

Carderock Springs Citizens' Association
May 21, 2018
Monthly Board Meeting Minutes

Board members present: Jack Orrick, Julie Weber, Jenny Spreitzer, Svitlana Sweat, Bill Draper, Tim Williams

Board members not in attendance: Stefan LoBuglio, Petra Jacobs, Tom Deyo

Guests present: Phil Rider, Craig Stoltz, Leanne Long

Community members present: 14 community members attended the meeting

CSCA President Jack Orrick convened the meeting at 7:36 PM.

Item 1: Minutes of the April 23 meeting and May 6 Annual Meeting were made available, and were approved by the board upon motion duly made and seconded (Motion #1)

Item 2:

The meeting began with an introduction by Phil Rider of the new Welcome Committee chair, Leanne Long, and the new Social Events Committee chair, Craig Stoltz. Craig and Leanne introduced themselves briefly and spoke about their connections and involvement in the community. The annual newcomers reception is scheduled for Sunday, September 23, 2018. As chair of the Social Events Committee, Craig will plan several events open to the community over the year, and will notify the board in advance of setting any dates to avoid conflicts with activities by the Swim and Tennis club and other community organizations. There was some discussion about whether information on restrictive covenants is provided by the social committee to new homeowners, and whether or not new home purchasers in the community are given copies of the covenants during the sale and closing process. Further conversation with respect to the covenants was postponed for a later portion of the meeting.

Action Item: Svetlana agreed to provide Craig with the social chair budget.

Item 3:

The board and members of the community discussed a recent disagreement with respect to a fence that was installed at 8300 Fenway Road without permission from the Architectural Review Committee (ARC). It appears that the residents discussed the fence with members of the ARC but did not follow design recommendations and did not get approval prior to installing the fence. There was robust discussion about the clarity and enforceability of the ARC Design Guidelines, enforcement options for the board to consider in general and with respect to this situation, and ways to ensure fairness in covenant enforcement for the community. There was discussion about the need for a strategy to deal with covenant enforcement to ensure that the community is in the best position possible to deal with mounting market pressure by developers and other to force unapproved "tear-downs" in the neighborhood. There was also discussion about whether the community should pursue State or County "historic district" designation as an additional means to protect the unique qualities of the community.

Motion #2:

To deal with all of these issues, it was suggested that the board form an open working group consisting of board and community members to review the covenants and the ARC guidelines and processes and recommend a policy framework to the board to improve the review process and enforce the covenants in a manner that reflects the community's history, values and resources. Tim volunteered to lead the working group, and upon motion duly made and seconded, the board approved the creation of the working group upon motion duly made and seconded.

Motion #3: To deal with the specific issue of the unapproved fence at 8300 Fenway Road, the board approved an action, upon motion duly made and seconded, to send a letter on behalf of the board to the residents demanding compliance with the covenants and the ARC recommendations.

Item 3:

Jack noted that the upcoming newsletter would be distributed on June 8 or 9, and that the deadline for inputs would be May 31. He suggested three articles for the upcoming newsletter: Traffic survey results; Covenant working group (described above); and Social events.

There being no other matters before the board, the meeting was adjourned at approximately 9:30 p.m.

Submitted by Tim Williams, CSCA Secretary