

## Open Space Committee Minutes – October 17, 2006

### Members in attendance:

Robert Altland  
Russ Fuller  
Mark Wright

### Old Business:

- Rob Altland provided an update on the Fire lane discussion with the Loudoun County Fire Marshall's office. The conversation is documented in attachment A to this document. The fire lane painting appears to be ready for contract. PMP needs to initiate a contract and follow through on the coordination of the work.
- Rob Altland provided an update on the Fire hydrant discussion he had with the Loudoun County Sanitation Authority. The conversation is documented in attachment A to these minutes. Bottom line, the fire hydrants are in line to be painted by the Loudoun County Sanitation Authority next spring.
- Rob Altland provided an update on Play sets in the community. This included an overview of the search for a new play set for the large Courts tot lot and a replacement part for the large Ridges tot lot which was damaged apparently by someone with a lighter. The status of the investigation is documented in attachment A to these minutes.
- There was an extensive discussion about the landscaping contractor. There isn't a great deal of satisfaction with the company but there are concerns about the cost of a different company. There was some discussion about ensuring the landscaping company is held accountable to their contract. There is a belief that this accountability is the responsibility of the community management company, not the OSC. Russ Fuller agreed to conduct a review of the Valley Crest and Blade Runner proposals and bring forward a recommendation on which company we should contract with next calendar year.
- Mark Wright led a lengthy discussion about tree replacement in the community. The OSC is unsure whether to hold off on the tree replacement until the community has committed to our current landscaping company or to a new landscaping company.
- There was a lengthy discussion about the method in which the Association communicates to the homeowners. There was a concern stated that the current community newsletter is not sent out more frequently and may contain too much information. Ultimately this issue was stopped and recommended as a topic for the Association's communication committee.
- There was a short discussion about the new benches installed on Sprucegrove Square. The benches appear to be used since someone has cleaned the dirt from around where individual's feet would be when sitting on the benches.
- There was a short discussion on community maps. Walt Koehler is still attempting to find electronic versions of the final plats for distribution to OSC members and other interested community members.

#### New Business:

- Rob Altland provided a short update on the security lighting being investigated by Dalia Martinez for the Community Center. More information will be provided by Ms. Martinez.
- There was a discussion about the burned trash can near the large Ridges play set. It was finally agreed that a new trash can needs to be ordered. There was a general consensus that the OSC's is very frustrated with this vandalism. The OSC believes this vandalism at the large Ridges tot lot will stop once the new commercial development is in place and there is more lighting in the area. If the lighting is not sufficient the Association needs to look at a security light for this tot lot and the large Courts tot lot.
- There was a discussion about the notice board. The information in the board is out of date. The OSC questioned whether or not we should continue to have the board if no one is using it. Rob Altland said he would send an e-mail to the BOT asking that question.
- The OSC discussed whether we should have someone paint the bottom the town home community mailboxes. The paint on the fiberglass appears to be fading.

The next meeting is scheduled for November 15. Monthly meetings are usually every third Wednesday of the month at 7:00 p.m. in the clubhouse.

## **Attachment A**

### **Fire lane discussion with the Loudoun County Fire Marshall's office**

Rob Altland had a discussion with Roger Wright (703-777-0333) from the Loudoun County Fire Marshall's office today about fire lanes for the Berry ("Patio") homes.

It is still unclear if any fire lane markings are required for these homes. However, based on the fact that a fire lane was required for the town home streets right next to these "Patio" homes, it seems like fire lanes should be necessary. If they are, the fire lanes for these "Patio" homes should have been appropriately marked when the homes were built and accepted by Loudoun County.

Mr. Wright said the existing yellow lines don't meet the county ordinance for marking a fire lane. According to Mr. Wright, fire lanes have to be marked with a solid yellow line and stenciled with the words "Fire Lane" at appropriate locations on the yellow stripe.

We have two choices to get a final determination on whether or not fire lane markings are required.

- 1) We can provide Mr. Wright a hard copy plat of the area so that he can review the size of the streets to determine if a fire lane is required.
- 2) Meet with Mr. Wright at the community on one of the days Mr. Wright works to get a determination if these streets require a fire lane. Mr. Wright only works on Monday and Thursday.

Here is my opinion. Somewhere along the way, the developer got away without putting in place the appropriate fire lane markings in this section of the community. One question could be why Loudoun County didn't catch this. Perhaps at the time there wasn't ordinance in place for "Patio" homes.

According to Mr. Wright we have two options to appropriately mark the fire lanes in the "Patio" home area.

- 1) Paint a yellow line with "Fire Lane" stenciled at appropriate locations.
- 2) Install signs at the beginning, middle and end of each of the fire lanes.

Both of these options are costs to the community. I'd guess the sign option would be especially expensive.

Here is my recommendation. Have Dalia meet with Mr. Wright at the community to have him inspect the area. It is too hard to get a hard copy community plat, bring it to the Fire Marshall's office at the old Loudoun Hospital in Leesburg and wait for a decision. Since Mr. Wright only works Monday and Thursday so Dalia would have to schedule a meeting on one of those days.

### **Fire hydrants discussion with the Loudoun County Sanitation Authority:**

Rob Altland had a discussion with Doug Shoup from the Ashburn facility of the Loudoun County Sanitation Authority. According to Doug only the Loudoun County Sanitation Authority can repaint fire hydrants. Doug claimed the fire hydrants in our community were repainted 1 1/2 years ago and that they have a five year life. I've looked at pretty

much all the fire hydrants in our community. The paint is flaking off and the paint underneath looks far better than what is currently on the fire hydrants. If these fire hydrants were painted then whoever painted them did a pretty poor job. I'll have another discussion with Doug next week. The Courts and Ridges of Ashburn is the first priority of the Ashburn office of the Loudoun County Sanitation Authority for fire hydrant painting for the spring of 2007. The Sanitation Authority is currently winterizing some of the community fire hydrants.

**Play set update:**

Small Courts play set: Rob Altland had an opportunity to take a closer look at the smaller Courts play set off Volley Court. This set is actually in pretty good condition and I do not recommend a replacement at this time.

Large Courts play set: Rob Altland have requests in to three companies for estimates to replace the larger Courts play set. I believe replacement is our optimal solution at this time due to the deterioration of the set and the heavy use of this play set. I hope to have some specific cost estimates within the next two weeks.

Large Ridges play set near the pool: Someone has burned through the clear bubble on the large play set. This piece of the play set needs to be replaced. I have provided PMP with the contact information and cost for a replacement clear bubble. The clear bubble will be shipped to Rob Altland's home and the OSC will install the bubble.

**Burned trash can:**

The OSC has requested that PMP order a replacement trash can. The trashcan will be shipped to Rob Altland's home and the OSC will install the trash can.