



George Mason Forest Reporter

NUMBER 1

gmfhoa.org

SPRING 2018

LETTER FROM THE PRESIDENT

Dear GMFHOA Homeowners / Residents:

Happy spring! I hope everyone is enjoying the season and looking forward to summer.

As mentioned at the recent Annual Meeting, two GMFHOA Board members completed their terms on the Board and I want to express appreciation for their service to the community. They are Shannon Morrow and Leslie Pease, and we sincerely appreciate their contributions and strong commitment to serving our community.

Many of you know that I was selected as a member of a special community Task Force to assist Supervisor Cook and his staff in developing plans for the Northern Virginia Training Center (NVTC) site. It's an honor to serve on the 12-member Task Force and represent GMF. We've met six times and our final two meetings are scheduled on May 21 and June 4.

The Task Force will learn the results of the recently completed online survey which asked respondents to select options for the property and preferences for a parcel across from the Red Spruce entrance. Choices include recreational use or a park like area with trails, etc. Thanks to everyone who responded.

Finally, the Task Force recommendations will be announced at a community meeting at Robinson Secondary School on Monday, June 25. Mark your calendar—and please also check out our community calendar and come out and enjoy upcoming fun events.

Sincerely, Heather



SUMMARY OF GMFHOA BOARD MEETING MINUTES

The GMFHOA Board meets monthly except in Aug. and Dec. Below is a summary of Board minutes from Oct. 2017 through April 2018.

President's Report: Two major projects on nearby sites are the focus of meetings and the work of a special task force established by Braddock supervisor John Cook. The sites are the Northern Virginia Training Center across Braddock Road from our community, and over nine acres at the corner of Braddock and Roberts Roads. I am a member of the NVTC task force and have participated in and attended several meetings regarding plans for the site which has been purchased by Erickson Living. Read more about both projects elsewhere in this newsletter. The Board approved the elimination of two GMFHOA Board positions which ended at the 2018 annual meeting on March 14 and as a result the Board now has eight members. Read more about the annual meeting in the following pages.

Treasurer's Report: Annual homeowners dues increased by 12% to \$200 for 2018 as part of an effort to grow our reserve account in order of cover planned repairs and replacements of items in the common area between 2015 and 2020. As reported at the annual meeting, five homeowners were delinquent on paying their annual dues and the associated collection process is being implemented. Thanks to all who paid before the deadline. The 2018 Budget totals \$40,000 with \$9,500 earmarked for the capital reserve account.

Committee Reports:

Architectural Control Committee (ACC): As discussed at the annual meeting, the ACC acts on complaints

(Continued from Page 1 Board/Committee Reports)

complaints and violations each month, along with taking action on applications from individual owners and completing property inspections in conjunction with pending home sales. There is **concern about the increased number of trash and recycling bins stored in front of garages—something contrary to ACC guidelines** that require them to be stored out of sight.

Grounds Committee: The committee is diligently working to evaluate required repairs of bridges in the common area which is an ongoing concern. The committee coordinated the April 7 clean up day and stresses the importance of owners complying with encroachments into common areas which are designated as Resource Protection Areas (RPAs). This includes planting grass, mowing, dumping clippings or leaves beyond individual lot lines. **Such actions are subject to fines to responsible owners and to the GMFHOA. Accordingly, owners are asked to NOT encroach into, or dump grass or leaves in the common areas.**

Social Committee: Events planned this year include a swim party, movie nights, a community picnic on Sept. 8th, and a Halloween Party and Parade on Oct. 21st.

Read more on the GMFHOA website at gmfhoa.org.

CHECK OUT THE GMFHOA WEBSITE AT gmfhoa.org

Note that the documents and minutes tab is password protected. To access these documents, the user name is gmfhoa, and the password is gmfhoa2014-131.



GMF BOARD MEMBERS

Heather Villavicencio-President	703-764-9717
Julie Stewart-Vice President	703-978-1203
Fred Knowles-Secretary	703-426-8204
Clair Orth-Treasurer	703-978-5477
Kathleen Lieb	703-865-5775
Michael Kammerman	703-323-1692
Stu Merrill	804-284-5152
Roy Del Lauder	703-966-6157

ERICKSON LIVING PROJECT PRESENTED AT ANNUAL MEETING

Mr. Scott Sowicki from Erickson Living and attorney Robert Brandt briefed home owners attending the GMFHOA 2018 annual meeting on March 14, 2018 regarding the proposed redevelopment of the Northern Virginia Training Center (NVTC) site across Braddock Rd. from our community.

Erickson Living, which operates nearby Greenspring Village and Ashby Ponds retirement communities, is proposing construction of a similar retirement / assisted living and skilled nursing community on the 78+ acre site. The plan includes 1100 independent living units plus 150 assisted living / skilled nursing units.

The project requires rezoning and an amendment to the county’s comprehensive plan. This project and the associated process has been the focus of other meetings hosted by Braddock Supervisor John Cook. Additional meetings are planned and Supervisor Cook has established a special Task Force comprised of area residents to provide input to county leaders on this project. GMFHOA President Heather Villavicencio is a member of the group and has sent messages to GMF homeowners about the need for individual residents’ to provide input via a special on line survey.

Erickson Living operates 18 retirement living communities in 11 states, and according to Sowicki, the earliest the project may be completed pending required approvals, is 2022.



VDOT REPAVING TO BEGIN

According to Supervisor John C. Cook’s **Braddock Beacon**, VDOT is scheduled to soon begin repaving Northern Virginia roads. And **Burke Station Road is scheduled to be repaved this year.** There is not a known timeline for this work and Cook thanks everyone for their “incredible patience” with the condition of the road the past several years.

Update on the Northern Virginia Training Center Project

The former Northern Virginia Training Center and State Police site off of Braddock Road is undergoing its first comprehensive planning process. There is no existing plan for this land because it is classified for institutional use.

Erickson Living purchased the former Training Center site and would like to build a senior living community on the 78+ acres across from the Red Spruce Rd. entrance. No plans have been announced to sell the adjoining State Police site; however, there are discussions about future options if necessary.

Community input is a vital part of the planning process and Braddock District Supervisor John C. Cook has held three public meetings since last October to talk about the Comprehensive Plan for the Training Center site. He also created a community task force (see GMFHOA President Heather Villavicencio's letter for more information) - to garner community feedback and assist staff in drafting redevelopment options for the property.

Options being considered are single-family detached homes, a continuing care retirement community, and a mix of residential types (single-family, townhouse, multi-family). Recreational options are also under consideration, including fields, outdoor recreational space, indoor recreational space, trails, and bicycle paths.

To elicit broad input from the community, a short online survey was conducted through May 11 per email message sent to most GMFHOA homeowners urging participation. The Task Force meets on May 21 and June 4 to finalize its recommendation which will be presented to the community on Monday June 25 at a meeting in the cafeteria of Lake Braddock Secondary School beginning at 7:30 pm.

GMF residents can contact Supervisor Cook's office with any questions and comments by emailing Brad.



From the 2018 Annual Meeting

The George Mason Forest Homeowners Association annual meeting was on March 14, 2018 and approximately 40 people attended.

The agenda included a presentation by Mr. Scott Sowicki from Erickson Living, and detailed information is in a separate article in this newsletter.

Following the presentation, reports were presented by the President, Treasurer and committee chairs.

Key issues discussed included an update on the **Peterson Project** at the corner of Braddock and Roberts Roads; the launch of a program to distribute community wide emails; and upcoming community events.

The updated **community directory** will be converted to digital format and an email message will be sent out when this is completed.

Volunteers are needed to build a new community website and manage content. And as noted on page 4, a new editor is needed for this newsletter.

Other important information provided to attendees included:

- The **reserve account** will be used to fund repairs and replacement of items on our common property which includes 11 acres adjacent to nearby streams and woodlands

- The Association's 2017 books are being audited and taxes filed

- Regarding the 2018 budget, 55% is allocated to landscape maintenance, insurance, maintenance and audit/taxes. 24% is for reserves to fund future repairs.

- **Resource Protection Areas (RPAs)** are corridors of environmentally sensitive land along or near streams, rivers and other waterways. Our common areas are considered RPAs.

GMFHOA 2018 CALENDAR OF EVENTS



**Community Swim Party and Corn
Hole Tournament** **TBD**

Community Movie Nights (2) **TBD**

Community Picnic **Sept 8**

Halloween Party and Parade **Oct 21**



Did you know that most committee work in our community is done by our neighbors who also serve on the GMFHOA Board of Directors.

As our community activities expand there's a continuing need to add more members of the GMFHOA committees—specifically, new communications and website committees and the existing social and grounds committees.

There is not a major time commitment involved with serving, so please consider volunteering for one of these committees. Please contact Heather Villavicencio at 703 764-9717 for more information.

—The GMFHOA Board is searching for a volunteer who likes to be in the “know” and likes to write and produce the **GMFHOA newsletter** twice a year utilizing Microsoft Publisher. Contact Heather Villavicencio at 703 764-9717 for more information.



— The GMFHOA Board of Directors meets every third Wednesday of the month at 7:30 PM except in August and December. The meeting site rotates, call any Board member for information. All GMFHOA members are welcome and encouraged to attend board meetings with prior notice. Time is allowed at each meeting for public comment.

—To stay current with county news, **subscribe to the *Braddock Beacon* and *The Cook Advisory*, both put out by the office of the Braddock District Supervisor John C. Cook.** To subscribe contact the Braddock District office at 703-425-9300 and provide your email address.

— **Prior to contracting work on your home, owners must contact the GMFHOA Architectural Control Committee (ACC), to obtain approval for any change in the exterior of a home.** The ACC guidelines are available on the GMFHOA web site and describe what is and is not allowed. Also on the site is the ACC request form. If there are no issues, the ACC can return a request within a very short period of time. If it is painting job, ACC color charts are available. For additional information contact **Fred Knowles** at 703 426-8204, or via email at knowlesfred@att.net.

—The Annual Community Clean Up Day was a success despite the low turnout. **It was noted that some residents are still using the common land as dumping ground for yard debris, wood, and leaves, and to store wood piles. This violates county laws, and can result in fines for both GMFHOA and the offending homeowners.** Dumping kills native, natural vegetation and alters the flow of storm water creating swampy areas which become breeding grounds for mosquitoes. Trash removal companies that service our neighborhood provide for removal of yard debris on Wednesdays. Please use this service.

- Please **pick up newspapers in driveways and in curbs.** Free publications are delivered to homeowners regularly and anyone wanting delivery stopped should contact the respective paper and ask to be removed from the distribution list.