

CROSSPOINTE OPEN SPACE COMMITTEE – Meeting Minutes

Wednesday, November 17, 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

Felicia Norman

ROLL CALL

Stuart Copan (Chair), Sharon Batie, Keith Dowgewicz, Greg Fabian, Ed Mills, Felicia Norman, Heather McDevitt (Community Manager, “CM”), Brian Reilly (Board Liaison), Hayden Shea

REVIEW OF PREVIOUS MEETING MINUTES

The committee approved the minutes from the previous meeting.

RESIDENT TIME

Three residents were present on the call.

Denise Carson, 8304 Holly Haven Lane (Item 20 below)

Ms. Carson called in to discuss the encroachment letter she received from the CM, which instructed her to remove a number of items from the open space behind her lot. She described how a small drainage pipe under the trail in the open space behind her house is not big enough to handle the water issues in that area. She has had trees die and was concerned about roots being exposed and weakening trees in the open space. She is worried they may fall on her property or her home and is concerned about mosquitos and potential diseases. She has tried seeding, mulch, and adding dirt over the years, but this has not helped. She brought in a landscaping contractor who put up the wooden border along the trail, planted pachysandra, and brought in top soil and river rock.

OSC Response: Mr. Copan related that the OSC visited the area and identified the drainage pipe as an issue. He discussed the RFP for stone trails with the homeowner and let her know the asphalt trail improvements will be next and this area will be looked at again. He stressed that community guidelines are to leave open space areas in a natural state. The OSC does not know the property lines for Ms. Carson’s lot and Ms. Carson said she would have her property lines checked so she would know how far to go with removing items from open space. Ms. Carson stated the plants and mulch she planted are natural, but Mr. Copan said that the natural state does not include mulch. Ms. Batie pointed out that the pachysandra planted by the homeowner is an invasive plant and not native to the area. Mr. Copan said that forests and wooded areas evolve in different ways and once homeowners impede on open space then more will follow.

Given the extent of the items that Ms. Carson must remove from open space, the committee agreed to extend the deadline for removal to March 1, 2022. Mr. Copan advised Ms. Carson that if she does not agree with this solution, she can appeal to the Board of Trustees.

Bob Patrick 8401 Westpointe Drive

Mr. Patrick said that he had email Ed Mills about ongoing drainage issues in his area on the west side of Westpointe Drive. (OSC is has been working on a similar issue at. He has had his basement addressed for water issues by contractors three times and has put in thousands dollars in landscaping in an attempt to mitigate the water issues on his property. Water runs across the path and over the curb often 3-4 days after a storm.

OSC Response: Mr. Copan told Mr. Patrick that it is looking at a similar issue at the other end of his street (at 8415 Westpointe Drive). Mr. Mills asked Mr. Patrick if the widening of route 123 and construction of berms might have caused the situation by changing the topography. After some discussion, Mr. Patrick offered to get the original site plans from the County showing the topography of the area before the route 123 improvements. The purpose of this exercise is to compare the before and after states to see if widening of route 123 could be the cause of the problem and if the county might be liable for fixing it. Mr. Copan said that OSC will look at the open space behind all of the houses in Mr. Patrick's block on Westpointe Drive on a future field trip.

Saurin Shah- 8402 Crosslake Drive

Mr. Shah received a letter from the CM about the open space behind his lot, which looked like it had been cleared of trees. Mr. Shah told the committee that he has small children that play in the area and it had become infested with poison ivy, which he cleared. He also planted several red bud trees and other native species in the open area to fill it in.

OSC Response: After some discussion about what action Mr. Shah needed to take, the committee agreed that he didn't need to take any and to leave the area alone and let the trees he planted grow. The committee also advised Mr. Shah that the Association has a contract for poison ivy/poison oak control on open space and to let the committee know if it returns so the contractor can deal with it.

OLD BUSINESS

- 1. 2022 OSC Budget** – Greg attended the October 27 Budget meeting for the chairman. The budget was a carryover from last year with a new request for replacing the lighting of the entrance monument at \$60K. The committee approved the carryover budget, but it was not clear if the request for the lighting was approved. CM to verify if the entrance monument budget request was approved.
- 2. Asphalt Trail Edge Refreshing** – CM met with ProPave and received a proposal for backfilling the trail edges for consideration. CM asked PSI (contractor) for a recommendation, but has not received a response from the them.
- 3. T28 Trail and Boardwalk** – A survey of the trail and boardwalk site was completed (as required by Fairfax County). An RFP to build the trail from the intersection with T29 to a point before the boardwalk was released. One contractor (so far) requested a meeting to view the work area. Ed Mills showed the area to the contractor.
- 4. 8415 Westpointe Drive** – Homeowner reports standing water in drainage ditch. Reviewed during 5/29/2021 field trip. OSC is planning a special field trip to review the open space running behind this house and 8401 Westpointe Drive.
- 5. T1 from Armetale Lane to Triple Ridge** – Trail eroding. Reviewed at 10/23/20 field trip. Ed Mills offered to meet with homeowner again on the final plan document. Work for this trail will be added to the future asphalt trail RFP. (see item 9 below).

6. **8308 Armetale Lane** – Turf damage caused by Amazon delivery trucks. OSC decided to have a contractor move two boulders from another area on open space and place them next to the pipestem where the damage is occurring. OSC voted to have any work for leveling tire ruts in the ground to be done after the boulders are moved. The contractor is to provide an insurance certificate to the CM before work can be authorized.
7. **T1, T24 & T32 Trail Work** – RFP, due ???, has gone out for bids for work on these three gravel trails. Scope includes: fixing persistent wet spots on T24 (near T32 and Lee Allen intersections), erosion around drainage pipes under T24, reducing a steep grade on T32 just before it intersects with T24, and drainage issues on T1. CM waiting for a response from the county about refreshing the stone on T-32 from Oak Chase Circle to the stormwater pond dam.
8. **8923 Cross Chase Circle** – Unightly downed trees behind house. Reviewed at 3/19/2021 field trip. The Board of Trustees (BOT) approved the idea to allow residents to pay to clear open space, with OSC approval. Mr. Mills drafted a policy, but the BoT rejected the document because they were concerned about the wording. Mr. Copan to reach back to the OSC BoT liaison to get clarification and direction.
9. **Homeowner Built Trail on T72** – CM issued a letter to the homeowner to remove logs (from downed trees) they placed as a border for a trail running across open space between T72 and their backyard. The homeowner has agreed to move the logs back to where they were.
10. **Eagle Scout Projects by Connor Matier, Connor Pastino and Stasi Van Meter** – OSC identified locations for picnic tables to be built by Conor Pastino. Both scouts have completed their projects. Added to 11/19/2021 field trip for OSC inspection. Mr. Fabian to write an article for the *Crosspoint Chronicle* commending the scouts.
11. **8639 Cross Chase Court** – Homeowner has reported a lot of water standing on right side of house. Dying pine trees in open space have been removed. Reviewed at our 3/19/2021 field trip. Heather to tell homeowner we will put this on the watch list.
12. **T24 Bridge Behind Oak Chase Pool** – Several boards on bridge are rotting and need replacement. OSC asked the CM to go back to a contractor for clarification. OSC recommended a contractor and the BoT approved. Contractor will be out within the next two weeks to do the work.
13. **T3 Near Tot Lot** – Trail getting washed-out and affecting the tot lot. Reviewed at 03/19/2021 field trip. Need to clean out a creek leading to the tot lot area. Ed Mills will asses the swales and OSC will review at future field trip. OSC discussed having volunteers clean out the creek, but no date set aside.
14. **9603 Nuthatch Drive** - Received letter from homeowner concerned about water standing on property. Heather to contact Mr. Ramsey from the county, but we may need to go look at this. Previously determined that this was not on our property. Near Jim Kwiat's house. County said it's not their property. Add to special field trip list for drainage issues.
15. **Proposed Change to Trail Numbering System** – deferred to December meeting.
16. **8406 Crosslake Drive** – Gravel trail added by homeowner connecting to T24. Reviewed at 7/23/2021 field trip and determined that homeowner should be notified to remove the trail and restore the common area. CM wrote an encroachment letter to the homeowner, but has not received a response and the trail had not been removed. CM to follow-up with with a certified letter.

17. **Armetale Court to T1** – Downed trees. Keith Dowgewicz met with tree contractor and showed them which trees to move. The contractor has not returned to do the job. CM to follow-up with contractor.
18. **Hooes Road Open Space** – Homeowner mowing a trail through open space that was recently reforested. OSC will review this area during the 11/19/2021 field trip.
19. **8307 Peach Tree Court** – Report from a neighbor that this house is dumping yard debris onto open space. The committee looked at this area during the 7/23/2021 field trip and determined that letters should go to 8307 and next door to 8305 to clean up debris (grass piles, brush piles, wood piles, mail box behind their houses on open space. Letters were sent out, but no response received from the homeowners and the areas have not been cleared. CM to follow-up with certified letters.
20. **8304 Holly Haven Lane** – Wooden timbers installed along trail on open space. Looked at this at the 7/23/2021 field trip and determined that homeowner should be notified to remove timbers and restore any area on open space to its natural condition. CM sent a letter and the homeowner responded. See resident time above.
21. **Open Space Committee Guidelines Review** – OSC to review guidelines for any needed changes and then submit to the BoT for approval. OSC reviewed the guidelines and removed basketball courts from its scope as the Tennis Committee has taken over this responsibility. Heather to share change to the BoT.
22. **8410 Wood Pointe Court** – There are weeds growing the steps adjacent to this lot and the asphalt layer that was added to the path is breaking up and creating a possible tripping hazard. The OSC added trail this to the 11/19/2021 field trip list.
23. **8410 and 8412 Hooes Road** – A non-Crosspointe homeowner approached the BoT about allowing him to install a sewer line across Crosspointe open space. A Crosspointe resident reported that the contractor doing the work changed the grade in the area, adding dirt around trees that will eventually kill them. CM to contact Mr. Copan when she has the plat to determine property boundaries. The CM visited the area and this issue is now being handled by the county.
24. **8396 Crosslake Drive** – OSC observed piles of dirt in the open space next to this address. The homeowner had built a basement entry and their contractor dumped the earth that was removed on open space. A letter was sent to the homeowner to remove the dirt piles and the homeowner responded by proposing to spread the dirt out rather than remove it. The OSC voted to turn down the homeowner's proposal and to direct them to remove the dirt rather than redistribute it. A letter will be sent to the homeowner advising them of this decision and that they can appeal the decision to the BoT.
25. **New Tot Lot near Oak Chase Pool** – A resident has requested that a new tot lot be built near the Oak Chase pool. OSC is deferring this request to the BoT.
26. **8629 Meadow Edge Terrace** – A resident reported many dying trees and poison ivy in open space behind their backyard fence. An arborist viewed the area and saw no dead trees, although the CM found a dead tree near the fence. Area added to 11/19/21 field trip.
27. **8510 Old Barrington Road** – The homeowner had the CM out to look over a stormwater drain behind the entrance sign. The stream leading to the drain is covered with weeds and is very narrow and overflows during heavy rain into the homeowner's back yard. Added to 1/19/2021 field trip list.
28. **Potential Eagle Scout Project** – Mr. Copan met with scout Jake Sullivan in mid-September and suggested improving one or more trail stream crossings (these trails cross Giles Run and intersect with T24). Scout to select area and advise OSC. Scout has not touched-base yet with OSC; assume his decision is pending.

29. **Oak Chase Pool Landscaping** – Ms. Batie noted that hedges surrounding the pool house parking lot are infested with spider mites and probably won't last another year. In addition, landscaping in front of the pool house needs refreshing. Added to 11/19/2021 field trip.

NEW BUSINESS

1. **Dog Waste Can Near Greentree Manor Tennis Courts** – The tennis committee had a dog waste can installed at the intersection of T24 and the tennis court parking lot. Added to 11/19/2021 field trip.
2. **Fence Repair** – There is a split rail fence at the “T” intersection where the trail comes in from the cul-de-sac at the end of Silver Thorn Way. The fence needs repair/replacement. Added to 11/29/2021 field trip.
3. **8510 Old Barrington Road** – A resident noticed a sprinkler head for an underground system apparently on open space. Added to 11/29/2021 field trip.
4. **8402 Crosslake Drive** - Discuss response to encroachment letter. See Resident Time above. Homeowner was advised to leave the area alone and let it recover and to call the CM if he notices poison ivy/poison oak in the open space behind his fence. CM to write a letter reiterating this finding and advice to close out the issue.
5. **OSC Chairman Nominations** – The OSC nominated Greg Fabian to be the new chairman.

ADJOURN

The meeting was adjourned at 9:28 PM.