

Carderock Springs Citizens' Association
April 20, 2020
Held via Web Meeting due to Covid-19
Monthly Board Meeting Minutes

Board members present: Jack Orrick, Ashish Goel, Jenny Spreitzer, Petra Jacobs, Sue Eastman, Tom Deyo

Board member absent: Bill Draper

Community members present: Katherine Stifel, Craig Stoltz, Scott Wilets

Meeting called to order at 7:40 pm by Jack Orrick

- 1) Approval of March Board meeting minutes
- 2) Treasurer's report
- 3) Discussion with ARC on Design Guidelines for major renovations/tear-downs
- 4) Logistics for 2020 Annual Meeting – May 31, 2020 – Plans for Beltway Widening and Election of Officers/Directors (status of nominees) – Hold by Video conference?
- 5) Status of Environmental Impact Statement for Beltway widening
- 6) Old Business – PEPCO Issues; Montgomery Quiet Skies
- 7) New Business
- 8) Next Meeting date/Newsletter deadline

Item 1: Approval of March Board meeting minutes

Approved.

Item 2: Treasurer's Report

298 households have joined so far and we're near the budget. We are saving about \$30 per month since updating lighting at River Road. We received a \$475 bill to complete mulching at River Road: CSCA will pay for this work and look into getting estimate from another landscaper or two to take on contracted work. We will send one more reminder dues notice in early June to those who have not yet renewed for 2020.

Item 3: Discussion with ARC on Design Guidelines for major renovations/tear-downs

It has come to the board and ARC's attention that a house in Carderock Springs has been marketed as a teardown by a real estate agent. The house, which was neglected and un-lived in for many years, is now under contract and supposed to go to settlement May 8 or so. We do not know the buyer's plans. If the house is going to be torn down or extensively remodeled, at the

very least we want to be sure the rebuild maintains the character of the house and that the model is still recognizable from the front. Scott thinks any house can be saved, even a terribly moldy one. Unless the house is structurally condemned, there shouldn't be justification to demolish it. But is there anything specific in the Architectural guidelines now about not being able to tear a house down? The language isn't in the covenants because no one was thinking about tearing new homes down at the time. Since it's not in the covenants, we probably can't legally prevent teardowns.

We agreed that the community should strive for preservation. We discussed what we can do to preserve the covenants. We should have a clarification about preserving the look of the neighborhood on our website. We can work as a board on this language and put it on the website. For the new owner, we should keep a close eye on the house and try to meet the new owner, ask them their intentions and let them know that they should meet with the ARC before they do anything.

We need to make sure our written guidelines for renovation are clear and accurate. If there's going to be a major renovation it needs to be done in a way that comports with the existing elements, in terms of scale and working with the landscape. It will probably take some time to get new guidelines written and approved. We should aim for a comprehensive set of revised guidelines so we don't piecemeal this.

Action Items:

- The Board requested that ARC members take a first look at the guidelines and note what should/could be updated. Will refer to Hollin Hills guidelines. Jack will assist with this as well.
- Would now be the time to re-open the county Historic District designation consideration?

Item 4: Logistics for 2020 Annual Meeting – May 31, 2020 – Plans for Beltway Widening and Election of Officers/Directors (status of nominees) – Hold by Video conference?

We would like to keep the May 31 date and do a video conference. Jack will reach out to Bill Draper to see if we could use his corporate zoom account to hold the meeting. We have two candidates willing to join the Board. We haven't found anyone from South Carderock, but have learned that South Carderock has a (reactivated?) board, so will look to work with them.

Regarding invitees, we will reinvite everyone who was going to attend in April. Will ask Carol Rubin or her boss. We will ask Marc Elrich when we have a firm date.

Item 5: Status of Environmental Impact Statement for Beltway widening

We should know about the EIS on May 15. If it acknowledges there is noise impact and we can get clarity on right of way, we will have significant data. Tom looked into finding an engineer to consult with us regarding the EIS when it is released. He found that we need an individual

engineer who has done EIS work, since there appears to be no firm that will take on the work. Petra suggested we ask Carol Rubin or an environmental lawyer who lived in South Carderock. We could also reach out to Susan Schiff of Cabin John Community Association to ask her if she knows of anyone and whether they might help pay. Jack will contact Susan about this.

SHA priorities letter from the county will be determined on Tuesday, April 21st. Katherine and Petra will track developments.

Item 6: Old Business

- Pepco: no developments
- Air Noise: no developments
- Non-conforming painted house on Fenway (painted without ARC consultation and not in keeping with covenants): Katherine believes that Board/ARC should recommend possible solutions. They could bring the blue indoors. They could also do some evergreen plantings to help mitigate the impact on the neighbors. **NOT SURE WHO WAS GOING TO ADDRESS THIS / NEXT STEPS**

Item 7: New Business

- ARC meetings during Covid quarantine: we need to figure out how to conduct these electronically via Zoom. Maybe we can meet outside with two sets of plans for a big project? Luckily, it has been quiet lately.
- Newsletter: We discussed whether to do switch to a digital only newsletter, but decided to continue with the paper version for now.

Item 8: Next Meeting date/Newsletter deadline

Next board meeting: May 18

Newsletter: we will aim for May 1st for newsletter

Meeting adjourned at 9:04 pm.