

CROSSPOINTE OPEN SPACE COMMITTEE

Wednesday, December 15, 2021

CALL TO ORDER

The meeting was called to order at 7:00 PM by the Chairman Greg Fabian who determined a quorum was present.

IDENTIFY SECRETARY

Sharon Batie

ROLL CALL

Sharon Batie, Stuart Copan, Keith Dowgewicz, Greg Fabian (Chair), Heather McDevitt (Community Manager), Ed Mills, Felicia Norman

REVIEW OF PREVIOUS MEETING MINUTES

The committee reviewed and accepted the November 17, 2021 meeting minutes with minor changes.

RESIDENT TIME

1. Ms. Bobbi Dickerson, who lives on Silverview Drive, requested that trees be planted on the open space at the corner of Silverview Drive and Silverbrook Road. Mr Fabian told Ms. Dickerson that the area was designated as a potential site for the Grass to Forest Initiative, but that the BOT has not yet approved any further plantings beyond the two pilot areas. He said that residents have been successful with tree planting requests in the past by having a group of concerned neighbors submit either written requests (via email) to the Community Manager and/or appear in person (or virtually) at resident time during an OSC meeting.
2. Ms. Cathy Kost, who lives at 9314 Argent Court, told the committee that there is a large, flooded area between her house, the path running behind her house, and a drainage ditch. Mr. Fabian said that the OSC will place this area on the **drainage field trip list** (date to be determined).

OLD BUSINESS

1. **OSC 2022 Budget Request** – The BOT did not approve the budget request for repairing/replacing entrance monument lighting. Mr. Fabian will coordinate with Mr. Riley to determine if the OSC should proceed with a) preparing a request for proposal (RFP) for work to be done in 2022 (or future year) or b) proceed with preparing and releasing RFPs in a piecemeal fashion.
2. **Asphalt Trail Edge Refreshing** – The CM met with PSI (trail contractor) and received a proposal for backfilling the trail edges near Heron Pond for consideration (of which the OSC has not taken action). Ms. McDevitt asked for a recommendation from PSI about the trail edges, but has not received one as of the December 2021 OSC meeting. Mr. Mills is preparing a specification for trail edges.
3. **T28 Trail and Boardwalk** – A survey of the trail and boardwalk site was completed (as required by Fairfax County) and an RFP released to build the trail from the intersection with T29 to a point before the boardwalk. One contractor responded with a bid for \$8,000. OSC is looking for other contractors that may be interested in submitting bids for competitive pricing purposes. CM is contacting engineering firms to develop a plan for draining the “mosquito” pond.
4. **8414 Westpointe Drive** – Standing water in drainage ditch, reviewed during 5/29/2021 field trip. The homeowner also reports that his neighbors along his side of the street are having drainage issues caused by runoff from the open space behind their lots (8401 through 8414 Westpointe Drive). These houses have been added to the list of areas to review for the **drainage field trip**.
5. **T1 trail from Armetale Lane to Triple Ridge** – trail eroding. Reviewed at 10/23/2021 field trip. Work for this trail to be added to an upcoming RFP for asphalt trail work.
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.

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Ms. Norman identified a contractor who quoted a price substantially less than the quote from the landscaping contractor. Currently waiting for insurance certificate from the contractor before Ms. McDevitt can authorize work. *Subsequent to this meeting, the contractor successfully moved and placed two boulders in the area. Next step is to have the grounds contractor fix the ruts from the delivery trucks and the Bobcat used to move the stones and reseed.*

7. **TI T24 & T32 Gravel and Grass Trail Work** – Received a bid from one contractor to do this work. Scope includes: a) fixing persistent wet spots on T24 (near T32 and Lee Allen intersections), b) erosion around drainage pipes under T24, c) reducing a steep grade on T32 just before it intersects with T24, and d) drainage issues on T1. Mr. Copan and Mr. Fabian met with a contractor interested in the job on 12/3/2021 to walk the areas. In talking to the contractor for the T1 trail work, it would require getting permission from 9104 Silver Run Court plus remediating damage to their lawn for hauling dirt and gravel from the street and over their yard to the work site. Using the T1 trail for access is problematic as many homeowners have built fences into the pipeline right of way making it too narrow for a truck to drive down the trail. Because of the high price of the repair, the fact that a homeowner in the adjacent neighborhood cleared a storm drain that may mitigate part of the drainage issue, and that the trail is technically not on Crosspointe common area but runs along the pipeline right-of-way on homeowner properties, the OSC decided not do move ahead with this work.
8. **Homeowner Funding of Tree/debris Removal from Opens Space** – The BOT approved the idea to allow residents to pay to clear debris from open space dependent upon OSC review and approval. Ed Mills drafted a policy, but the BOT rejected it because they were concerned about the wording. Mr. Fabian to work with Mr. Riley (BOT liaison) to get clarification and direction.
9. **Homeowner Built Trail on T72** — Ms. McDevitt issued a letter to the homeowner to remove logs (from downed trees) 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. Stuart Copan and Greg Fabian walked this part of the trail on separately and the logs have been moved back into the woods. This issue is now closed.
10. Eagle Scout Projects item 10 – Closed
11. **8639 Cross Chase Court**— Homeowner has reported a lot of water standing on right side of their house. Dying pine trees in open space have been removed. Reviewed at our 3/19/2021 field trip. Ms McDevitt will tell the homeowner that the OSC will put the standing water issue on the watch list. CM to verify that the homeowner has been notified.
12. **T24 Bridge Behind Oak Chase Pool** — Several boards on the 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.
13. **T3 Near Tot Lot**— Trail getting washed-out and affecting the tot lot. Reviewed at 03/19/2021 field trip. There is a small creek leading to the tot lot area that needs to be cleaned out, perhaps at a future volunteer event. Mr. Mills will assess the swales and OSC will **review again at January 14, 2022 field trip.**
14. **9603 Nuthatch Drive** – Received letter from the homeowner concerned about standing water on their property due to runoff from Crosspointe open space behind their lot. Ms. McDevitt to contact Mr. Ramsey from the county as there is a storm drain on the property line between this house and the next door neighbor's. **Added to drainage field trip list.**
15. **Proposed Change to Trail Numbering System** – Mr. Fabian sent out a link to a trail map that assigns a number to each segment of trail in the trail system. OSC members will review the map and decide if the new numbering system should be implemented.
16. **8406 Cross lake Drive** — Gravel trail added by homeowner connecting their backyard to T24. Reviewed at 7/23/2021 field trip. OSC determined that homeowner should remove the trail and restore the common area. Ms. McDevitt wrote an encroachment letter to the homeowner, but has not received a response and the trail had not been removed. Ms. McDevitt to follow-up with a certified letter.
17. **Armetale Court to T1** — Downed trees. Mr. Dowgewicz met with tree contractor and showed them which trees to remove. The contractor has not returned to do the job. Pro Grounds is not maintaining the area. It is on their contract. CM to follow-up with contractor and tell them that OSC wants the area maintained.

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18. **Unauthorized Mowing of Hooes Road Open Space** — A homeowner mowing a trail through open space that was recently reforested. OSC reviewed this area during the 11/19/2021 field trip. OSC decided to have the mowing contractor mow a one-mower wide swath from Hooes Road along the fence to the old white house back to the tree line, then across to the back fence of 8523 Century Oak Court. However, before the mowing can start, the owner of the derelict white house has to remove a dead tree that has fallen into Crosspointe open space that is in the way. Ms. McDevitt to request the owner of the white house to remove the tree, give mowing directions to the Crosspointe mowing contractor, and to send a letter to 8523 Century Oak Court directing them to stop mowing open space.
19. **8305 and 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 Peach Court and next door to 8305 to clean up debris (grass piles, brush piles, wood piles, and a mail box behind their houses on open space). Letters were sent out, and 8305 has been cleaned up. However, 8307 has not responded. Ms. McDevitt to send certified letter to 8307 Peach Tree Court.
20. **8304 Holly Haven Lane**— Wooden timbers installed along trail on open space. OSC looked at this at the 7/23/2021 field trip and determined that homeowner should to be notified to remove timbers, play set, mulch, and non-native plantings on open space to restore the area to its natural condition. CM sent a letter and the homeowner responded. Issue closed, homeowner has until March 1, 2022 to resolve the issue. OSC also agreed with the homeowner that a drainage pipe under the T22 trail behind their house should be enlarged to facilitate runoff flow and prevent flooding of the open space. **Will add to the asphalt trail refresh list.**
21. **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 viewed this trail segment during the 11/19/2021 field trip list and decided it needs resurfacing and some work done on the steps to fill holes and realign a few timbers. **Will add to the asphalt trail refresh list.**
22. **8410 and 8412 Hooes Road** — A non-Crosspointe homeowner received permission from the BOT to install a sewer line across Crosspointe open space. Fairfax County is handling this issue. Item closed.
23. **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. Before a letter could be sent to the homeowner advising them of this decision, it was noticed that the dirt has been removed. **Added to field trip list to verify dirt was removed and not redistributed.**
24. **8629 Meadow Edge Terrace** — Resident reported many dying trees and poison ivy in open space behind their backyard fence. An arborist viewed the area and saw no dying trees. The OSC viewed the area during the 11/19/21 field trip. No poison ivy was found, and OSC pushed over a small dead tree. Letter to be sent to homeowner to say that no trees will be removed and to call Ms. McDevitt if they find poison ivy on open space so the mowing contractor can spray it.
25. **8510 Old Barrington Road** — The homeowner had Ms. McDevitt out to look over a stormwater drain behind the entrance sign next to the lot. 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. This is a county issue as it involves a stormwater drainage. Ms. McDevitt to report the issue to the county.
26. **Oak Chase Pool Landscaping** — Ms. Batie earlier 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. Viewed on 11/19/2021 field trip. The landscaping contractor submitted a proposal for \$12,000 to remove the vegetation and replace with different plants. The OSC did not agree with some of the proposed plants (such as trees planted under the power lines that will likely be topped by the power company). Mrs. Batie suggested that this project needs to be competitively bid and will write RFP for refreshing this area that will include natives and no annuals. She will ask Ellen Peterson to help with writing the RFP.

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27. **Fence Replacement** — There is a split rail fence at the "T" intersection of T4 where the trail comes in from the cul-de-sac at the end of Silver Thorn Way. The fence needs repair/replacement. OSC viewed this fence at the 11/29/2021 field trip. Ms. McDevitt will issue an RFP to replace the fence.
28. **8402 Crosslake Drive**- Encroachment issue. Homeowner removed poison ivy and poison oak from open space and planted new trees. OSC advised the homeowner to leave the area alone and report to the Ms. McDevitt if poison ivy and poison oak return so the landscaping contractor can spray it. Ms. McDevitt to send letter documenting this and closing the issue.
29. **Special Drainage Field Trip** – To be scheduled (probably February-March). See: <https://1drv.ms/w/s!AkeglKOH-pUQximvOCor8oOKjlixu?e=4CgNQF> for list.

New Business

1. **Potential Eagle Scout Project** — Mr. Copan met with Eagle Scout candidate Jake Sullivan in mid-September and suggested improving one or more trail stream crossings. Jake presented his proposal to improve the T-26 Giles Run stream crossing to the OSC. The OSC unanimously approved the project for referral to the BOT.
2. **Oak Chase Athletic Field** - A homeowner has suggested adding a trash can near the picnic table recently installed on the athletic field opposite the Oak Chase Pool. The committee did not discuss this item, it will be added to the January 2022 OSC meeting agenda.
3. **8302 Holley Haven Lane** – Pachysandra (invasive species) planted by homeowner on open space several years ago to mitigate a drainage issue. The next door neighbor at 8304 did the same thing and the committee is requiring them to remove the pachysandra they planted from the open space. Therefore, this homeowner should be required to remove it and other structures erected on open space. Ms. McDevitt to write an encroachment letter specifying removal of pachysandra and other homeowner installed structures from open space.
4. **8399 Westpointe Drive** — Homeowner reports drainage issues. Mr. Fabian sent an email to the homeowner noting that their property is not adjacent to any open space. The email did suggest that the issue may be caused by a blocked storm drain in their neighbor's back yard. The homeowner has not responded, however, this issue will be added to the **special drainage field trip list**.
5. **Add Trees to Silverview Drive Entrance Open Space Area** – presented during resident time (see Resident Time above). OSC to review the area during the next field trip.
6. **9401 Crosspointe Drive** – This homeowner is in the process of selling their house. The realtor has limbed and cut down several smaller trees on open space in order to improve the view of Heron Pond from the house. The OSC will arrange a special field trip to view this area.
7. **Field Trip** – Friday, November 14, meet at Glen Eagles pool parking lot. Items to view:
 - A. 8308 Armetale Lane – Tot lot, truck ruts, boulders, pipestem edging and swale refurbishment.
 - B. 8302 Holly Haven Lane – Open space encroachment.
 - C. 8396 Crosslake Drive – Verify soil from basement exit excavation was removed from open space.
 - D. Silverview Drive Entrance – Request to plant trees on open space.
 - E. Bayberry Ridge Swings – Tennis committee funded bench.
 - F. T-24 Bridge Repairs

ADJORN

The meeting was adjourned at 9:00 PM.