

CROSSPOINTE OPEN SPACE COMMITTEE MINUTES

Wednesday, January 19, 2022

CALL TO ORDER

The meeting was called to order at 7:02 PM and the Chair determined a quorum was present.

IDENTIFY SECRETARY

Hayden Shea

ROLL CALL

Keith Dowgewicz, Greg Fabian (Chair), Heather McDevitt (Community Manager), Sharon Batie, Ed Mills, Felica Norman, Ken Tarrant (Resident)

REVIEW OF PREVIOUS MEETING MINUTES

Greg Fabian updated per discussion.

Motion by Ed to approve minutes as amended by Greg, second by Hayden. Passed unanimously.

RESIDENT TIME

Three minutes per resident

Ken Tarrant - 9603 Nuthatch: mentioned that the county documented the drainage problem in his backyard and that there was something the association need to review. Said he is not sure if that has been formally communicated to Crosspointe. The County point of contact information has been shared with Heather. Greg shared that a future OSC field trip focusing on drainage issues is being planned and that Mr. Tarrant's property was added to the field trip list.

No other residents were present.

OLD BUSINESS

1. **OSC 2021 Budget Request** - The BOT did not approve the budget request for repairing/replacing entrance monument lighting. Greg will coordinate with Brian to determine if the OSC should proceed with a) preparing a request for proposal (RFP) for work to be done in 2023 (or future year) or b) proceed with preparing and releasing RFPs in a piecemeal fashion.
ACTION: Greg to start drafting an RFP.
2. **Asphalt Trail Edge Refreshing** - Heather met with PSI (trail contractor) and received a proposal for backfilling the trail edges near Heron Pond for consideration (which the OSC has not acted). Heather asked for a recommendation from PSI about the trail edges but has not received one as of the December 2021 OSC meeting. Ed is preparing a specification for trail edges.
STATUS: Ed to share a draft trail edging specification with OSC in March or April 2022. Heather shared that the shoulder work at Heron Pond has held up.
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 of T29 to a point before the boardwalk. One contractor responded with a bid for \$8,000. Heather is looking for other contractors that may be interested in submitting bids for competitive pricing purposes.
STATUS: Heather found 2 additional companies: LCS and Siteworks. Ed made one change to RFP and sent it to Heather.
ACTION: Heather will send RFPs to additional contractors.

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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 drainage field trip list.
Status: No updates.
Action: Greg to schedule the 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.
Status: no updates.
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. Felicia identified a contractor who quoted a price less than the quote from the landscaping contractor.
STATUS: Boulders were moved to the area after the last OSC meeting
ACTION: Heather to ask ProGrounds for a proposal to remove ruts, reseed, and address some longstanding drainage issues in this area.
7. **T1, T24 & T32 Gravel and Grass Trail Work** - Received a bid from one contractor to do this work. Scope includes a) fixing a drainage issue on T1 where the trail runs next to Timber Ridge, b) fixing persistent wet spots on T24 (near T32 and Lee Allen intersections), c) erosion around drainage pipes under T24, and d) reducing a steep grade on T32 just before it intersects with T24. Also, we will have to go through the RPA process to seek county approval for the new T32 trail segment on the steep slope as this area is in a flood zone. This could add up to a year delay in beginning work on that trail segment.
Status: The proposed cost on the one bid received is \$16,450 for all three areas. Half the cost is to repair the T1 drainage issue (item a above).
Discussion: Should other contractors be contacted as we may receive a lower bid? OSC members expressed concern about the T1 segment not being open space property. (This section of trail runs on a pipeline easement that crosses several homeowner lots.) Homeowners have built fences into the pipeline easement making transportation of materials to the area difficult and expensive. Furthermore, there is nothing preventing a homeowner from building a fence that would block the trail. A neighboring Timber Ridge resident has cleaned-up the area around a nearby storm drain that may help with the drainage issue.
Motion: Felicia made a motion to not repair the T1 trail segment, seconded by Hayden. Motion passed 5-1-0 with Ed opposed.
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. Ed drafted a policy, but the BOT rejected it because they were concerned about the wording. Greg to work with Brian (BOT liaison) to get clarification and direction.
ACTION: Greg to create a simplified draft and send the draft to Hayden.
9. **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. Heather will tell the homeowner that the OSC will put the standing water issue on the watch list.
Status: Heather notified that the homeowner is on the watch lists. **Closed.**
10. **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. Work on the bridge started before Christmas.
Status: Stairs were installed, installation of railings delayed because of snow.

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11. **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, at a future volunteer event. Ed will assess the swales. OSC will review again on January 14, 2022, field trip.
Discussion: Potential to make this a community volunteer event. Crosspointe pays for materials and OSC coordinates volunteer support.
ACTION: Hayden: to take the lead. Activities: swale cleanings, raking, remove and install timbers.
ACTION: Greg: Add swale to drainage field trip list.
ACTION: Heather: Handyman to remove trash near tot lot.
12. **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. Heather to contact Corey Ramsey from the county as there is a storm drain on the property line between this house and the next-door neighbors. Added to drainage field trip list.
Status: No change.
13. **Proposed Change to Trail Numbering System** - Greg 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. The new number scheme would be used only for OSC projects.
Idea: Scout project wayfinding for trails.
ACTION: Hayden, ask resident to bring proposed trail names to future OSC meeting.
ACTION: Greg to make a few final updates. Seek approval of number at a future date.
14. **8406 Crosslake 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. Heather wrote an encroachment letter to the homeowner but has not received a response and the trail had not been removed. Heather to follow-up with a certified letter.
STATUS: Felicia reported that trail appears to have been removed.
ACTION: Heather to confirm the trail has been removed.
15. **Armetale Court to T1** — Downed trees. Keith met with tree contractor and showed them which trees to remove. The contractor has not returned to do the job and is not maintaining the area per the mowing contract.
ACTION: Heather to direct ProGrounds to clean-up and maintain the trail.
Idea: Consider for gravel trail in future.
16. **Unauthorized Mowing of Hoes 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 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 must remove a dead tree that has fallen into Crosspointe open space that is in the way. Heather 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.
STATUS: Letter has not been sent.
ACTION: Greg to draft letter.
ACTION: Heather to send letter to the resident.
17. **8305 and 8307 Peach Tree Court** — Report from a neighbor that this house is dumping yard debris onto open space. The OSC 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 mailbox behind their houses on open space). Letters were sent out, and 8305 has been cleaned up. However, 8307 has not responded.

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Heather to send certified letter to 8307 Peach Tree Court.

ACTION: Heather to send certified letter to 8307

18. **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 be notified to remove timbers, play set, mulch, and non-native plantings on open space. Heather sent a letter and the homeowner responded. In negotiating with the homeowner, the OSC agreed to give the homeowner until March 1, 2022, to clear the open space. 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.
ACTION: Will add replacing the drainpipe with a larger pipe to the asphalt trail refresh list.
STATUS: Will keep this item on agenda until all items are removed from open space as stipulated in the encroachment letter.
19. **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 tripping hazard. The OSC viewed this trail segment during the 11/19/2021 field trip list and decided this trail segment needs resurfacing and some work done on the steps to fill holes and realign a few timbers.
ACTION: Add trail segment to the asphalt trail refresh list.
20. **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 onto 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 had been removed.
STATUS: Closed
21. **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 a small dead tree was pushed over by Greg. Letter to be sent to homeowner to say that no trees will be removed and to call Heather if they find poison ivy on open space so the mowing contractor can spray it.
ACTION: Heather to send letter. No trees will be removed from open space.
Policy Decision: Remove poison ivy near community assets: trails, pools, tennis courts, etc. CP will not remove poison ivy adjacent to homeowner lots.
22. **8510 Old Barrington Road** — At the homeowner's request, the OSC inspected the stormwater drain behind the entrance sign next to their 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 drain. Heather to report the issue to the county.
STATUS: Waiting to hear from the county.
ACTION: Added to drainage field trip list.
23. **Oak Chase Pool Landscaping** — Sharon earlier noted that hedges surrounding the pool house parking lot are infested with spider mites and will not 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 probably be topped by the power company). Sharon 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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ACTION: Sharon to work with Ellen to develop a landscaping design and RFP.

DECISION: Do not start any landscaping work until after the new fence has been installed around the pool.

24. **Fence Replacement** — 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. OSC viewed this fence at the 11/29/2021 field trip. Heather will issue an RFP to replace the fence.
STATUS: Contractor ready to go once trees growing over the existing fence are removed.
25. **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 Heather if poison ivy and poison oak return so the landscaping contractor can spray it. Heather to send email documenting this and closing the issue. Has email been sent?
STATUS: Email sent. **Closed.**
26. **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 to improve the view of Heron Pond from the house. The OSC will arrange a special field trip to view this area.
27. **Potential Eagle Scout Project** — Stuart 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.
STATUS: BOT approved the project.
ACTION: Ed to send Hayden and email describing the kinds of rocks to use for the crossing. OSC to leave this item on the agenda on the agenda until the work is completed.
28. **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.
Motion by Hayden to add a trash can a safe distance from picnic table. Seconded by Sharon. Motion passed unanimously.
29. **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. Heather to write an encroachment letter specifying removal of pachysandra and other homeowner installed structures from open space.
ACTION: Heather to send encroachment letter.
30. **8399 Westpointe Drive** — Homeowner reports drainage issues. Greg 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 drainage field trip list.
STATUS: no updates
31. **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.
STATUS: Move forward with a recommendation after seeing how the initial "grass to forest" sites have grown.
Motion by Felica, seconded by Sharon to inform resident that no action will be taken until we see how "grass to forest" sites have grown. Motion passes unanimously.

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New Business

- 1. Refurbish Swale/rip rap near 8308 Armetale Lane** - Email from Ed.
Motion by Ed, seconded by Keith to modify the task to remove ruts from Amazon to add refurbishing the swale in front and running to the side of 8308 Armetale, which would alleviate some of the drainage issues in nearby open space. Motion passes 3-0-3 with Hayden, Felica, and Sharon abstaining.
- 2. Add edging to Pipestem at 8308 Armetale Lane** - Email from Ed.
Motion by Keith, seconded by Ed to not modify the pipestem edging. Passes unanimously.
- 3. Install metal bench near the Bayberry Ridge swings** - An Eagle Scout candidate is installing a bench at the Bayberry Ridge multi-use court. The Tennis Committee had planned to install a metal bench (with a back) at this site. Since the Eagle Scout is doing this now, the Tennis Committee offered to have the metal bench installed near the swing set next to the multi-use court.
Motion by Hayden, seconded by Ed, to not use Tennis Court budget to buy a metal bench. Instead, OSC will work with Eagle Scouts to build picnic table(s) and or bench(es). Motion passes 5-1-0 with Sharon opposed.
Action: Greg to tell Tennis Committee that OSC opts to use future Eagle scout projects to install a bench and/or picnic table at the swings.
- 4. Replace Tree on Open Space near 9122 Wood Pointe Way** – Email from Mr. Kile. There is a leaning pine tree on open space near his house that should be removed. Resident request planting another evergreen tree (a Holley).
ACTION: Heather to have the tree removed if it is a danger to the house, Greg to write draft policy for homeowner funding of trees planted in open space.
- 5. Open Space Plan** - Coordinating with BOT, Tennis and Pool committee for community amenities.
Discussion: Greg will coordinate with the chair of the Tennis Committee.

Future Actions:

- In May look at the Grass to Forest
- Hayden to send a note to Taylor and ask best way to evaluate trees.
- Schedule drainage field trip. List of areas to view here: <https://1drv.ms/w/s!AkegIKOhpUQxiydo4EzB-junM1sSN?e=q8jDxa>

ADJORN

Motion to adjourn by Ed and seconded by Keith at 9:57 PM.