

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Community HOA Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
August 30, 2006

BOARD MEMBERS PRESENT:

- Jim Alba, President; Larry Cimbalista, Treasurer; Karthik Srinivasan, Secretary; Neil Manausa, Robert Whetsel
- Staff Members: Ed Thomas, CEO, PMP

CALL TO ORDER:

Jim Alba called the meeting to order at 7:04pm.

GUESTS:

- Larry Leber, Upshire Realty Advisers in Maclean; General Manager of Gloucester Capital Partners, LLC
- Sally Gillette, Attorney Land Planner; ReedSmith
- Lori Waters, Loudoun County Board of Supervisors, Broad Run District
- Danny Davis, Assistant to Lori Waters

BUSINESS:

- Jim Alba stated that the meeting is for discussion of the commercial property only. Neil Manausa provided a written handout of the summary/timeline of the commercial property.
- Yolanda Thompson, of Sunset Terrace, requested clarification on the entrance/exit issue, pedestrian walkway signage, written notice from the HOA about the speed bumps, and temporary signage.
 - Sally Gillette responded by saying that two signs would be installed temporarily during construction, in addition to the barriers, to limit construction traffic to Claiborne Parkway.
 - Sally Gillette recommended getting professional input with determining where to place speed humps. A discussion was held about the due date for the HOA to reply about where the crosswalk and speed bump are to be installed. Larry Leber has agreed to install and pay for it, but the BOT has to request it by the deadline. The deadline was changed from January 1, 2007 to February 1, 2007.
 - Regarding the pedestrian walkway, the engineer said that for a mid-walk crosswalk, it would be better to put stop signs there. An agreement was made that Larry will pay for and install the stop signs and crosswalk if the HOA would submit a letter detailing where and how the stop signs and crosswalk are to be installed and the HOA will assume responsibility for the stop signs and crosswalk once they're installed.
 - Regarding changing the property to a single entrance instead of two, Sally Gillette said they are not able to change it due to traffic circulation issues.
- Marion Smith, of 43805 Sunset Terrace, requested another separate meeting for

homeowners to decide what needs to be installed to make the neighborhood safe. Marion suggested a mailing to the entire townhouse section.

- Jim Alba replied that the safety issues would be a topic at every BOT meeting until construction is complete, and the BOT will continue to communicate via the newsletters, web site, and flyers.
- Matt LeClercq, 20244 Sprucegrove Square, suggested that the Open Space Committee, rather than the BOT, set up the meeting where signage, safety issues, etc. will be discussed.
- Arion Golmakani, 20246 Sprucegrove Square, stated that traffic would increase because drivers will take a shortcut through the community to get to Claiborne Parkway. Arion suggested a Do Not Enter sign at the corner of Sprucegrove and Sunset Terrace. Arion also requested more evergreens to be planted to block the view of the traffic from the residences.
 - Jim Alba replied the streets Arion mentioned are HOA streets and it is up to the community to decide what signage is needed. Jim added that funds could be set aside for screening in the Open Space Committee budget and that Larry Leber is providing cash contribution for items such as screening.
- Richard Thetga expressed concern over safety from increased traffic at Gloucester Parkway and Laurel Ridge and suggested another speed bump be installed on Laurel Ridge. Richard also was concerned over continuing problems with loiterers in the clubhouse parking lot.
 - Jim Alba recommended calling the police for problems with loiterers. The Neighborhood Watch Committee now has a chairperson and can possibly provide help. Installing a speed bump on Laurel Ridge would require VDOT approval since it is not a private road. Neil Manausa suggested that making Susan Leslie resistant to traffic might persuade drivers to use Gloucester Parkway and Claiborne Parkway to enter and exit the commercial property. Jim stated that Mr. Thetga's concerns can be addressed further at the next BOT meeting.
- Matt Smitham, 20343 Snowpoint Place, said he supports Walgreens and thinks the BOT has done a good job negotiating an agreement. Matt said that to try to stop this development wouldn't be in the best interest of the community since Walgreens and a bank are a better alternative than some others might be.
- Dr. John DuBernas, 43775 Brookline Terrace, wanted to know if the traffic warden was aware of the use planned for the property and if there was a written document stating that the roads will be safe even with the increased traffic.
 - Sally Gillette explained that a traffic analysis was done and projected 20 years out. The study met the level of service. Larry Leber added that the original plan for the property was approved for 45,000 square feet of buildable area and the current plan is for less than 19,000 square feet. Sally Gillette stated that she had a letter from the Office of Transportation Services stating that the roads can handle the use.
- Dr. DuBernas also expressed concern about blasting and whether a pre-check was planned for the pool, clubhouse, and nearby houses.
 - Jim Alba stated that the blasting company would likely perform a pre-inspection. Larry Leber stated that he's accountable for any damage if it's proven that blasting caused damage.
- Rob Whetsel got confirmation from Larry Leber that the shared maintenance of Susan Leslie is something that goes along with the property no matter who the owner is.
- Lori Waters stated that BOS will be voting on the application for this property at their meeting on Tuesday, September 5th. Public comments are taken starting at 9:30am. Email address is bos@loudoun.gov.

ADJOURN:

The meeting was concluded at 8:05pm.

Respectfully submitted,

Karthik Srinivasan, Secretary
Board of Trustees
Joyce L. Cimbalista, Recording Secretary
Courts & Ridges of Ashburn Association

Date