

**Ashcroft Neighborhood Association
1001 East Market Street
Charlottesville, Virginia 22902
979-4545**

Minutes of the November 16, 2006 Board Meeting

Call to Order: Shannon Mitchell, President, called the meeting to order at 7 PM. Other board members and officers present were John Fowler, Laura Hoffman, Audrey Irvine, Will Paulsen, and Gary Ray. Jane High was absent. Representing the Special Perimeter Land Committee were Darrell Jones and Tony McHale. Also present were three neighborhood youths, Emily Gardiner, Emily Irvine, and Claire Wolanski, and Tom Wolanski.

Board Interview: The youths had asked to interview the Board for a special school project, inquiring about the effects of urban growth. The Board consensus was that the usual effects were greater traffic issues and the tendency to have increased density of housing, all of which argues for community effort in master plan developing.

Special Perimeter Land Committee: Darrell and Tony wanted to be clear about the Board's expectations for this committee. The Board's consensus was to know what its options were without spending an excess of monies not yet allocated in our budget. The Board did agree, by passing a motion, to allocate up to \$525 for a special consultant for the committee's need, subject to the approval of a written proposal from the committee.

Trails: Tom Wolanski urged the Board to advocate for neighborhood trails. The Board's response was that was already in the works and that Ron Hoffman was chairing a Special Trail Committee to continue that advocacy.

Social Committee: Audrey Irvine announced that there were new Social Committee members, including Kelly Oakes, Ann Kellams, Colleen Bickers, and Kim Lilley, who will work with Kris Bean and M. M. Gardner. Future activities include the Christmas Cookie Exchange and plans are being developed for a Halloween Teen Party, a Christmas Tree Bonfire, a Summer Big Screen Party and another Pooches in the Pool Party.

Traffic Calming Committee: Audrey Irvine also announced that this committee would include Ann McAndrew, Tom Wolanski, Steve Fox, John Healy, and Lisa Lockwood.

Treasurer's Report: John Fowler reported that we are spending a little less on budget, to date, having spent about 80% of our monies, whereas 83% has been allocated. Our actual expenditures through October 31 total \$85,221.19. We have collected \$106,526.59 of the homeowner's dues, through November 13, which represents 89.37% of the dues budgeted for 2006. Our total current assets, including investment accounts, are \$125,728.61 as of October 31. John also announced that four local accounting firms have been requested to submit proposals to audit our books.

Perimeter Land Committee: The Planning Commission has indefinitely deferred the Lake Ridge Project. There are two present issues not resolved, concerning slopes and sidewalks.

Negotiation/Mediation: Shannon and John expect to hear soon from Jim Bowling, who is reviewing the latest changes and additions as presented by the developer's attorney.

New Business: The Board deferred a proposal to purchase a new television set for the Clubhouse, and instead there may be a fund raising project to accomplish this. The request to place a convex mirror on private property was deferred to the Traffic Calming Committee. Gary Ray will be our new representative for our community to the Community Association Institute. The proposed budget was reviewed again, and then passed unanimously by the Board. It was necessary to act on the budget at this time so that the management company could prepare and send out the first quarterly billing in January. There will be a \$100 increase in the annual dues. As announced last year, the small increase reflects the Board's commitment to slowly increase the annual dues each year to accommodate our deficits in the capital replacement funds. It can be anticipated that there will be another small increase as well next year, also for planned replacements.

Adjournment and Next Meeting: The meeting ended at 9:30 PM. The next meeting will be the Semi-Annual Neighborhood Meeting on January 18, 2007, from 7:30 PM until 9:00 PM at the Clubhouse.

Will Paulsen, Secretary

**Ashcroft Neighborhood Association
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**Special Information Meeting on Traffic Issues
September 27, 2006**

Background: The Board wanted to have an information meeting for the community with the various agencies involved with the present traffic concerns and about the likely impact from the development of Gazebo Plaza.

Presenting: Laura Hoffman, who moderated the presentation, introduced Ken Boyd, the County Supervisor for our neighborhood; Bill Fritz, a County Planner; and Joel Denunzio and Allan Sumpter, both from VDOT.

Ken Boyd: Ken presented a historical overview. He noted that the 1980 Master Zoning Plan provided the “grandfathering” of a shopping mall on the current tract. Under these guidelines, the County is not allowed now to go back and “spot” zone that tract. When the County did turn down the proposed plan, the developer promptly filed suit and the court upheld the owner’s right to develop. At this time, the developer has most recently purchased property in Glenorchy that will create space for another path of traffic to enter and exit through Glenorchy onto Route 250 at the present traffic light. At this time, the developer has asked the County whether or not this change is in compliance with the intent of the original 1980 zoning approval. Regarding what might be built, the County does not know of any contracts of any “big box” stores that are being planned. The proposal does call for 182,000 square feet of total building space, with 13,000 square feet for 24-hour use. The present traffic flow on Hansen Mountain Road is 2900 vehicles a day

Bill Fritz: Bill noted that in October of 1980 the County approved the zoning of the development of a shopping center. In 2004, when reviewing this plan, the County denied the preliminary development plans, citing concerns of critical slopes, parking, and unresolved entrance issues with no approval from VDOT. When the developer brought suit, the Court said this was a misinterpretation of authority by the County in the preliminary plan approval process. Within the past six months, the developer has re-submitted a plan for traffic that would relocate Hansen Mountain Road to exit through Glenorchy onto Route 250. The County needs to make a decision about whether or not this new proposal can be considered a minor revision to the original plan, such that it does not require a new approval with a completely new review. A decision from the County is expected soon. For the development to occur, the County needs to approve the plans and VDOT needs to approve the traffic pattern. No zoning decision is required.

Joel Denunzio: At this time, VDOT has not been asked to review the most recent proposals. A traffic light at the present Hansen Mountain Road and Route 250 interchange will not be approved, since it is far too close to the traffic light at the exit ramp of I-64 and the traffic light at Glenorchy. Further, it is very clear that Route 250 needs to be widened, but there are no funds for that project. All developers are being asked to build at their expense a third lane for turning. Overall, the present proposal appears to be a good idea to re-locate Hansen Mountain Road. The residents will be sharing the road with shoppers, not through the shopping center, but at its edge. It may also be possible to keep both the old road and the new road, by only allowing a right turn from Route 250 and from the old Hansen Mountain Road. At this time, the developer holds most of the cards in this decision making process. When VDOT reviews the proposal, the issues concerning school busing and fire and rescue will be at the top of the list. The developer will be required to prove his case about safety. At this time, the developer has paid for a traffic study on the future development issues along the Route 250 corridor.

Allan Sumpter: This is his eighth day on the job, and he is attending just to learn and stay in the loop, though he affirmed that safety will be the most important issue, while honoring the “grandfather” law. At this time, as far as he is concerned, all of this is conceptual, since no concrete plans have been submitted to VDOT.

Comment: This summary does not begin to cover all that was said by the presenters, and none of what was said during the question-and-answer period. Rather, it is a summary review of the salient points. Since this information meeting, at the request of Board President, Shannon Mitchell, and with the approval of the Board, a committee of concerned neighbors is being formed under the leadership of Russ Bell to review further and to plan our options.

Secretary, Will Paulsen

**Ashcroft Neighborhood Association
1001 East Market Street
Charlottesville, Virginia 22902
979-4545**

Minutes of the September 21, 2006 Meeting

Call to Order: Shannon Mitchell, President, called the meeting to order at 6:00 PM. Other Board members and officers present were John Fowler, Audrey Irvine, Laura Hoffman, Will Paulsen, and Gary Ray. Jane High was absent due to a death in the family. Representing the management company, CMC, was Ben McCauley and his guest, Joe Milby. Also present for the first half-hour was Juan Wade, Transportation Planner, from the Albemarle County Department of Community Development.

Meeting with Transportation Planner: Juan Wade had been asked to attend our meeting to help address the concerns of traffic calming on Lego Drive. Over the past several years, there have been issues about our residents speeding on Lego and of outsiders also speeding, especially when traveling down the mountain. One previous traffic study in 2003 noted that there was a violator ranging from once every eight minutes to once every fifteen minutes. There were 266 vehicles traveling 35 miles per hour or faster, up to 49 miles per hour. The data from the most recent traffic study was not available yet. The procedure to review the need for traffic calming involves creating a neighborhood committee, analyzing more recent data, getting input from County police, fire, rescue, and school bus personnel as well as from trash haulers, delivery services, such as UPS, FedEx, etc., in terms of what might be the effects from various calming choices on these users. Some traffic calming choices include speed humps (not bumps), with at least four signs and roadway painting, stop signs, and road painting with parallel lines, as recently described in the news media, that give drivers the sense they are speeding. The neighborhood committee, the neighborhood Board, the various users of the roadways, 75% of the neighborhood, VDOT, and the Board of Supervisors all determine which of these calming techniques would best suit the resolving of speeding on Lego Drive. Mr. Wade will be contacting the Board about the next steps.

Gazebo Plaza: There will be a neighborhood meeting with Ken Boyd, County Planning, and VDOT personnel, to discuss the Gazebo Plaza development, on September 27 at the Clubhouse from 7 PM until 9 PM.

Treasurer's Report: John Fowler reported that expenditures and dues collection are within expected ranges and under control. As of August 31, there had been \$63,831.34 in expenditures. The total of homeowner dues was \$92,926.59 that had been collected. Because there is a learning curve on the staggered payment schedule, John will coordinate with CMC to improve collection. In advocating a normal and prudent need to review finances, John made a recommendation to have an audit and that was

unanimously supported, and John will ask various likely companies for proposals and will report back to the Board.

Grounds: There is a need to place a grate with a smaller size of cross bars, to prevent accidents, on the dam overflow. Estimates will be gathered. For the next budget year, it is time to get some estimates for painting as needed the exterior of the clubhouse. The storage shed needs some minor repairs at a front corner area. It was recommended that plastering the pool be delayed one more year.

Executive Session: The Board went into an Executive discussion to review the final legal version prepared by our attorney and Board representatives. At this time, what can be stated is that the plan is first to present the final version to the community in an open information session and then to have the community of owners vote to adopt the version, which would require two-thirds of a quorum, as an Amendment to the Declaration of Covenants.

Social: In trying to develop a new-comers event as a semi-yearly celebration, the Board is looking for volunteers in the community to assist. Here is your chance to help! Please contact Audrey Irvine at audreyirvine@yahoo.com to volunteer.

Newsletter: Laura Hoffman is expanding the community newsletter to a bi-monthly event. The deadline for the next issue is October 21. Pictures and stories and news would be welcome. Please contact Laura at laura.hoffman@lrhmusic.com.

Adjournment and Next Meeting: The meeting ended at 9:30 PM. The next meeting will be on November 16, 2006, from 7 PM to 9 PM at Laura Hoffman's house, 2140 North Pantops Drive. Any owner is welcome to attend, and, if any owner wants to address the Board, please notify the Board President, Shannon Mitchell, a week prior to the meeting for an assigned time on the planned agenda.

Will Paulsen, Secretary

**Ashcroft Neighborhood Association
1001 East Market Street
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Minutes of the July 19, 2006 Meeting

Call to Order: Prior to the meeting, there was a potluck dinner for the Board, the developer, and spouses. Afterwards, the meeting was called to order at 7:45 PM. Board members and officers present were Laura Hoffman, Audrey Irvine, Shannon Mitchell, Will Paulsen, and Gary Ray. John Fowler and Jane High were absent. Representing the management company, CMC, was Ben McCauley.

Election of Officers and Appointment of Committee Members: The Board members proposed a slate of officers that included Shannon Mitchell as President; Gary Ray as Vice President; John Fowler as Treasurer; Will Paulsen as Secretary; and Audrey Irvine, Laura Hoffman, and Jane High as Members-at-Large. All were elected by acclamation. Various committee assignments were appointed as follows: Gary Ray for the Grounds Committee; Jane High for the Facilities Committee; Laura Hoffman as Perimeter Committee; Will Paulsen for the ARC Committee; Audrey Irvine for the Social Committee and the traffic calming study; Lloyd and Theresa Harriott, with Audrey Irvine, for the Neighborhood Watch Committee; Sam Cooke for the Snow Captain Committee; and Ron Hoffman for the Trails Committee.

Treasurer's Report: John Fowler, by a previously submitted report, noted that the year-to-end expenditures totaled \$47,440.59; that \$92,566.66 in homeowners' dues has been collected; and that \$130,313.16 is the balance in our money market accounts and certificates of deposit.

Negotiations: As noted in the minutes of the Semi-Annual Meeting, the Board as a whole has been meeting with the developer. At this time, a negotiated agreement having been reached, the Board unanimously voted to send the draft to the attorneys for review and counsel. After review, it is planned that the agreement will be presented as information to the community as a whole, with the Board afterwards voting up or down.

Board Plans: As a whole, the Board agreed to set goals for the coming year, as follows: to accent the positive for all of the community; to up-date the By-Laws, especially in light of current laws of the Commonwealth and the Federal governments; to enhance community building through more planned social activities, possibly including having a film party using an inflatable screen in the recreation field, a Dogs in the Pool party (after the regular pool season), an Oktoberfest, a Halloween Boo House at the clubhouse, a Christmas Tree Bonfire celebration, and, as needed every six months or so, a welcoming celebration for newcomers.

Adjournment and Next Meeting: The meeting ended at 9:00 PM. The next meeting will be on Thursday, September 21, 2006, from 7 PM to 9 PM at Will Paulsen's house, 2040

North Pantops Drive. Any owner is welcome to attend, and, if any neighbor wants to address the Board, please notify President Shannon Mitchell a week prior to the meeting for an assigned time on the planned agenda.

Will Paulsen, Secretary

Ashcroft Neighborhood Association, Inc.
1001 East Market Street
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Minutes of the June 15, 2006 Semi-Annual Meeting

Call to Order: Ron Hoffman, President, called the meeting to order at 7:10 PM. He introduced the other Board members and officers present: John Fowler, Jane High, Laura Hoffman, Mike Shareck, and Will Paulsen. He also introduced Diane Gregory from the ARC and Judy Briggs from CMC. There were more than 10% of the homeowners present to meet the requirement of a quorum, and several new owners were introduced, including Nick Leverett and Tom and Nancy Hackman.

Highlights of the Past Year: Ron Hoffman noted that there has been a learning curve with the new management company and that having completed a full year with them, they now have a much better understanding of our needs and requirements; that the repaving of North Pantops, Sassafras, and Walnut had occurred; that the re-surfacing of the tennis courts was completed; that electronic communication of all neighborhood minutes and news was in effect; that many hours had been spent working on the Pantops Mater Plan and with Greenways Planning; and that collaboration was continuing with Virginia Power to prevent power outages by planned maintenance of tree and limb growth.

Facilities Report: Jane High reported that the transfer to CMC in managing the pool was nearly complete; that there were additional rules posted for the pool and the clubhouse (and she reminded all that if there were issues with the pool and the lifeguards to please call CMC at 979-4545); and that the new changes for adult swimming at their own risk were in effect.

Grounds Report: Laura Hoffman reported that the clearing of trees and brush on the dam had been completed; that the trees had been trimmed around the pool and clubhouse; that the fence enclosure around the trashcans at the picnic area had been finished; and that the washout near the basketball area would be repaired.

Neighborhood Watch: Ron Hoffman reported that there had been a Neighborhood Watch meeting recently with the County police and that the main message was to call 911 if anything occurred that aroused your suspicion; that the County police considered us all as their eyes; and that it would be very helpful if parents e-mailed the neighborhood prior to sending their children out for charitable causes.

Negotiations: Ron Hoffman briefly reviewed, in general terms, being under a vow of confidentiality, that negotiations had been continuing for the past 2.5 years and that the Board as a whole was now negotiating with the developer.

In a comment from the floor, past-President Jeanine Wolanski recommended that the Board consider presenting any final negotiated agreement to the community at large before voting on it, which she felt was appropriate. (Note: A few days after the meeting Ron, in doing some research, noted that there appears to be a requirement to present such under the Virginia Property Act.)

Treasurer's Report: John Fowler reported that actual expenditures to date are just under \$34,000; that over \$76,000 of annual dues has been collected; and that over \$130,000 is on deposit in our investment accounts. He noted that our 20-year plan, updated this past year, was available to any owner from CMC.

Nominating Committee: Laura Hoffman announced that Gary Ray of 2001 North Pantops and Audrey Irvine of 2040 Tremont Road were the nominees to replace the positions previously held by Ron Hoffman and Mike Shereck. With no other nominees presented from the floor, Gary and Audrey were elected by acclamation.

Announcements: Laura announced that the next edition of the Ashcroft newsletter would be done electronically. She also encouraged that neighbors would write articles to be included in future editions.

Adjournment: This meeting was adjourned at 8:20 PM. The next regular Board meeting will be July 20, 2006 at 7 PM. Any owner is welcome to attend, and, if any neighbor wants to address the Board, please notify Shannon Mitchell a week prior to the meeting for an assigned time on the planned agenda. There likely will be an earlier Executive Session of the Board with the developer.

Will Paulsen, Secretary

Follow-Up: There had been some concerns raised during the semi-annual meeting that were addressed afterwards by CMC in an e-mail: Signs listing CMC's telephone number have been ordered and will be installed near the pool telephone and the clubhouse front door. The lights at the clubhouse have been repeatedly checked by CMC and found to be working correctly. The photocell will be checked again for proper functioning. The issues with the lifeguards are being dealt with by CMC. The lifeguard duties do not include cleaning the restrooms. The cleaning crew from CMC has been assigned that duty for some time on a weekly basis. CMC does make regular patrols of the community. The recent and mysterious cleaning odor in the clubhouse is not from the products used by the cleaning crew. Weight room shades are being made and will shortly be installed. The front entry door handle has been repaired.

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Minutes of the May 25, 2006 Meeting

Call to Order: President Ron Hoffman called the meeting to order at 7 PM. Other Board members and officers present were John Fowler, Jane High, Laura Hoffman, Shannon Mitchell, and Will Paulsen. Representing the management company, CMC, was Ben McCauley, and representing the development company was Rick Beyer and Paul Beyer.

ARC Appeal: The Board heard an appeal from Tom and Pam Starkey. Upon learning that their denial had come eighteen days beyond the due date, the Board recognized that the request was actually already approved, *de facto*, and a motion was passed to accept their request as approved.

Treasurer's Report: John Fowler reported that 62% of the Association dues have been collected to date. The present balance invested at A. G. Edwards is \$130,219.60, and the present balance in general checking is \$19,318.98.

Facilities Report: Jane High reported that a new volleyball net and a new lacrosse net have been installed. It was also confirmed that we now have both lifeguard positions filled. Upon learning that a new vacuum sweeper was needed for the clubhouse, Jane donated one.

Grounds Report: Laura Hoffman reported the trees around the clubhouse have all been trimmed. Also, she reported that the ARC Committee approved the design for the screening around the clubhouse trash bin area and that construction should begin shortly. At this time the saplings and bushes on the dam have been cut down, and we are waiting for the County's inspector to examine and give final approval.

Pantops Master Plan: Shannon and Will earlier in the evening attended the meeting of the Pantops Master Planning Open House. It was learned that there is a short-term recommendation to close the crossover from Hansen Mountain Road to Route 250 and that there is a long-term recommendation to re-route Hansen Mountain Road to Glenorchy Drive. There also was a recommendation that the Gazebo Plaza project become an open space park with some neighborhood density and some urban density housing. Some of the documents distributed at the meeting can be found on the Internet, as follows: www.albemarle.org and then click on the icon for Pantops Master Plan. The next meeting for the Pantops Master Plan will be on Thursday, June 8, 2006, from 7 PM to 9:30 PM at Broadus Memorial Baptist Church.

Executive Session: The Board held an Executive Session, meeting with the representatives of the development company.

Adjournment and Next Meeting: The meeting ended at 9:30 PM. The next meeting will be the Semi-Annual Meeting, which will be held on Thursday, June 15, 2006, from 7 PM to 9 PM at the clubhouse.

Will Paulsen, Secretary

**Ashcroft Neighborhood Association
1001 East Market Street
Charlottesville, Virginia 22902
979-4545**

Minutes of the April 19, 2006 Board Meeting

Call to Order: Ron Hoffman, President of the Board, called the meeting to order at 7 PM. Other Board members and officers present included John Fowler, Jane High, Laura Hoffman, Shannon Mitchell, Will Paulsen, and Mike Shareck. Representing the management company, CMC, was Ben McCauley.

Facilities Report: Jane High reported that we presently have two candidates as lifeguards for the upcoming pool season.

To the present list of clubhouse rules, Jane is adding that no pets will be allowed in the building. Of late our management company has had to clean up muddy paw prints in the clubhouse.

She also reported that CMC had installed a protective cover for the clubhouse thermostat.

Grounds Report: Laura Hoffman announced that the screening project for the trash bin area has been presented to the ARC Committee.

Based on information from contractors, who have examined the washout near the road on the southeast corner of the basketball court parking lot, Laura proposed a motion that this continuing and worsening problem be professionally corrected with a drain, grate, and gravel. The motion was unanimously passed.

Treasurer's Report: John Fowler and Ben McCauley will review shortly the Association's investment monies, planning for maximum return. The financial report from CMC was reviewed. John will shortly review this financial report and will then provide his Treasurer's report for the Board

Perimeter Report: Ron reported that VDOT would not install a "No Turn on Red" sign at the nearby off-ramp of I-64, because of the likely back-up problems that would occur. VDOT did, however, adjust the timing of the light at the I-64 exit ramp and 250 by allowing two more seconds, providing some relief, allowing our residents to have a slightly longer opportunity to make a turn onto 250-W or to cross over to turn left onto 250-E.

Ron also reported that the Neighborhood Watch Committee would be meeting shortly.

New Business: With the transfer of our Association mailing address to the CMC office on East Market Street, the Association mailbox on Pantops near Sassafras is no longer needed for most Association business. The address in the letterhead above is to be used. Please use the management address for your payment of dues. The mailbox may continue to be used for ARC business.

Adjournment and Next Meeting: This meeting ended at 8 PM. The Board then adjourned to hold an Executive Session until 9 PM. The next regular Board meeting will be May 25, 2006 at 7 PM at the clubhouse. As always, owners may attend and, if they wish to address the Board, they are asked to notify Ron for an assigned time within the next planned agenda.

Semi-Annual Meeting: There will be a Semi-Annual Meeting on Thursday, June 15, 2006 from 7 PM to 9 PM at the clubhouse. With Ron Hoffman and Mike Shareck completing their terms of office, an election for two more Board members will occur.

Will Paulsen, Secretary

**Ashcroft Neighborhood Association
1001 East Market Street
Charlottesville, Virginia 239002
979-4545**

Minutes of the Ashcroft Neighborhood Association Board Meeting

March 22, 2006

Call to Order: Ron Hoffman, President of the Board, called the meeting to order at 7 PM. Other Board members and officers present included John Fowler, Jane High, Laura Hoffman, Shannon Mitchell, and Will Paulsen. Mike Shareck, being out of the country, was absent. Representing the management company, CMC, was Dean Minor.

Grounds Report: Laura Hoffman reported that she met with a representative of the resident's committee, and Sharon White, at Westminster-Canterbury in an ongoing discussion of items of mutual interest. Also, she has had an on-site review to make an estimate of tree trimming around the clubhouse, but the proposal has not yet been received. A request will again be made to CMC to replace the "Stop Ahead" sign at the intersection of North Pantops and Lego.

Facilities Report: There will be a review of adding more exercise equipment in the clubhouse, but not until there is planning for next year's budget. At this time, the pool operation contract is pending. A request has been made to install a protective box cover for the clubhouse thermostat, since there is presently rare consistency in maintaining temperatures. The signs have been placed in the clubhouse as reminders for all to help maintain our facility. Ron made a special request for the community to be reminded not to allow bicycling, skateboarding and so forth on the newly re-surfaced tennis courts. The court surfaces are only for playing tennis.

Treasurer's Report: At this time, we are over budget in our costs to clean the clubhouse, and a special request was consequently made for CMC to review its past schedule and charges and to plan accordingly for the remaining months. Further, CMC was asked to provide year-to-date percentages in their financial report so the Board can limit costs to assure that all services will stay within budget. We are under budget, thankfully, on snow removal. At this time, \$50,300 or 42.2% of the neighborhood dues have been collected. At this time, no more Initial Assessments have been collected since last month's report, though some are due. The Board asked that the collection procedures begin regarding those two new owners. Regarding our Money Market accounts, we are now earning 3.8% to 3.97%. Our present checking account is being changed to a business account, having originally been established as a personal account, which will result in a compatible program with our business investment accounts. Our income tax return has been filed effective March 15, 2006.

Perimeter Report: Ron reported that he has met with the Albemarle County Greenways Coordinator and together they looked at the possible trail sites for walking and biking within the power line easement areas. The proposal for this trail system was placed in the Pantops Master Plan by Ron last year, and reported in previous minutes, allowing for appropriate County funding and maintenance.

Ron also reported that he has had further discussion with VDOT regarding the request to provide Ashcroft residents some relief, at the Route 250 and Hansen Mountain intersection, by installing a "No Right Turn on Red sign on the I-64W exit ramp. VDOT has been gathering data and will be responding to his request in about 30 days. The concern is a backup of traffic onto the Interstate. A related request to adjust the traffic light was also made.

The developer for the proposed Gazebo Place shopping center has provided a traffic study in an attempt to gain a commercial entrance permit. VDOT indicated they would review the study, make a recommendation, and report back to the County. The Board will continue to monitor closely events and look for opportunities to influence plans as they affect Ashcroft.

Negotiations: There will be a special Executive Meeting of the Board on March 27, 2006 to review the unfinished, negotiated agreement between the Board's representatives and the developer. There was a unanimous vote either to review what the agreement is by March 27 or to close down all further negotiations. This will be an information sharing session only, with no action being taken, with all participants agreeing to confidentiality.

Next Meeting and Adjournment: The next regular Board meeting will be April 19, 2006 at 7 PM at the clubhouse. As always, owners may attend and, if they wish to address the Board, they are asked to notify Ron Hoffman for an assigned time within the planned agenda. This meeting was adjourned at 9:30 PM.

Reminder: With the coming of spring, it is likely that more and more residents may open their windows. All neighbors with dogs are pleased asked to be aware especially of limiting the noise of their barking pets.

Will Paulsen, Secretary

**Ashcroft Neighborhood Association
1001 East Market Street
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979-4545**

Minutes of the Ashcroft Neighborhood Association Board Meeting

February 22, 2006

Call to Order: Ron Hoffman, President of the Board, called this meeting to order at 7 PM. Other Board members and officers present included John Fowler, Jane High, Laura Hoffman, Shannon Mitchell, Will Paulsen, and Mike Shareck. Representing the management company, CMC, were Ben McCauley and Dean Minor. Neighborhood owners present included Dot Kelly, Liz Marshall, Lisa Clyman, Diane Gregory, Billy Bolton, Chip Harding, and Rick Beyer.

Review of Board Action: Dot Kelly, Liz Marshall, Lisa Clyman, and Diane Gregory, having requested permission to speak to the Board and to present letters, challenged the Board's previous decision to overturn an ARC decision. In response, the Board again made it clear that a proper quorum had been present, that a proper inquiry and review had been completed, that the Board decision is not precedent setting, and that the previous decision to overturn, as previously reported, was a majority vote.

Grounds Report: The landscaping contract has now been completed. Further, CMC has been asked to provide an estimate for trimming the low branches of the trees around the clubhouse.

Facilities Report: Regular pick up of the trash container at the clubhouse is being done once weekly, but there are insufficient trash containers available. There is a back order for one more trash container from BFI.

As planned, CMC will interview and hire all pool personnel for this next year. Signs will be installed shortly in the clubhouse reminding all about needed care when using the facility, such as turning off the lights, locking the doors, and so forth.

Perimeter Report: Ron reported that he is working on three perimeter issues. First, he had a meeting with VDOT, requesting to install a "No Right on Red" sign at the exit ramp off of I-64 onto 250 West. As most of us know, turning onto Route 250 is becoming more difficult, especially if heading east. VDOT agreed to perform a traffic study to verify this problem and will respond to us within sixty days.

Second, Ron has been in touch with Dominion Power regarding the recent power outages affecting Tremont. Dominion Power has agreed to remove trees and trim limbs that could topple on the power lines along the easement serving Ashcroft. They also agreed to place

the easement area on a three-year maintenance cycle and to monitor the Fontana construction in that area.

And, third, Ron has met with the County to follow-up on discussions regarding walking and biking paths, connecting Ashcroft to the County trail system. The County plans to meet with Dominion Power, regarding the use of the utility easement areas, a concept included in the Pantops Master Plan last year.

Mediation/Negotiation: The Board has not been able to complete an agreement with the developer, but discussions continue.

Treasurer's Report: John Fowler presented summaries of all of his financial reports, which had previously been sent to the Board, and the Board accepted all as submitted. He also requested a motion that the initial assessment for 2006 be increased, from \$5125 to \$5365, based on the rise of the applicable consumer price index (CPI). A motion was made, seconded, and passed unanimously. John further requested that a clear communication be made to the owners within the neighborhood about the options to pay the annual dues in one payment, in two half-year payments, or in four quarterly payments, with due dates and late fees identified. John also reminded CMC to base its management fee on the number of improved lots and not on the total number of platted lots.

Neighborhood Watch: The Board thanked John Healy for his previous service as head of the Neighborhood Watch Committee. The Harriots have agreed to take on this Committee.

Other Old Business: CMC reported that the United States Postal Service has stated that they will not install a postal mailbox on roads without sidewalks or on private roads. Ron pointed out that Albemarle County has many mailboxes on roads without sidewalks, and he asked that CMC ask USPS again.

Bob Kirkpatrick was unanimously elected to the ARC Committee.

Next Meeting and Adjournment: The next regular Board meeting will be March 22, 2006 at 7 PM at the clubhouse. Owners may attend and, if they wish to address the Board, they are asked to notify Ron Hoffman for an assigned time within the planned agenda. This meeting was adjourned at 9:30 PM.

Will Paulsen, Secretary

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1001 East Market Street
Charlottesville, Virginia 23902
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Minutes of the Semi-Annual Neighborhood Association Board Meeting

January 12, 2006

Call to Order: Ron Hoffman, President of the Board, called this meeting to order at 7:30 PM. Other Board members and officers were introduced, including John Fowler, Jane High, Laura Hoffman, Shannon Mitchell, Will Paulsen, and Mike Shareck, as well as the ARC Chair, Stu Gardiner, and Condominium Management staff, Ben McCauley, Judy Briggs, and Dean Miner. New and current neighborhood members were welcomed. There was a very good turnout, with far more members present than required for a quorum.

Highlights of the Past Year: Ron Hoffman reviewed some of the highlights of the past year, including the implementation of an effective property management service, the re-paving of North Pantops, Sassafras Circle, and Walnut Lane, the re-surfacing of the tennis courts, the eventual improvement of lawn services, the updating of the 20-year plan, the improved communication of e-mailing and the making available of all pertinent documents on the Web site, and the perimeter developments of successfully curtailing a through-road in West Ashcroft and the keeping of everyone up-to-date on the latest with Fontana, Lake Ridge and Gazebo Place. Ron also reported that at this time there is a working draft of a completed mediation/negotiation agreement in the hands of all of the attorneys involved. As soon as it is reviewed, pending any other revisions recommended, the next step will be a review and vote by the Board, with an information meeting for the community to follow.

Budget: Ben McCauley presented the approved budget, noting the biggest expenses are asset management, operation of the clubhouse and pool, and snow removal. He noted that, unlike many other associations, ours was approaching the target goal of funding our asset management projections. John Fowler reported that our investments were doing well, especially being strengthened by funds received from initial assessments, the selling of a right-of-way to Fontana, and the settlement of a class action suit against Dominion Power. John also asked that two resolutions be passed, which must be voted on by the owners, to reduce our IRS tax liability for both 2005 and 2006. After discussion, there was a motion duly made, seconded, and unanimously carried by the members, adopting both resolutions. Shannon Mitchell provided a spreadsheet through 2024, showing the yearly time frame of future outlays of our asset management plans.

Property Management: All were reminded that the neighborhood association employs CMC and that the management company is always obligated to comply with both Board policies and directives. All neighbors are urged to call the various committee members listed in the community directory and to contact the management company with

concerns. While a staff member of the management company rides through the community three times a week, checking on specific sites, roads, and facilities, and the cleaning crew is in the clubhouse once weekly, all were asked to keep the neighborhood and clubhouse in a way that each would like to find it at any time and to report any issues as needed.

Pool and Lifeguards: While current law requires that when we have lifeguard service that we employ two lifeguards, parental supervision is always expected of our children. Asking the pool to become an “at risk” place for swimming exposes us all to liability. Shannon reported that, in her review of guidelines recommended by the Community Associations Institute, she learned that the most significant lawsuits stemmed from adults being harmed at pools lacking guards, and that children being hurt at pools also constituted a serious problem, all needing proper staff supervision and insurance coverage. It was also noted that our neighborhood needed to have proper signage even at the pond, indicating “at risk” use by anyone.

Fencing: Open-ended questions were raised about whether or not the neighborhood wants any fencing, other than what may be required by law for pool safety. For example, would deer netting be more esthetically pleasing to protect flower and vegetable gardens? Does the neighborhood want the ARC to be more of a policing authority or a committee to handle complaints about ARC guidelines? And, one member suggested that the Board needed to support the ARC always, since serving on the ARC was such an onerous activity for anyone.

Dues Waivers: There was a review of the current by-laws about dues waivers, citing that the Board President, Treasurer, and Secretary and the ARC Chair and Secretary receive dues waivers. Comments included that there was no awareness of anyone ever seeking any of these offices to secure waivers, since the workload far exceeds the waiver benefit. Others suggested that all volunteers receive waivers. When asked if there was any intent to change the current procedure, there was no motion to alter or revise.

Development on the East Side of Lego: The developer has acquired a tract of land along the east side of Lego, with seven division rights. Two of the properties will be over 20 acres, perhaps with the right to have horses. At this time, no decision has been reached on whether or not to bring this tract into the neighborhood association. There is presently no plan to have a road built into this tract but rather to have driveways open onto Lego. Overall, no plans are final.

Equipment: Several members reported that at least two of the machines in the exercise room are broken, with one apparently needing to be replaced. The management company will look into the replacement and the possibility of repair to the other.

Cost of Keys to Exercise Room: Owners were reminded that the \$15 for an exercise key is a deposit, not a purchase. The key blanks cost \$7, and only a locksmith can be authorized to duplicate a key.

Gazebo Place and 250 Median: At this time, the developer of Gazebo Place has been denied by VDOT to build an entry into the proposed Gazebo Place. The developer is now considering a lawsuit against VDOT. Regardless of the building or not building of Gazebo Place, it is our understanding that the median at the intersection of Hansen's Mountain Road and Route 250 may be closed. Thus, regardless of the plans for Gazebo Place, Ron Hoffman is requesting the help of Planning Commissioners, County Supervisors, and our State Delegate, David Toscano, and discussing with all what can be done to improve the Ashcroft access and egress to Route 250.

New Business: Lincoln Lewis asked that the management company request a new trash can from BFI, since the current one does not have a lid, creating a nuisance in trying to keep the trash contained. There also was a request to request that the U. S. Postal Service place a mailbox within Ashcroft for a convenient and secure mail drop. CMC will follow up on both requests.

Adjournment: The meeting was adjourned at 9:30 PM. The next regular Board meeting will be on Wednesday, February 22, 2006 at 7 PM in the Ashcroft clubhouse. Any owner is welcome to attend, and, if any neighbor wants to address the Board, please notify Ron Hoffman a week prior to the meeting for an assigned time on the planned agenda.

Will Paulsen, Secretary