
PROSPERITY HEIGHTS BOARD MEETING MINUTES

July 26, 2018
Home of John Hilboldt
3361 Taleen Court

Attendees (7)

John Hilboldt, President
Rich Cober, Vice President
Keith Fulk, Treasurer
Bill Foster, Director
Levenie Hughes, Director
Giang Thiet, Director
Brad Wilhelm, Director

Meeting called to order at 7:36 pm

OLD BUSINESS

- Financial Review/Audit progress:
 - 3 responses have been received with 2 bids in hand of \$2,000 and \$2,200
 - Cober moved that the Board authorize an expenditure of “up to \$2,500.00” for the contracting of an audit. Foster seconded. Motion carried.
 - Hughes will continue to work with Fulk to complete this project.
 - Line item to be added to annual budget to note audit/financial review expenses.
- INOVA development follow-up:
 - Hilboldt provided a written summary (copy attached) of Supervisor Smyth’s April 30 appearance at the Woodburn Homes Civic Association meeting where ongoing county site planning with the INOVA-Exxon/Mobil site was the topic
 - In brief, current developments on this site are INOVA’s “by right” in light of previous Exxon/Mobil development guidelines. Once complete there will be approximately 1.2-1.3 million square feet of space on site. Future growth would allow double this capacity over the next 20 years. Multiple reviews are still on the agenda before any final authorization is granted by the county.

NEW BUSINESS

- Architectural Updates:
 - 4 Architectural Review items have been made part of the Association’s permanent records:
 - **8469 Sevan Court** (Weaver) replacwemtn of an existing rear deck.
 - **8457 Sevan Court** (Hendrich) approved installation of roof solar panels.
 - **8460 Ararat Court** (Helou) replacement of existing siding, roof, gutters and shutters with a new color scheme of charcoal grey siding, moiré black roof, black shutters, and white gutters and trim.

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- **3392 Monarch Lane** (Bibizadeh) approved the installation of a new 6-foot tall wood fence from left rear corner of the home to the back property line, across to a utility easement parallel to the neighboring pipestem drive, and from there connecting to the right rear corner of the house. A deck replacement is also included as a matter of routine maintenance.
 - Thiet noted that residents at **8456 Ararat Court** had also installed solar roof panels – apparently without consultation based upon this listing. This will be noted in Architecture files (such solar panels are elsewhere in the community and not prohibited by or included in any of our guidelines).
 - Storm Water Retention Pond:
 - No additional communications from the county to resident inquiries. Hilboldt to follow-up with Connie Perry and report back to the Board for determining further action
 - Fall Newsletter items:
 - Prosperity Day on September 29
 - Halloween Parade
 - Annual Dues
 - Ice Cream Social and Thank You
 - Deer “thinning” in public parks
 - INOVA notes
 - Architectural Review requirements reminder

GOOD OF THE ORDER

- By-Laws:
 - Hughes noted that 1) we still reference permission needed to cut any trees greater than 6-inches in diameter on private property [this only pertains to common areas] in our By-Laws, and 2) we specifically are charged to have an audit at least every four years. Both items should be considered for amendment action as the first is in error and the second would simplify our future financial review options.
- Neighborhood Directory:
 - Our hardcopy Director was last published in 2014.
 - Option of an online, password protected product was discussed. Cober and Thiet agreed to review software options, their compatibility with our needs, and report back to the Board for further consideration.
- Playground mulch:
 - A substantial amount of replacement mulch will be needed yearly on our playground. While Matthew Sonnen (who was paid for this work this year) has submitted a proposal to monitor our needs in this area, contracting this work – in light of the volume of materials involved – seems warranted.
 - This issue is to be flagged for future meetings. A potential \$2,500 budgetary need is likely, and a new annual budget line item is to be effected by Fulk.

Meeting adjourned 8:25 pm.

– Notes prepared/submitted by John Hilboldt in the absence of Board Secretary



Attachment:

NOTES – Woodburn Homes Civic Association Meeting

Monday, April 30, 2018

Epiphany of Our Lord Byzantine Catholic Church Parish Hall
3410 Woodburn Road

SUBJECT: Ongoing INOVA plans for the Exxon/Mobil site

Neighboring homeowner associations were invited to attend the April 30, 2018, meeting of the Woodburn Homes Civic Association. Providence Supervisor Linda Smyth was the featured speaker, and the future development of the former Exxon/Mobil site by INOVA was the main topic of discussion.

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Supervisor Smyth provided a simplified tutorial on the County’s Site-Specific Plan Amendment Process (SSPA) – <https://www.fairfaxcounty.gov/planning-zoning/plan-amendments/sspa> -- which guides land use and planning. The INOVA proposals are just one piece of several plans under review county-wide.

As part of the current SSPA, the Board of Supervisors divided the County into northern and southern sections. Providence, Hunter Mill, Dranesville and Sully Districts form the northern section, and plans were solicited from those areas in 2017. The remaining southern section districts will commence a similar process in 2019.

10 comprehensive plans in total were received from entities in the four districts of the northern section. This is an unusually low number of such projects from past experience.

7 of these 10 plans alone were from the Providence District. Of those, 1 was disqualified at the earliest stage and 1 was later withdrawn. Of the 5 remaining plans, 2 ultimately dropped out leaving 3 remaining long-term use projects.

The County Task Force chose then to look at the INOVA facility and the Fairview plans jointly. They were well aware of the low occupancy rate in Fairview as well as the logic of a coordinated plan to deal with traffic and other similar matters that would affect both developments straddling an already busy road system. Shared infrastructure costs not to mention traffic flow issues were also part of this thinking.

On a secondary matter, the supervisor commented, and if “wellness” is the major goal of INOVA’s plans, for example, “what could be more soothing and supportive than trees” and their comforting atmosphere to facilitate everyone’s “wellness.”

The highest density development for the INOVA site could allow up to 5 million square feet of space. The Task Force rejected this and at present has recommended a lower density rate which would cap future development at around 3 million square feet.

When INOVA acquired the Exxon/Mobil property, all previous zoning and plan development guidelines and restrictions for which Exxon/Mobil had been obligated were transferred to INOVA.

For example, INOVA retains the right to include “a hotel” as part of their future options since “a hotel” was originally approved for the Exxon/Mobil owners. Since the INOVA concept is for a wellness center and such could include the close involvement of families with affected patients, overnight accommodations would seem logical. Exxon/Mobil’s long-term use of the property for corporate meetings and other conferences was a reason that such “a hotel” facility was part of their earlier planning.

Currently, INOVA is developing an additional 500,000 square feet of space which they are allowed to do “by right” in the transfer of previously approved plans. This would bring previously existing and “by right” development to around 1.2-1.3 million square feet.

Under the most recent plan working its way through the SSPA process, an additional development more-or-less equal to the existing would be allowed. Thus, after 20 years INOVA’s Exxon/Mobil property could see approximately 3 million square feet of construction.

As the SSPA process moves forward, it is hoped that an analysis of the public facilities, transportation needs, school construction (if any), and other support projects will be drafted by the end of the year.

We are a long way from any formal approval of long-term development goals and guidelines. All of this planning is still subject to numerous public meetings, task force reviews, and official county sign-off.

Those who are interested should continue to monitor the Fairfax County website and this ongoing SSPA process.

As noted earlier, greater detail about the SSPA can be found online at:
<https://www.fairfaxcounty.gov/planning-zoning/plan-amendments/sspa>

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At our April 2018 HOA Annual Meeting, Bob Rosenblatt, Connie Perry and Giang Thiet volunteered to be neighborhood representatives and help monitor the progress of this plan.

In attendance at the April 30 WHCA meeting were Connie & Rick Perry, Theda & Bill Foster, Rich Cober and John Hilboldt.

– JEH July 24, 2018