

# CROSSPOINTE OPEN SPACE COMMITTEE - MEETING MINUTES

**Wednesday, September 15, 2021**

CALL TO ORDER - The meeting was called to order at 7:00 PM by the chair who determined a quorum was present.

IDENTIFY SECRETARY - Greg Fabian

ROLL CALL – Stuart Copan (Chair), Sharon Batie, Keith Dowgewicz, Greg Fabian, Ed Mills, Felicia Norman, Heather McDevitt (Community Manager), Hayden Shea (Board Liaison), Brian Reilly (Board Member)

REVIEW OF PREVIOUS MEETING MINUTES – As there wasn't a quorum for the last meeting (August 18), the committee reviewed the minutes from the July 21 meeting. The committee accepted the meeting minutes with minor changes.

RESIDENT TIME – No residents were present.

## OLD BUSINESS

- 1) **Budget Items** – Several large trail maintenance items were not obligated before the end of the year, so these items were copied over to next year's budget. The chair will discuss the proposed budget with the Board of Trustees (BoT) during the upcoming budget meeting.
- 2) **Asphalt Edge refreshing** – A proposal was received for installing gravel along the edges of the T-24 trail along Heron Pond starting opposite the outflow and continuing along the trail where it forks off to Crosspointe ending opposite Silverbrook Elementary School. Originally, the committee was interested in the section of trail from Crosspointe Drive to the main T24 intersection. The committee discussed narrowing the scope of the proposal to focus on the section of trail opposite the school to the intersection of the main trail. This initiated a conversation about developing a trail edge standard based on that used by Fairfax County. Ed Mills to provide the committee with the Fairfax County standards and committee members will review before the next meeting with an eye for possibly adopting the standards for Crosspointe. The committee did not take action on the proposal.
- 3) **Grass to Forest initiative** – Crosspointe Chronicle article describing the status and giving contact information for sending donations to Fairfax Releaf. Stuart will write the article.
- 4) **T28 Boardwalk** – The County has requested a survey of the trail before considering a flood plain use permit request for the boardwalk. The contractor completed this work and provided the survey map.

- 5) **8415 West Point Dr** – Homeowner reports standing water in drainage trench. Reviewed at 5/29/20 field trip. OSC contacted the county and Delegate Tran’s office (to deal with VDOT) to determine if there was something the county or state would do to correct the situation, but to no avail. OSC will review the area again and determine what Crosspointe can do. Add to the field trip list.
- 6) **8602 Woodwren Terrace** – Owner asking to remove a large number of trees in open space. Reviewed area on 10/23 field trip. The trees have been removed by the contractor, who reported that it appears the owner has taken down other trees by the stream. CM to review area and determine if homeowner removed additional trees on open space.
- 7) **T1 from Armetale Ln to Triple Ridge** – Trail erosion. Reviewed at 10/23 field trip. Description of possible modifications to trail to address the issue created. Greg volunteered to put together a request for proposal package to include fixing this portion of the trail (see item 10 below).
- 8) **Glen Eagles tennis/basketball courts** – Erosion by the basketball court could be dangerous or impact the integrity of the courts. Work was completed by the contractor for extending the walls. A separate contract was let to build a split-rail fence at the top of the wall to prevent individuals from falling. OSC learned that the Tennis Committee has added basketball court maintenance to their scope and that they are looking into installing fences around this basketball court and others in the neighborhood. How the Tennis Committee’s new fence will work with the split rail fence to be determined. OSC Chair to ask BoT if responsibility for basketball court maintenance has moved to the Tennis Committee and clarify if it is necessary to install the split rail fence.
- 9) **8308 Armetale Lane Turf Damage and Tree(s)** - OSC discussed boulders proposed by the grounds contractor and decided that there should be two, each at three feet in height. An OSC member identified several boulders of the right size along T24. CM to obtain an estimate for moving boulders along T24 to the turf damaged area.
- 10) **T24 and T32 related issues** - There are several issues affecting these trails (see below) that the OSC would like to “bundle” under one contract. Greg volunteered to put together a request for proposal package to include the sections described below and the trail section in item 7 above.
  - **Persistent muddy area on T24** - OSC cleared out the stream draining the stormwater 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.
  - **Redesigned T32 and T24 Intersection** – There is a steep slope on T32 before 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. At the 7/23/21 field trip it was determined that we would pursue pricing for 2 options. Option 1 is to create a “C” curve angling across the face of the slope and merging onto T24. This new portion of the trail would be covered in stone. To prevent people from using the old portion of the trail, OSC proposes installing a short

split-rail fence across the original trail. Option 2 is to lay down timbers across the trail to try to stop the erosion.

- **T32 Stone Restoration** - The trail surface from the T32 trailhead at Oak Chase Circle to the stormwater pond dam needs restoration as trail is becoming muddy and overgrow. This portion of the trail appears to be an access road for maintaining the stormwater pond. Fairfax County has been contacted and will look at the trail and determine if they will replenish the gravel and, if so, how far down the trail they will go.
  - **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 advisable to build a boardwalk over this area rather than digging trenches to lay pipe and digging swales at the side the trail to direct water into the pipes.
  - **T24 Drainage Pipe Restoration** – there are two areas where pipes have been installed under T24 and the trail has eroded around the pipes that need restoration.
- 11) 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 for clearing, with OSC approval. OSC provided Bot with a draft policy, but it was rejected. OSC will revise the draft policy and add stipulations that the homeowner must use a Crosspointe contractor. Ed to update policy.
- 12) T72 issues** – OSC identified an issue where a homeowner built a trail through woods. Review that at our 3/19 field trip. CM to write letter to homeowner asking that logs be removed and area returned to its previous state.
- 13) Eagle Scout Project Updates** - Update not available for Connor Pastino and Stasi Van Meter projects.
- 14) 8639 Cross Chase Ct** – homeowner has reported a lot of water standing on right side of house. Dying pine trees in open space have been removed. Reviewed at 3/19 field trip where the OSC did not see standing water, but led to the removal of two dead pine trees. CM to write letter to homeowner stating that OSC will put this area on the watch list in case the water issue returns.
- 15) 8304 Knotty Pine Ln.** – Homeowner concerned about the drain at Crosslake Dr & Knotty Pine Ln. Homeowner says the drain clogs very often and floods the area and has called the county to check the drain. Reviewed that our 3/19 field trip. The County engineer, Cory Ramsey, 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 notified homeowner of county engineer’s action Issue closed.
- 16) T24 Bridge behind Oak Chase Pool** – There are several boards on the bridge that are rotting and need replacement. Received proposals from two contract, one which proposes replacing rather than repairing the stairs. OSC decided to ask the contractor who submitted the bid proposing repair rather than replacement of stairs to resubmit a new proposal replacing the stairs.

- 17) **T3 Trail** – Near the tot lot, the trail is getting washed-out and the tot lot affected. Reviewed at 03/19 OSC field trip. Add to field trip list.
- 18) **9603 Nuthatch Drive** – Received letter from homeowner concerned about water standing on property. County looked at the area and said it was not a county issue. Add to field trip.
- 19) **8502 Oak Pointe Way** – Homeowner says trees from common area blocking out yard. Reviewed at field trip on 7/23/21 and determined that there are no issues the OSC could see. CM to write letter.
- 20) **8438 Lake Mist Way** – Homeowner reported drainage issues. Looked at this at our field trip on 7/23/21. House has since been sold, so the OSC will close this issue.
- 21) **Proposed Change to Trail Numbering System** – A new trail map was created using segments as described in the proposal and provided OSC members with a link to the map on the web. OSC to review map and comment during the October OSC meeting.
- 22) **Trees on Trail T24 near the Intersection with T71 and along T71** - Young teens wielding a machete were seen chopping these trees down (Near 8910 Cross Chase Circle) Police report filed - Case #2021-2280122 . Police noted that if anyone sees this again, please call and police to try and catch vandals in action so they police can speak to the parents.
- 23) **8406 Crosslake Drive** – Gravel trail added by homeowner connecting to T24. Reviewed 7/23/21 field trip and determined that homeowner should be instructed to remove the trail and restore the affected common area. CM to write a letter directing the homeowner to remove the trail and return the area to its prior condition.
- 24) **Armetale Ct to T1 Downed trees** – Dead tree needs to be taken down. Keith to meet with contractor to show them which tree to remove.
- 25) **Meet the Committees Event** – OSC participated in the event. Item closed
- 26) **Hooes Rd Open space** – Homeowner is mowing a path through the open space to walk their dogs. This area was part of the Grass to Forrest initiative. Add to field trip list.
- 27) **8307 Peach Tree Ct** – Reported by a neighbor that this homeowner is dumping yard debris in common area behind their house. OSC viewed this during the 7/23/21 field trip and determined that letters should go to 8307 and 8305 to clean up debris (grass piles, brush piles, wood piles, mail box) behind their houses. CM to write letters directing homeowners to remove debris.
- 28) **8304 Holly Haven Ln** – Neighbor installed wood timbers along trail on common area. Reviewed at 7/23/21 field trip and determined that homeowner needs to be notified to remove timbers and restore affected open space back to its natural condition. - CM to write letter.
- 29) **Open Space Committee Guidelines Review** – OSC to review guidelines for any needed changes and submit to the Board for approval. Members will review guidelines and discuss at October OSC meeting.

- 30) **8410 Wood Pointe Ct** – 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. Add to field trip list.
- 31) **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. Heather to contact Stuart when she has the plat so that they can inspect the area, determine the property boundaries and evaluate if further action is necessary.
- 32) **8396 Crosslake Drive** – At 7/23/21 field trip, OSC found dirt piles in open space from home construction. CM to write a letter to homeowner to remove dirt piles from common area.

#### NEW BUSINESS –

- 1) **Tot Lot near Oak Chase Pool** – Resident (8536 Oak Chase Circle) contacted the OSC chair about the possibility of installing a tot lot near Oak Chase Pool. Chair to pass the request to the BoT for their review/action.
- 2) **8629 Meadow Edge Terrace** – Resident emailed noting many trees dying & poison ivy hanging from trees in open space behind their backyard fence. Arborist viewed the area and reported no dead trees, however, CM noted a dying tree near the fence. Add to field trip list.
- 3) **8150 Old Barrington Road** – Owner had CM out to look over stormwater drain behind the entrance sign. The stream leading to drain is covered with weeds and is very narrow and overflows in heavy rain into the homeowner's backyard. Add to field trip list.
- 4) **Ellen Petersen, Master Gardener** and author of the gardening articles in the Crosspointe Chronicle, sent a request asking about bringing the County in to provide Crosspointe with a plant clinic and turf clinic one Saturday this fall. They would set up a tent in the parking lot and provide homeowners with gardening tips, test different items for them, answer any gardening questions, etc. BoT briefed on this proposal and turned it over to the Communications Committee to incorporate this into the Crosspointe Fall Festival. Issue closed.
- 5) **Potential Eagle Scout Project** - OSC chair met with an Eagle Scout and suggested improving several stream crossings for trails that intersect T-24. Scout to select area and advise OSC.
- 6) **Crosspointe Entrance Monument Lights** - Many lights for the entrance monuments don't work or are broken. OSC discussed inserting a budget line item for \$2500 per intersection to upgrade lighting.

- 7) **Oak Chase Pool Landscaping** - OSC member noted that hedges surrounding the parking lot is infested with spider mites and probably won't last another year. In addition, landscaping in front of the pool house needs refreshing. Add to field trip list.

ADJOURN - Meeting adjourned at 9:40 PM