turf Damage and Tree(s)** - 2 boulders would be \$1400, 2 trees- 15 gallon would be \$1390. Committee approved a motion by 2 to 1 vote to defer improving the drainage in the area and only level ruts and install two trees.
9. **T24 and T32 related issues** - There are several issues affecting these trails that the OSC plans to “bundle” under one contract.
  - a. **Persistent muddy area on T24** - OSC cleared out the stream draining the storm water pond next to T32 on May 8 in an attempt to correct a drainage issue which results in a large, muddy area on the trail after rainstorms. OSC has developed a plan for modifying T24 that will direct water around and off the trail if the stream cleaning does not fix the issue.
  - b. **Redesigned T32 and T24 Intersection** – There is a steep slope on T32 where it intersects with T24. This incline is bare ground with tree roots and large rocks emerging from the trail surface that are potential hazards to hikers and bikers. OSC would like to modify the trail to reduce the slope by creating an intersection angling across the face of the slope and merging onto T24. OSC will blaze the new section of T32 trail at its next field trip.
  - c. **T32 Stone Restoration** - The trail surface from the T32 trailhead at Oak Chase Circle to the storm water pond dam needs restoration as trail is becoming muddy and overgrown due to storm water drainage from the adjacent lot. This portion of the trail is a county access road for maintaining the storm water pond. CM contacted Fairfax County and requested that the county replenish the stone on this section of trail. Their response is pending.
  - d. **East Side of Lee Allen Drive and T24 Intersection** – This portion of trail is persistently wet and is a candidate for installing pipes under the trail to prevent

erosion. However, given the contour of the trail at this point, it may be preferable to build a boardwalk over this area rather than laying pipe and digging to direct water into the pipes. OSC will develop a description of both approaches for obtaining bids from contractors.

- e. **T24 Drainage Pipe Restoration** – There are two areas where the pipes installed under T24 and the trail has eroded around the pipes that need restoration.
- 10. **8932 Cross Chase Circle** – Identified concern about unsightly downed trees behind house. Reviewed that at our 3/19 field trip. BoT approved the idea to allow residents to pay to clear, with OSC approval. OSC approved a proposed resolution for allowing residents to perform work in open space and forwarded the proposal to the BoT.
- 11. **T72 issues** – Debbie identified issue with homeowner building trail through woods. Review that at our 3/19 field trip. Committee will write letter to homeowner asking that resident remove the logs.
- 12. **Eagle Scout Projects for Connor Pastino and Stasi Van Meter.** Need status report from Hayden.
- 13. **8639 Cross Chase Ct** – homeowner has reported a lot of water standing on right side of house. Pine trees in open space not doing well. Reviewed at our 3/19 field trip. CM had contractor remove two diseased Scotch pine trees.
- 14. **8304 Knotty Pine Ln.** – Homeowner concerned about the drain at Crosslake Dr. & Knotty Pine Ln. She says the drain clogs very often and floods the area. She has called the county to check the drain. She states that the OSC should look into the erosion of the swampy area that exists. Reviewed that at our 3/19 field trip. The County engineer, Cory Ramey, cleaned the drain so the area drains properly and committed to track the issue to ensure the drain remains clear after future rain events. CM will notify the homeowner of the county engineer's action.
- 15. **T24 Bridge behind Oak Chase Pool** – There are several boards on the bridge that are rotting and need replacement. OSC reviewed revised bid from TYL and is awaiting bid from PSI to repair bridge.
- 16. **T3 Trail** – The tot lot has eroded so the mulch washes out of the area onto the trail in each rain event. Reviewed at 03/19 OSC field trip. The timbers surrounding the tot lot are rotted. Need to clear out swale that is uphill from the tot lot to redirect run off to the drain in the area and regrade tot lot. Clearing the swale planned for cooler weather.
- 17. **9603 Nuthatch Drive** – Received letter from homeowner concerned about water standing on property. OSC previously determined that this was not on our property. County engineer said he would look into this.

18. **8502 Oak Pointe Way** – Trees from common area blocking out yard. OSC told homeowner they could trim anything that hangs over their yard. OSC added this to the next field trip.
19. **8438 Lake Mist Way** – Homeowner reported drainage issues. OSC added this to the next field trip.
20. **Proposed Change to Trail Numbering System** – Greg has proposed renumbering the community trails. OSC waiting further refinement of plan from Greg.
21. **Trees on Trail T24 near the Intersection with T71 and along T71** - Young teens wielding a machete were seen chopping these trees down. CM to file police report on destruction of property.
22. **Field Trip** – Scheduled for 2PM on 7/23.
23. **8406 Cross Lake** – Gravel trail added by homeowner connecting to T24. OSC added this to the next field trip.
24. **T4 tire buried** - Right before the T4 trail to tot lot) on left side. The tire was removed.
25. **Poison Ivy** – OSC requested CM to instruct landscape contractor to search the trails for poison ivy, poison oak, etc. and apply spray rather than await notification from the homeowners of poison plants along a trail.
26. **T1 Exit to Armetale Ct - Downed Trees** – This trail needs to be cleared of debris and also mowed in the grassy areas.

#### **NEW BUSINESS –**

1. **Meet the Committees Event** – Greg volunteered to prepare the display and man the OSC booth for this on 8/28
2. **Hooes Rd Open Space** – The OSC planted seedlings in this area as part of the Grass to Trees initiative. Someone is mowing a trail between the trees. OSC added this to the next field trip.
3. **South Pointe Storm Water Pond** – Stuart briefed OSC on meeting County officials on to discuss the renovation of the storm water pond.
4. **8301 Peach Ct** – Report from a neighbor that this house is dumping yard debris in open space. Look at next field trip.
5. **8304 Holly Haven Ln** – Neighbor installed wood timbers along trail – is this in open space or on owner's property. OSC added to next field trip?
6. **Open Space Committee Guidelines Review** – OSC to review guidelines for any needed changes and submit to the Board for approval.

7. **8410 Wood Pointe Ct** – There are weeds growing in the steps adjacent to this lot and the asphalt layer that was added to the path is breaking up creating a possible tripping hazard.
8. **8410 and 8412 Hooes Rd** – The non Crosspointe owner received permission from the BoT to install a sewer line across open space. A resident reported that the contractor changed the grade in the area by adding dirt around trees that will kill the trees, etc. OSC to inspect the area.

V. **ADJOURNMENT:** A motion was made and seconded to adjourn the meeting at approximately 8:50 p.m.