



NEIGHBORHOOD ADVISORY COUNCIL
Approved Meeting Minutes
May 13, 2025

NAC Council Members in attendance:

Belmont: Louis Kaiser and Art Rodriguez

Foxfield: Liz McMahon and Scott Simon

Morven: Johnathan Breslow and Blake Yannick

Oakridge: N/A

Oatlands: Anne Steingass

Rokeby: Pat Bour and Janet Callum

Welbourne: Diane Blunt

Liaison: Art Rodriguez

Others in attendance:

Resident of 7 Webly Ct.

Resident of 12 Whaley Ct.

Resident of 104 Wiltshire Ct.

Resident of 10 Halifax Ct.

Resident of 79 Rutherford Rd.

Resident of 25 Wyatt Ct.

Resident of 15 Mosby Ct.

Resident of 2 Stafford Ct.

Resident of 26 Palmer Ct.

Resident of 47 Bentley Ct.

Resident of 118 Hamilton Rd.

Jeff Kretsch - Finance Committee Liaison

Al Pham – DRC coordinator

Art Rodriguez called the meeting to order at 6:35pm

Approval of April 8, 2025, meeting minutes

Approved Steingass moved McMahon seconded.

Resident Participation

None

BELMONT

Approval of April 8, 2025, meeting minutes

Approved

Resident Participation

None



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Standing Committee Reports

Reports Given

Review of Neighborhood Applications

4 Applications approved

3 applications conditionally approved

1 application deferred

FOXFIELD

Members Present: Scott Simon, Elizabeth McMahon

Members Absent: None

Agenda items discussed:

1. Approval of the April 8, 2025 meeting minutes: Approved
2. Resident Participation: None
3. Standing Committee Reports: Reports were given for all committees.
4. Review of Neighborhood Applications: 20 Wyatt application to install new entry door and screen door: Approved; 2 Asbury Way to install a rain barrel in backyard: Approved

MORVEN

Approval of April 8, 2025, meeting minutes

Approved

Resident Participation

None

Standing Committee Reports

Reports Given

Review of Neighborhood Applications

Applications Approved

OAKRIDGE

No Report Available, No members present

OATLANDS

Agenda items discussed:

- a. Approval of the April 8, 2025, meeting minutes:



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Minutes approved with a minor correction from Welbourne

b. Resident Participation

No resident participation.

c. Update On applications from last month's meeting:

One contingent application was ultimately approved.

d. Adopt a Highway

Jeff Kretsch proposes that the community adopt CountrySide Boulevard under the Adopt-A-Highway program. He will organize a small group of volunteers and submit this proposal to the Board of Directors. Anyone interested in participating should contact Jeff.

e. Application Signatures

At a previous NAC meeting, the members voted to require signatures on the architectural applications, as it had been before Covid. The Board of Directors requested a formal vote. Language on the requirement was discussed. An email acknowledgment or a physical signature by four of the nearest impacted homeowners will be required. All neighborhoods represented at this NAC meeting approved.

f. Standing Committee Reports:

Facilities – Preparation of the pools is underway with the draining and cleaning of the pools; the WAVES schedule was approved; 2025 operating hours for the pools was approved; new shade structures and No Trespassing signs have been installed; approved the rental of the pools to the local elementary schools; the committee is looking at options to repair the tennis courts.

Grounds – tree work has been completed in the past month; mulching and hydro-seeding completed; the mowing season has begun throughout the community; leaf mulching around the perennials; an algae treatment at the pond; some clean up and plant removal at the intersection of Cromwell and C-Side Blvd to improve sightlines and remove the plantings frequently subjected to car accidents; have been reimbursed from a state grant to help with removal of invasive plants, with more to be done this year; Bickel Court fire lanes are being reviewed as a result of safety concerns raised by some residents.



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Board of Directors – no update on the potential plan to add bike lanes to CountrySide Blvd and reduce the number of car lanes; discussion around the cost to repair a bridge in Horsepen Run, which could cost as much as \$22K.

Finance – looking at ways to finance the tennis court repairs.

HPR, DRC, CRC – no reports.

- g. Review of Neighborhood Applications
Oatlands had 2 applications and both were approved.

ROKEBY

- a. Approval of the April 8, 2025, meeting minutes: Approved as amended.
- b. Resident participation: None.
- c. Update on applications from last month's meeting: Al P. provided updates on DRC rulings
- d. Adopt a Highway – Jeff Kretsch proposed our HOA “adopt-a-highway” CountrySide Blvd. He will submit proposal to Cside BOD & complete VDOT paperwork for the program. Will need volunteers to help pick up litter 3-4 times a year.
- e. Return to pre-covid requirement of obtaining 4 signatures on DRC applications: Motion made & unanimously approved by all 7 neighborhoods – *“Applicants are required to identify the 4 most affected homeowners in which E-signatures are required. If an affected homeowner does not respond within 5 business days, the applicant must retrieve a physical signature from the affected homeowner.”*
- f. Standing Committee Reports:

FAC (Scott Simon) = April mtg – all 3 pools drained & cleaned; Waves pool schedule approved (July 19th Divisionals) 2025 pool operating hours set & published; LW shades to be installed; CW windows to be replaced before pool opening; PW storm drain repaired; Tennis court repairs discussed. May mtg – 5th grade pool parties approved (CountrySide June 3rd, Algonkian June 4th) ; PW pool cover trial season a success; new LW shade structures installed; tennis court repair vs complete tear down discussed, no reserve money for tear down, further study needed; PW ladies room handicap stall reno near



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completion; discussed making one tot lot ADA compliant; NO TRESPASSING signs installed at all pools per LCSO suggestion.

GROUNDS (Diane Blunt) = Mulching, hydroseeding, mowing, fertilizing started. No longer use herbicides, dandelion growth noted but mowed after blooming. Leaf mulch put around neighborhood signs to protect the perennials; intersection of Cromwell & CS Blvd install 4 native VA magnolias to replace the old trees; proposals reviewed on white pine trees & invasive vine removals; some LIRA grant money remains; 52 tree stumps to be removed; fire lane extension proposed on Bickel Ct; pond treated for algae; turf reno for the fall.

FIN (Jeff Kretsch) = funds discussed for replacing deteriorating tennis courts (courts were never funded in the Reserves)

BOD Liaison (Art Rodriguez) = discussed returning to pre-covid requirement of 4 signatures on DRC applications; deteriorating bridge in HPR will cost \$22K to rebuild.

HPR = no report

g. Review of Neighborhood Applications: 7 Reviewed

Hamilton Rd:

Front door replacement – Deny

Removal of all shutters – Deny

Turner Lane:

Color change, front door – Approve

Color & style change, shutters – Approve

2 front porch lanterns – Approve

1 garage lantern – Approve

1 single step railing - Approve



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WELBOURNE

Approval of April 8, 2025, meeting minutes

Approved

Resident Participation

None

Standing Committee Reports

Reports Given

Review of Neighborhood Applications

2 Applications approved

1 Application deferred

Meeting Adjourned at 7:45 pm

Respectfully Transcribed
Al Pham, DRC Coordinator