

COUNTRYSIDE PROPRIETARY
GROUNDS COMMITTEE MEETING MINUTES
March 19, 2025

1) CALL TO ORDER

- Meeting Called to Order via remote attendance at 7:05 PM.
- Attendees: Kumar Sangaran (Chair), Diane Blunt (Welbourne), Terri Hess (Foxfield), Ron McNulty (Morven), Mandy Miller (OakRidge), Tim Pope (PMP), Matt O'Donnell (Advantage Landscape), Penny Francke (BoD).
- Guests: Kyle Stuart; Members of the Parking Working Group (Dirk Johnson, Laura Bentzen, Matt Miller); Roddy Dean (Morven Director/Board Liaison to Parking Working Group)

2) COMMITTEE ADMINISTRATION

- Ron moved to approve the March 19, 2025, Agenda as written; Terri seconded the motion. Approved unanimously.
- Approval of February 19, 2025, Minutes. Deferred.
- Welcome Mandy Miller, new Oakridge Grounds Representative!
- Res. 233 Parking Working Group – Presentation of findings:

Laura Bentzen gave an overview of the efforts the Parking Working Group has made in the last 10-11 months. They put together a Parking Advisory Document that summarizes past inquiries into townhouse parking issues and why each of the prior suggestions didn't work, as well as reference information on the availability of townhouse assigned and Visitor parking. The Parking Working Group also conducted a Parking Survey with over 400 respondents. The group's conclusion was that most ideas suggested by residents would cost the community too much in terms of increased assessments, and that most respondents were in favor of the previous version of Resolution 233, which did not restrict curbside parking. During the March 13, 2025 meeting of the Parking Working Group, Dirk made a motion to permanently rescind the 2023 revision of Resolution 233, and to revert to the 2008 version with administrative updates as required; that motion was seconded by Matt Miller and passed with a vote of ten Yea's and one Nay.

Ron McNulty, as the lone dissenting vote, defended the 2023 resolution; he explained that the goal of the 2023 version was to address those who take advantage of the curbside spaces by leaving vehicles parked there for long periods without moving them, thus tying up the curbside parking spaces unfairly. For ease of reference, that situation was dubbed "planted vehicles" by the Parking Working Group. Ron reports that the "planted vehicle" phenomenon is rampant on Ludwell Ct, possibly due to a large number of renters. He also reported one vehicle with expired tags. Penny pointed out that the expired tags situation was addressed separately under both versions (2008 and 2023) of Resolution 233. Dirk said that while he had asked folks several times to suggest a specific definition of a "planted vehicle", none was forthcoming, so he developed his own criteria that suggested vehicles that didn't move from curbside parking areas. As part of the Working Group's

investigation, Dirk visited curbside parking areas in every townhouse neighborhood at various times of the day, his rationale being that he would repeatedly observe any vehicles that were “planted”. However, he didn’t see evidence of such “planted” vehicles except on Chelmsford Ct, which is a VDOT street and on one (1) townhouse street. In fact, he frequently observed areas of curbside parking that were totally open/unoccupied during the day, suggesting an absence of long-term “planted” vehicles. The Working Group’s conclusion was that while there may be occasional instances of “planted” vehicles, it was not a common or ongoing problem within CountrySide, and the Parking Resolutions should not try to restrict curbside parking, as such restrictions would have a significant negative and burdensome impact on the majority of townhouse drivers.

Dirk commented that curbside parking restrictions were unenforceable and would lead to selective enforcement. Penny disagreed and clarified that the curbside parking restrictions WERE enforceable, but that the cost to the CountrySide community would be significant, in that it would substantially increase the workload on PMP, and might require hiring of additional staff—which would result in increased assessments for townhouse residents.

Penny expressed the Board’s appreciation for the work done by the Parking Working Group, and for the work done by the previous working group. This current Working Group did a great job with the survey and the gathering of useful and specific data.

The Parking Advisory Document (which will be available on the CountrySide website) implores residents to not submit budget requests to add parking spaces, because the only scenarios that would make that possible (purchase of new land or reallocation of common ground) would require an affirmative vote of 2/3 of ALL CountrySide owners, and we know from recent experience that those levels of participation are not achievable.

Penny reported that during the last two budget cycles, the addition of PMP staff to increase parking enforcement efforts did not get any support, so that option was not budgeted. Also, in the last budget cycle, the suggestion to paint lines in the curbside parking areas to divide the space into discrete parking spots was ranked very low by both the Grounds Committee and by NAC, so that option was not budgeted.

Ron made a motion to oppose the Parking Working Group’s recommendation to the Board to return to the 2008 version of Resolution 233 with administrative updates. After no second, he withdrew his motion, but then subsequently made the same motion again. This time, Terri seconded the motion. Ron first opposed, then approved this motion; Terri voted to approve. Diane and Mandy voted to oppose the motion. As Grounds Committee Chair, Kumar had the tie-breaking vote and opposed the motion, so the motion failed.

Mandy made a new motion to accept the Parking Working Group’s recommendation to the Board of Directors and reinstate the 2008 version of Resolution 233, with administrative updates as required; Diane seconded the motion. Diane and Mandy voted to approve; Ron and Terri voted to oppose. As Chair/tie breaker, Kumar voted to approve. The motion passed, and the Parking Working Group’s recommendation will be forwarded to the Board of Directors. **Note:** the “administrative updates” to be made to the 2008 version include removal of references to Loudoun County decals (now obsolete); clarification of the location of the Tow Warning sticker (driver’s window, not the previous “driver’s passenger” window), and the addition of “car parked in a fire lane” to the reasons **any**

resident can request towing removal of a car by the Towing contractor. Diane expressed sympathy about the situation of curbside parking on Ludwell, but suggested that the community has spoken in the survey. Penny reminded the group to report violations of either of the Parking Resolutions (233 for residential parking, 234 for Commercial vehicles) to PMP, so that the proper enforcement actions can be taken.

3) RESIDENT & GUEST PARTICIPATION (3-minute limit per speaker)

- Request to add ability to call tow for cars parked in fire lane to AI's Towing contract.

Kyle Stuart, Foxfield resident, spoke about violators parking in fire lanes. He has called the towing contractor, but AI's had told him he wasn't authorized to have a violating car towed. Kyle requests a change to the contract. Tim and Penny had reviewed the AI's contract in preparation for this meeting. They agree that the contract wording is ambiguous, but since the contract is due for renewal shortly, this ambiguity can be corrected. Also, if the Board of Directors accepts the Parking Working Group's recommendation to revert to the 2008 version of Resolution 233 with the administrative changes noted above, the Resolution will provide for a resident to report fire lane violations under Section IX, bullet point B 4.

Kyle also reported that the first turn onto Bickel court is a bottle neck caused by cars parked in the curbside parking lane; this reduces sight lines and causes an unsafe situation. He provided a graphic illustrating the area of concern. Kyle is suggesting that the bottom side be turned into a fire lane. Terri, the Foxfield GC representative, says she had suggested painting this curb in the past, and she agrees it needs attention. Ron suggests we expedite the resolution of this issue; Terri mentioned that there is VDOT parking close by to alleviate any reduction in available parking. Tim to investigate the area and suggest possibilities to improve the safety of that entrance; to be discussed in April meeting.

4) ADVANTAGE ITEMS

- Monthly Report reviewed. 8 Tree Days completed. Pear treatments ready to go in the next few weeks. Matt reminded the group that the next median on Countryside Blvd still has two pear trees; he asked if we wanted to do something this year to match the first island. Matt will discuss a white pine survey for our common areas with his tree person and will develop a proposal for the next meeting. Diane agreed to meet Matt and Tim at Cromwell Rd on March 25th at 1:30 PM to discuss planting ideas for the island there.
- Last year's watering agreement was around \$8K; Tim estimates we'll need \$9K this year because we'll have to add the median where we added trees and bushes. Those funds will need to come out of the Additional Landscaping budget line. While some of the plants at the pond are now acclimated, other plants have been eaten by deer, so it's not cost effective to water all of the plants at the pond. We stepped up watering at the plantings at the neighborhood signs and that seemed to be worthwhile. We should also consider adding gator bags where possible in the median plantings. Diane moved to accept Advantage Estimate #4733 for Watering at a cost NTE \$9,000; Ron seconded the motion. Approved unanimously.

- Diane moved to accept Advantage Estimate #4734 for Spring Hydroseeding to touch up areas treated last fall for an amount NTE \$3980; Terri seconded the motion. Diane, Terri, and Mandy voted to approve; Ron voted against the motion. Motion carried 3 to 1.
- Mowing and Bush hogging to begin in April

5) POND ISSUES

- Fountain repaired, replaced, and is working well.
- AEC's Pond management to begin in April and run through October. AEC will provide monthly reports.

6) PMP REPORT

- Monthly Financial, Major Projects, and Invoice Tracking reports were reviewed.
- Expected Expenditures list being maintained by Tim.

7) OLD BUSINESS

- Update on the trail behind Nicholson Ct. that connects the safe routes to school path the 777. Tim had Rose Paving come out and measure 260 ft long by 4 ft wide and will try to do the trail replacement earlier while school is out for the summer. They are confident they can get trail more level (i.e., eliminate the current "tilt" or incline).

8) NEW BUSINESS

- Community Trash Cans – compiling locations and prices. Staff is putting together a list of locations. Tim is having trouble finding that original design. We used the last of the attic stock to replace the can that melted from the fireworks fire. He is looking at metal.

9) INFORMATIONAL ITEMS

- Tree List – Advantage has been very busy with storm damaged removals (separate list). There is a separate stump bid RFP – to send out on Friday – to restore earth and top seeding. Advantage will be submitting a bid for a survey to identify problematic pine trees, which is a safety and liability issue.
- Update – Invasive Removal – Loudoun County grant. Jen Venable inspected the areas, and we have been reimbursed for the \$17,200 spent so far. We will work on another treatment and apply for reimbursement. It looks really good. Had to get a permit for one area on wetlands impact. Tim reminded the Committee that it still had its budgeted amount available for invasives treatment.
- Penny and Kumar signed a letter sponsored by LIRA to Governor Youngkin supporting legislation that would require retailers selling invasive species to post signage informing customers of the invasive nature.

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- Upcoming Projects to be Bid Out: trail pavement, concrete, stump removal (40-45 stumps) and revitalization of stump areas. Asphalt work targeted for September/October timeframe, with plans to be done by Halloween.

10) ADJOURN

- Ron moved to adjourn the meeting; Terri seconded the motion. Approved unanimously. Meeting Adjourned at 9:36 PM. Next meeting scheduled to be held remotely at **7:00 PM on Wednesday, April 16, 2025.**