

Ashcroft Neighborhood Association
1500 Amherst Street
Charlottesville, VA. 22903
971-1600, X-122

Minutes of the December 17, 2008 Meeting

Call to Order:

President Gary Ray called the meeting to order and determined that a quorum was present. Other Board members and officers present included Rick Beyer, Audrey Irvine, Tom Wolanski and John Fowler. Mary Katherine Barnes, representing the Management Company, and one owner, Jim Hobbs, were also present.

Minutes:

The minutes were approved from the November 19th meeting as amended via email.

Treasurer's report:

John Fowler gave a brief synopsis of the dues collected and the ordinary income and expenses for the neighborhood as of November 30, 2008.

Managers Report:

Capital Reserve Study: Mary Katherine informed the Board that a Capital Reserve Study is required by the property owner's act and must be completed every five years. Once completed, it must then be included in every disclosure packet sent to new home owners. This study will estimate our capital requirements and determine how much Ashcroft must set aside each year to meet our capital expenditures over the coming years.

Pool Contract: Mary Katherine is reviewing the contract for Douglas Aquatics which must be signed by February 15th. Tom Wolanski has read through the contract and finds it acceptable with a few exceptions. One concern is the requirement that Douglas Aquatics be named on our liability insurance. On reading this section of the contract, John Fowler and Gary Ray confirmed that this was common practice. For our part, we must be sure Ashcroft is named on their (Douglas Aquatics') liability insurance as well.

Locks: All the Clubhouse locks and the pass code downstairs have been changed. The neighborhood has been sent the new pass code.

Lights: Tom pointed out that there were a couple of lights out on the outside of the clubhouse.

Trash: Tom Wolanski expressed surprise at how much we were spending on trash removal at the clubhouse (\$1,000.00/year). Trash is apparently charged by the receptacle plus fuel charges, which vary over time. We have four receptacles but only 1 is routinely

used. Could we cut down on the number of receptacles?? Could we get a better contract? Mary Katherine will look into this.

General Inspection: Mary Katherine did a general drive through of the neighborhood. She noted the following items:

- Leaves and pine needles have gathered in the center of the Walnut Lane cul de sac. The Board decided to have the cul de sac cleaned up. Mary Katherine believes this will only cost about \$30.00. She will schedule to have this done. Mary Katherine also noted that there are a lot of leaves in the ditches in various places around the neighborhood. Rick suggests getting someone to check the pipes under the road/streets to be sure they are not clogged with leaves as this can cause flooding. A note will be placed in the newsletter reminding home owners to clear the ditches in front of their homes to avoid clogs in the drainage pipes.
- There are several indoor and outdoor mats that need to be replaced at the clubhouse. Mary Katherine will look into replacing these.
- There is a stop sign missing at the corner of Locust Shade Lane. There has also been a van parked at that corner on a number of occasions. The next time, she sees the van, Mary Katherine will put a note on its windshield. Mary Katherine will also order a stop sign and have it replaced.
- A couple of mail boxes were found that were noticeably damaged. The Board decided it would be best to send a friendly note reminding the home owners of their responsibility to fix the mail boxes.

Old Business

Budget: The Board did a line by line review of the proposed 2009 budget.

Trails: Jim Hobbs inquired about existing trail maintenance and plans for new trails in Ashcroft. Rick Beyer says he will submit a plan for a new trail from the pond connecting to Fontana and Darden Towe Park in the first quarter of 2009.

Secretary: The Board has been without a secretary for a couple of months. The Board voted to have Audrey Irvine take over as secretary until the end of her tenure on the board next summer. Suggestions are still being taken for a member at large.

Winter Neighborhood Meeting: January 28th was proposed and accepted for the winter neighborhood meeting.

Dues: The Board voted at the last meeting to tie the raise in dues to the CPI (Consumer Price Index) which was 4.94 in September. This raises the dues to approximately \$968.00/year.

Rick Beyer reviewed several bills that he has presented to the Board for maintenance projects he has completed. The discussion focused on where the money would come from to cover Rick's work. Three thousand was available under landscape expenditures that had not been spent this past summer. Since many of these projects concerned landscaping around the pool area, it was decided that it was appropriate to allocate this money towards the Beyer invoices.

A neighbor has reported that a number of Ashcroft residents have been seen dumping their trash in the clubhouse trash receptacles. A note will be placed in the newsletter as a first step in reminding our neighbors that this is not appropriate since they are in essence asking the neighborhood to pay for their trash disposal. Further action will be taken if needed.

The meeting adjourned at 10:00 pm

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Minutes of the November 19, 2008 Meeting

Call to Order: President Gay Ray called the meeting to order and determined that a quorum was present. Other Board members and officers present included Rick Beyer, Audrey Irvine, Kelly Oakes, Tom Wolanski and John Fowler. Mary Katherine Barnes, representing the management company, was also present. Paul Beyer, of James River Pools, MM Gardiner and Russ Bell were also in attendance.

Fire Pit: The meeting was opened to a discussion about the fire pit at the pond. MM Gardiner expressed ongoing concern on the part of various neighbors on Tremont Rd. The DeBanicos have solicited help from a lawyer, Mr. C. Connor Cook, who has sent a letter to the Board demanding immediate action to eliminate the fire pit. In response to this letter, the Board would like to release a statement regarding the fire pit and pond area:

- 1) Questions have arisen about who is responsible for making policy for the common areas in Ashcroft. The Covenants are clear that maintenance and development of common areas are the sole province of the Board and not the ARC which is responsible only for lots within Ashcroft. The Board, therefore, was fully within its rights to take action regarding use of the pond area.
- 2) Concerns have been expressed regarding County regulations permitting a fire pit. The Fire Marshall has sent the Board the regulations pertaining to fire pits and other open air fires. The fire pit at the pond in no way violates these regulations.
- 3) Our insurance company has been contacted regarding coverage for the fire pit. Our agent assured us that having a fire pit was better than not having one and having random fires around the neighborhood. Fires are the responsibility of the individuals building the fire, not the neighborhood's responsibility. However, we have adequate insurance to meet any need.

This said, the Board has heard the concerns of the neighbors in the Tremont area and a vote has been taken to cover the current fire pit. At the same time, the Board is interested in making the pond area more accessible and inviting to the neighborhood as a whole. To this end we would like to solicit input from the community about ways we could do this. Ideas might include benches along the walkways, a covered pavilion for picnics or birthday parties perhaps with a stone (enclosed) barbeque, or a small dock for fishing. Please let us know your thoughts.

Neighbors have also expressed concern about possible environmental damage to the pond occurring during the mowing and clean up of the pond when the fire pit was put in. Please note that the neighborhood is required by the County to keep the dam area clear of

all growth (bushes/trees). To this end the pond area must be mowed and cleared periodically. Mowing also keeps the walking paths clear. All of the growth (grass, brush, and new tree growth) recently removed had grown in over the past few of years and was cleared as a result of an inspection and as ordered by the Water Resource Team of Albemarle County's Department of Community Development. This growth was also hindering access to and visibility of the pond. Furthermore, the Board does not believe that the action taken will in any way impact the animal life there.

A final note: The pond is slowly filling in and will need to be dredged in coming years. Neighbors in that area need to be aware that this will probably mean draining the pond and dredging, an activity that will have a large but short term impact on that area. Many of us that live in Ashcroft enjoy the pond and we hope to maintain it as the beautiful feature that it is.

Managers Report: Mary Katherine Barnes, Real Property, updated the Board on several issues.

- 1) Paul Beyer, James River Pools, is requesting full payment for his contract of last spring. There had been some confusion about the replacement of the pool pump during the summer; however, Paul now has the 3 hp pump he initially put in our pool returned to him, he has replaced the 3 hp with the 5 hp pump originally contracted for, he has had the rough plaster in the pool smoothed and he will pay for refilling the pool. Since this has been done, the Board agreed to pay him the rest of the money owed him minus the cost of filling the pool.
- 2) Clubhouse: There have been complaints about people getting into the clubhouse and leaving messes in the bathroom and guard room. Supplies that the cleaning staff left were taken and had to be replaced at our cost. Because there are so many keys out or missing, the Board decided to rekey the club house, fix the downstairs door and change the combination number. The exercise room will not be rekeyed. There continues to be discussion about whether we need to have a video surveillance system.
- 3) Pool contract. The Board voted unanimously to adopt the Douglas Aquatics contract to manage the pool for one year. Their performance will be reviewed next fall. Mary Katherine will talk with them about the 3 hp pump that Douglas Aquatics said they replaced when it was actually fixed by replacing the motor. We want to be sure we were charged for fixing the motor instead of for the replacement of the entire pump.
- 4) Minutes: Mary Katherine asked for clarification about posting the minutes. We agreed that the minutes will be available for anyone in the community on request as soon as they are drafted (with the understanding that this will only be a draft); however, the minutes will not be posted to the neighborhood until after they have been approved by the Board at the next meeting.

New Business

Walking trails: The Board requested an update from Rick Beyer about the walking trails he agreed to install for the community. A new path, which is part of the Fontana Subdivision, skirts the boundary between Fontana and Ashcroft. It is hoped that this path will be connected to future paths in our subdivision so bikers/walkers will have access to Darden Towe Park. To deter stray walkers, no trespassing signs have been placed at the pond.

Hunters: Rick has communicated directly with the neighborhood about hunting in and around Ashcroft. He allows hunting on the back side of the mountain and closely monitors anyone hunting there. He very kindly provided a map showing where these hunting areas are. We talked about the possibility of placing a bright orange piece of paper in the front windshield of those individuals allowed to hunt on his property so neighbors would know who's allowed to be there.

The Gledhills (who live off the pond road and Tremont) have written Gary Ray to say that while walking, they had seen a white jeep driving off road on the walking trails. This white jeep has been sighted off road in other parts of the subdivision as well. The Board may have to look into a ruling to keep motorized vehicles from going off road in Ashcroft. Until then, the Board requests that neighbors sighting vehicles off-road call the police.

Common Interest Community Board: Gary Ray received a letter from attorney Richard Carter to inform us about new laws regarding the Common Interest Community Board. The General Assembly created this Board which governs and oversees property owners associations. To come into compliance with the new law, we will be paying an annual assessment of 0.02 % of our gross annual assessment income. John Fowler and Mary Katherine Barnes have reviewed this and determined that this is only a small increase over what we previously paid. Real Property has seen to it that Ashcroft is in compliance with this law with the exception of a "resolution of written complaints", which the Board will need to devise in the future.

Budget: The Board is continuing to work on the budget for 2009. Russ Bell expressed concern that Ashcroft is not putting enough money in our capital investment accounts to cover the road repaving that will need to be done in years to come. Mary Katherine Barnes suggested that we have a capital review done. There are companies that do this. They will determine the amount of money we must put aside each year to meet our projected capital outlays. Such a review would cost about \$3-5,000.00. We thank Russ Bell for his input. He has put quite a lot of time into estimating our capital needs.

The meeting adjourned at 9:45 pm

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Minutes of the October 27, 2008 Meeting

Meg Tunstall of Douglas Aquatics met with the Board just prior to the meeting to discuss their 2009 pool management proposal and answer questions from the board members.

Call to Order: President Gary Ray called the meeting to order at 7:05 PM. It was determined that a quorum was present. Other Board members and officers present included Rick Beyer, Audrey Irvine, Kelly Oakes, Tom Wolanski and John Fowler. Mary Katherine Barnes, representing the management company, was also present. There were approximately 10 homeowners present.

Fire Pit: Gary Ray allowed Mr. DeBanico to give a statement about his concerns with the fire pit. The floor was opened to all owners for discussion. All owners present had concerns about the Board's decision to add the fire pit at the pond. The board agreed to review their decision and to work on communication with the membership.

The minutes from the September 24, 2008 Board meeting were read and approved.

Gary stated that the secretary, Will Paulsen, had resigned and the Board is looking for owners who may be interested in filling this position for the remainder of Will's term which runs until 5/30/10.

Old Business: Audrey reported that the traffic calming plan was approved by the county on October 6, 2008. VDOT will be installing barrels to show the lanes for the new traffic circle so that the association can approve the lane width. The min. lane width required is 22 feet but it can be larger and the median can be smaller as long as the median remains large enough to actually slow traffic. Audrey will send an email to the list informing all owners.

The recommended procedures (presented by Douglas Aquatics) for diagnosing the pool leakage and the 09 pool contract decision were tabled for the next meeting.

The Board asked Mary Katherine to check with the insurance provider about liability issues with the fire pit. They decided that the issue should be tabled until the next meeting, giving Mr. DeBanico a chance to meet with the fire marshal and the insurance information to be provided.

Audrey agreed to compose a letter from the association to VDOT, explaining Ashcroft's interest in having a complete plan for long term ingress and egress into the neighborhood.

Treasurer's Report: John Fowler presented the 2008 budget with 2008 YTD income and expenses and a blank worksheet column for the 2009 budget items to assist the Board in its budget deliberations. The board decided to table the budget until the next meeting. It was stated that Century Pools went bankrupt and Ashcroft may not receive the last part of the refund it was due.

New Business: Mary Katherine was asked to send a notice informing the community of all the options they have to receive minutes and agendas.

Next Meeting and Adjournment: Gary will schedule the next meeting and let everyone know as soon as the date is set. Any owner is welcome to attend, and if any owner wants to address the Board, please notify Gary Ray at least a week prior to the meeting for an assigned time on the planned agenda.

This meeting was adjourned at 9:30 PM.

Mary Katherine Barnes, Managing Agent

**Ashcroft Neighborhood Association
1500 Amherst Street
Charlottesville, Virginia 22903**

971-1600, X-118

**Minutes of the August 21, 2008 Meeting
APPROVED 9/24/08**

Call to Order: President Gary Ray called the meeting to order at 7 PM. Other Board members and officers present included Rick Beyer, Audrey Irvine, John Fowler, Kelly Oakes, Will Paulsen, and Tom Wolanski. George Mayo, representing the management company, was also present.

Old Business: Having recently had an election, the Board welcomed its newest member, Kelly Oakes. Kelly agreed to serve as head of the Perimeter Committee.

The Board reviewed its officers and members at large, agreeing unanimously that for this coming Board year that Gary Ray would be President, Audrey Irvine would be Vice-President, John Fowler would be Treasurer, Will Paulsen would be Secretary, that Kelly Oakes and Tom Wolanski would be members-at-large, and that Rick Beyer would be the Board member representing the developer's company.

The Board accepted the May minutes as presented. George Mayo, having prepared the June minutes for the Semi-Annual Meeting, which did not have a quorum of owners, will have those minutes distributed.

Traffic Calming: Audrey Irvine requested to change the January 23, 2008 minutes about which traffic tables would be installed. She confirmed that we are requesting approval for installation of a traffic table on Lego between Ridgeway and Anderson and another on Lego near Wright Lane. The Board agreed to the change. Audrey also reported that it is her understanding from the County that the traffic circle, speed tables, and signage would be installed this fall on schedule. She noted that it will be up to the Association to do any landscaping within the traffic circle. She pointed out that the County fire department wanted all owners affected by the circle and the tables to understand that there will be slower response times, though only seconds, for fire trucks to arrive, having to slow down at the speed tables and traffic circle.

Other Board members noted that there seems to be an increase, especially over the summer, of more speeding vehicles. Audrey agreed to request that the County install equipment that not only displays vehicle speeds but also takes pictures that will be sent as warnings to speeders. Rick Beyer will also review the line of sight on our roads, to develop recommendations for which areas need trimming.

Pool Committee: Tom Wolanski reported that the pool season overall went well. He noted that there is some water leaking near the kiddie pool that will have to be checked and repaired as needed.

Because of the interest in having a rock-lined fire pit, Rick and Audrey will collaborate on developing a recommended plan, which will include volunteers within the community, especially our young people, to assist. For safety sake, the County fire department may be used for consultation.

Having reviewed the various proposals for a handicap sidewalk to the pool area, the Board agreed to move forward with a local concrete company to install the walkway from the lower parking area to the pool, providing a gentle incline and safety installations.

George Mayo pointed out that the present pool cover has finally worn out, and he proposed that a new cover be ordered as well as a cover for the waterfalls. The Board agreed to receive bids to do this.

Development Plans: For some time, since December 2007, the Board has been examining the pros and cons of bringing the additional lots along lower Lego, making sure that any exceptions about these larger acreage lots be handled correctly. At this time, the Board recommended that the Board's attorney review the developer's proposals about these lots.

Treasurer's Report: John Fowler summarized that the total dues collected through July 31 are \$101,345.27, that our operating checking account balance is \$9015.01, and that our management company continues to provide all needed financial reports, efficiently and usefully. He also noted that there have been two Disclosure Packets issued, and that there have been six house sales and one foreclosure. At this time, the Association has received a refund from Century Pool of \$7124 from the terminated contract with them. John hopes to meet with the management company soon to develop some improved investment strategies, since in the recent economy our investment yields are down slightly, as well as to meet with Scott and Stringfellow, being the only investment company so far to respond to his request for a proposal.

Next Meeting and Adjournment: The next meeting will be Wednesday, September 24, 2008, at the Clubhouse at 7 PM. Any owner is welcome to attend, and if any owner wants to address the Board, please notify Gary Ray at least a week prior to the meeting for an assigned time on the planned agenda.

This meeting was adjourned at 9:30 PM.

Will Paulsen, Secretary



June 26, 2008

Ashcroft Neighborhood Association
Semi-Annual Meeting Minutes

The meeting was called to order by President Gary Ray at 7:35 PM with introductions by the Board of Directors to those in attendance.

Treasurer's Report

John Fowler presented the financial report for Ashcroft. John reviewed the interest bearing accounts and noted that due to the less than favorable market conditions for 2008, the Association's return on investments is lower than what was originally forecasted.

Century Pools refunded payments totaling \$7,124.00 for services paid in advance per the contract.

Committee Reports

Gary presented a brief report for Tom Wolanski who was on vacation regarding the opening of the pool this year. The renovations to the pool were contracted through James River Pools and due to several weather related incidents, supplier delays, etc. the Board, Management and James River continued to work very hard to open the pool as soon as it was possible.

Rick provided the grounds report stating plans for landscaping around the clubhouse to include reduction pruning. A section of concrete by the lower entry to the clubhouse to be replaced in an effort to address drainage concerns that reach beyond the baby pool.

The playground equipment is due for maintenance. The wood should be treated with a sealer and the ends of the timbers should be capped or treated to prevent further deterioration and some may even need to be replaced.

Architectural Committee-Bob stated that no applications are currently in the hopper for consideration.

Gazebo Place Ballot

Gary opened the discussion by reviewing the Board's position on the proposal of the connector road through Glenorchy. Spurzem has a permit dating back to 1980 and it is the Board's intent to provide the next best solution to Ken Boyd by way of a mandate from the owners in Ashcroft supporting one united position.

Discussion:

Ron Huffman reviewed his history with Richard Spurzem and announced that he will be on the Pantops Advisory Council Board to help administer the Master Plan and weigh in on the effects to the surrounding area with regards to development. He stated that he met with Ken Boyd and that Ken repeatedly said "Ashcroft has no options". It is Ron's position that Spurzem will not spend \$20 million dollars to build a shopping center that no potential tenant will rent due to the accessibility factor. Ron requested that the Board not limit Ashcroft's options and to keep everything on the table.

Gary and Rick reiterated that the connector road is the best solution for Ashcroft residents, it provides for a safe egress and ingress into the community and it is at no financial cost to the owners.

The Board believes that options have expired and the connector road through Glenorchy is a golden opportunity and the Association should proceed by attending planning sessions and protecting the interests of Ashcroft. Gary stated that all options have been discussed again and again and there have been no valid alternatives offered.

Election

It was determined that a ballot by mail will be sent to all owners for the one vacancy that has been created by Laura Hoffman's desire to not seek another term on the Board of Directors. Gary thanked Laura for her three years of service to Ashcroft.

Board meeting adjourned at 9:28 PM.

**Ashcroft Neighborhood Association
1500 Amherst Street
Charlottesville, Virginia 22903**

971-1600, X-118

**Minutes of the May 15, 2008 Board Meeting
APPROVED 8/21/08**

Call to Order: Gary Ray, President, called the meeting to order at 7:00 PM. Other Board members and officers present included Rick Beyer, Audrey Irvine, John Fowler, Laura Hoffman, Will Paulsen, and Tom Wolanski. Also present, were George Mayo and Doug Brooks, representing the management company, and Diana Beyer, Paul Beyer, Eric Bruton, and Heyward McDonald, from the community.

Entrance Road to 250: On April 30, 2008, the Board held a special meeting for the community to have a panel of speakers representing Gazebo Plaza, County Development, County Planning, VDOT, the Rivanna District, and the Albemarle Board of Supervisors, all to discuss concerns over the entrance road from Route 250 into and out of the Ashcroft neighborhood. The minutes of that meeting have been distributed to the community. In this meeting, by previous request, both Heyward McDonald and Eric Bruton addressed the Board on the necessity to advocate a safe entrance change through Glenorchy. The Board, after discussion, passed a resolution to approve of a connector road from Hansens Mountain Road through Glenorchy Drive to the traffic light at Route 250. The Board also agreed to poll the community with a questionnaire to determine the strength of a majority point of view of owners, and if the support was strong enough to engage then the support of our local representatives on the Planning Commission and the Board of Supervisors.

Pool Committee: Tom Wolanski indicated that he anticipated the pool refinishing will be completed in time for the opening. At this time certified guards have been secured, and George Mayo of the management company will supervise them. Also, Tom reported that Douglas Aquatics will be monitoring the water quality and checking the equipment.

Traffic Calming: Audrey Irvine reported that the needed majority of votes, 75%, had been reached and slightly exceeded. The Board of Supervisors will likely meet in July to enact the installation of a traffic circle and traffic tables as needed.

ARC: Our Board attorney has reviewed the newly proposed ARC guidelines and considers that they are not enforceable as written. The present ARC guidelines will remain in effect until further review of the proposed changes.

Treasurer's Report: John Fowler presented to the Board that the total dues collected through May 14 was \$75,837.15 and that the present operating checking account balance is \$29,237.42. At this time, the IRS refund for 2005, totaling \$669, has not yet been

received. The amended returns of 2005 and 2006 have resulted in a refund, which has been received on February 15, of \$60.91.

Signage: The Board thanked Rick Beyer for the outstanding improvement of all of the signage within our community!

Next Meeting and Adjournment: The next meeting will be the Annual Meeting on June 26, 2008 at the Clubhouse at 7:30 PM.

This meeting was adjourned at 9 PM.

Will Paulsen, Secretary

**Ashcroft Neighborhood Association
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971-1600, Ext. 118

Minutes of the March 27, 2008 Board Meeting

Call to Order: Gary Ray, President, called the meeting to order at 7:00 PM. Other Board members and officers present included Rick Beyer, Audrey Irvine, John Fowler, Laura Hoffman, and Will Paulsen. Tom Wolanski was absent. Also present were Bob Kirkpatrick from the ARC Committee and Doug Brooks and George Mayo from Real Property.

Meeting with James River Pool: The Board first met outside at the pools with Paul Beyer (Rick Beyer's brother) of James River Pools to discuss repairs. The recommendations about the pool equipment included to upgrade the pump, replace the sand in the filtering system, and install new gauges. It was also recommended to re-line the pools. A formal proposal will be reviewed in the near future, comparing the quotes from other pool companies.

ARC Committee: Bob Kirkpatrick reported that there have been three requests to the Committee since the last Board meeting. He also indicated that the ARC is now finished with the proposed revisions as presented to the Board at the last meeting. The Board has still not reviewed in a study session any of these changes nor have the proposed changes been reviewed by legal counsel. One difficulty yet remaining is that the proposed changes are not yet compliant with the negotiated agreement, not being equal throughout the neighborhood.

Perimeter Report: Laura Hoffman reported that Ken Boyd, Chairman of the Albemarle Board of Supervisors, has agreed to organize a Special Meeting in Ashcroft to discuss the issues surrounding Gazebo Plaza. The neighborhood will be notified shortly by e-mail with the date and time at the Clubhouse.

Trash Service: Real Property reported that just when there is an expectation that certain improvements will happen, a surprise will occur that defies explanation. After months of negotiating, Allied Waste Management has decided that unless all of the Ashcroft owners contract for trash removal they will not consider a partial contract. So, Real Property is back to square one in reviewing other waste contracts.

Buildings and Grounds: Rick Beyer reported that to his surprise the signage installation in Ashcroft has cost \$11,800. While he had volunteered to improve the signage at his complete expense, he asked if the Board was willing to help defray the costs with the

budgeted money previously allocated for signage. There was \$775 in the budget allocated for signage repairs, but since those repairs have now been taken care of by Rick, the Board voted unanimously to reimburse the developer the \$775. On another matter, Rick reported that the pond dam has been cleaned of overgrowth, and the Board, noting that the monies had already been allocated, approved the costs of \$1494.

Real Property reported that the Clubhouse is being cleaned at a rate of \$75 every two weeks in the off season and at a rate of \$65 every week during the upcoming summer season.

Treasurer's Report: John Fowler reported that as of February 29, 2008 the total dues collected is \$30,389; that no disclosure packages have been issued since the last report; that the interest rate on our investment accounts has been sliding downward as the overall economy weakens; and that Real Property has been an enormous help in re-filing the 2005 tax refund request, as well as re-filing the amended returns for 2005 and 2006. A representative from SunTrust was present and the final signatory card procedures were completed by the various officers involved to finish the process of getting Real Property full access to our accounts.

John requested that if any in the neighborhood had recommendations about better interest rates for our investment accounts to please get in touch with him soon.

Next Meeting and Adjournment: The next regular Board meeting will be at 7 PM on May 15, 2008 at the Clubhouse. Any owner is welcome to attend, and if any owner wants to address the Board, please notify Gary Ray a week prior to the meeting for an assigned time on the planned agenda.

The meeting was adjourned at 9 PM.

Will Paulsen, Secretary

Ashcroft Neighborhood Association, Inc.
1500 Amherst Street
Charlottesville, Virginia 22903

Minutes of a Special Meeting about Gazebo Plaza
April 30, 2008
7:30 PM – 9 PM

Gary Ray, Ashcroft Board President, welcomed all and noted how well attended this special meeting was, with over seventy Ashcroft owners, a Glenorchy owner, and a member of the press present. He asked that questions be held until each of the scheduled guests had a chance to present their information. He clarified that the intent of this meeting was to provide a forum for all of the principal entities, including the Gazebo Plaza developer, elected Supervisors, various County department officials, and representatives of the Virginia Department of Transportation, to speak so that each had the opportunity to state their positions. He then introduced Ken Boyd, Chairman of the Albemarle Board of Supervisors, who had agreed to chair this meeting.

Ken Boyd first began by expressing his thanks for the holding of this special meeting, since there were so many varied, different, and even controversial ideas about Gazebo Plaza, hoping that at least this forum would provide a common base of information for everyone. He then introduced the speakers, which included Richard Spurzem, the developer of Gazebo Plaza; Bill Fritz, Chief of Current Development; David Benish, Chief of Planning; Joel Denunzio, Staff Engineer for VDOT. He also introduced Juandiego Wade, Transportation Planner, Allan Sumpter, Residency Administrator for VDOT, and Calvin Morris, Rivanna District Representative of the Albemarle Planning Commission.

Then, Richard Spurzem reviewed his experiences over the past ten years about the zoning of the thirty-seven and one-half acre property known as Gazebo Plaza, planned as a shopping center, which was approved twenty-seven years ago, when owned by Central Fidelity. While he had not particularly wanted to build a shopping center, he had been turned down to build a planned residential development of townhouses and apartments. He also had been turned down one year and nine months ago to build an alternate roadway that could have joined Hansens Mountain Road and Glenorchy Drive to provide a signal-controlled exit onto Route 250. In short, he reported that he was told there could be no variance from the original zoning.

Mr. Spurzem also noted that the original zoning requires that he build a sixty-foot high retaining wall, which is 7/10 of a mile long, near the lower creek, to create a level parking lot up above. Though the present standards allow for less parking, the original plan will provide a huge amount of parking that no one anticipates will ever be used, being so far away from the actual sites of the stores. Further, VDOT has stated that the crossover at

Hansens Mountain Road and Route 250 will be closed 21 months after December 2007, considering his present site construction plans.

Returning to the alternate roadway, Spurzem stated that he had purchased a Glenorchy property, which could provide the needed area to build a connector road between Hansens Mountain Road and Glenorchy Drive, and that he had agreed to pay for this \$3,000,000 road, which would conform with the present roads, having two lanes, a twenty-four wide pavement, and a fifty-foot right of way, with no other properties needing to be purchased or other properties condemned. He pointed out that whether Gazebo Plaza is built or not, that Hansens Mountain Road as an exit or entrance with Route 250 is an area of increasing congestion that is only getting worse over time for residents.

The next speaker, Bill Fritz, Chief of the Department of Current Development, made it clear that his office only enforces the rules and regulations, rather than enacts the rules and regulations. The Department's position is that the developer has the option to build within the zoning ordinances now approved or to apply for new zoning. He agreed that the present parking area approved is more than needed. He also stated that the alternative road proposal was a major change, not a minor change, in the previously approved zoning and so was denied. He pointed out that there is no statute of limitation on the presently approved zoning.

David Benish, Chief of the Planning Department, explained that the Pantops Master Plan adopted this year recommends Urban Density Residential Development (which includes both residential dwellings and neighborhood business) for the Gazebo Plaza property. He explained further, though, that the Master Plan cannot preclude development already approved. The Master Plan also supports the widening of Route 250 to six lanes, three each way, and the improvement of the I-64 interchange. The Pantops Master Plan did not recommend that Hansens Mountain Road connect with Glenorchy Drive.

Joel Denunzio, Staff Engineer from VDOT, pointed out that the VDOT traffic study did prefer the connection of Hansens Mountain Road to Glenorchy Drive. To keep the present pattern of Hansens Mountain Road entering Route 250 was less desirable, since the eventual closing of the crossover would require planned U-turns at Westminster-Canterbury for East bound traffic and U-turns near the Comfort Inn for West bound traffic. He stated that fire and rescue vehicles would be allowed to use the crossover during an emergency. He emphasized that their engineers determined that a traffic light at Hansens Mountain Road was not feasible since the need to keep the flow of traffic between I-64 and Peter Jefferson Place is essential.

Ken Boyd then opened the discussion, inviting questions from the floor:

1. When Mr. Spurzem was asked if he would consider applying for re-zoning, he responded that he would not, having already been turned down twice for different uses and once for an improved roadway. Further, he pointed out that there was

already a mechanism in place if the County wanted to effect a solution, namely to do a “public project” of the changed roadway.

2. Ronald Dimberg, an owner in Glenorchy, was asked if he would like to comment on the connector road with Glenorchy Drive. He noted that residents have been there since the 1970s. He further responded by saying that it was a matter of principle for him to oppose any change with all the resources available to him, including attorneys.
3. Mr. Denunzio was asked what the traffic study had reported about the volume of car traffic would be on Hansens Mountain Road with the opening of the shopping center. He answered that it was expected that up to 13,000 cars a day could be driving on Hansens Mountain Road into the shopping center, and that many, if not most, of those vehicles would have to be making U-turns on Route 250.
4. When Mr. Spurzem was asked if there were any tenants who would sign leases, he answered that there would be tenants since the location was good even if the access was not. One Ashcroft resident stated she had left messages that she was interested in leasing space, but that she had never had a call returned.
5. When pressed for more details, Mr. Spurzem cited that this shopping center would be about the size of Albemarle Square and that there would be about twenty tenants. When asked further if less parking were granted would there be more stores, he stated that less parking would likely result in a retaining wall of no more than about eight inches high and that he did not plan any more business spaces. The Planning Department staff also stated that the zoning already limited the number of businesses.
6. When Mr. Spurzem was asked if he was just holding “his cards close to his vest” about building, he responded saying the plans have been drawn and approved, the site construction has been occurring for weeks and will be for about a year, and that in another year the buildings would be finished.
7. When Mr. Denunzio was asked if VDOT could be more flexible on the installation of a light at Hansens Mountain Road, he stated that no model for synchronizing the lights had been found that did not exacerbate the congestion on Route 250. Since congestion is such a problem, he did not believe a traffic light would ever be installed.

Will Paulsen, Secretary

Note: Look soon for a questionnaire from the Board seeking neighborhood suggestions.

Ashcroft Neighborhood Association, Inc.
1500 Amherst Street
Charlottesville, Virginia 22903

971-1600, Ext.118

Minutes of the February 21, 2008 Board Meeting

Call to Order: Gary Ray, President, called the meeting to order at 7 PM. Other Board members and officers present included Rick Beyer, Audrey Irvine, John Fowler, Laura Hoffman, Will Paulsen, and Tom Wolanski. As well, the chairman of the ARC Committee, Bob Kirkpatrick, was present. Also present, representing the management company, Real Property, were Doug Brooks and George Mayo.

ARC Committee: Bob Kirkpatrick presented to the Board some revisions to the ARC guidelines and procedures regarding exterior changes to existing homes and some changes to the guidelines and procedures for newly proposed homes. The intent is to create uniform guidelines and procedures for all homes within the Ashcroft Neighborhood Association, becoming fully compliant with the negotiated agreement with the developer. Since this was the first reading by the Board, there were no decisions made, but rather the agreement for each member and officer to study the changes being proposed. It will be a later Board decision to adopt or not these changes or to make further changes. The Board attorney will also review any and all proposed changes.

Pool Committee: Tom Wolanski reported that he has met with Century Pool and with our management company staff. At this time, there are a number of problems with the pool leaking that are consistent with the expectable aging of the pumping and filtering systems and with loose tiles and deteriorating wall surfaces in the pool. Consequently, there is a consensus that we need bids to repair the pool, and these will be quickly sought.

Buildings and Grounds: Rick Beyer reported that he is working with our attorney regarding the likely acceptable proffers with the proposed waterline for Lake Ridge that traverses our common property areas, especially getting help from the Rivanna Water and Sewer Authority. Rick also presented a bill for \$821.82 for grounds work that the Board had previously approved as proposed. Since this billing was in compliance, the Board unanimously approved its expenditure. Rick recommended that the Board include the roadway to the properties being built on the east side of lower Lego Drive for snow removal. The Board asked for an estimate of the additional snow removal costs, and Rick will report that estimate when learned.

Treasurer's Report: John Fowler summarized that initial assessments on two new properties and the developer's dues have all been paid in full; that no new disclosure packets have been issued for 2008; that the accountant used by our previous management company used the wrong tax identification number and consequently the 2005 tax refund

request and amended returns for 2005 and 2006 will have to be filed again; and that almost all of the signatory changes with our accounts will soon be completed for the new management company.

The management company also presented their present financial statement, indicating that as of February 21, 2008 our total asset balance was \$166,710.55. They also provided full and detailed summaries of monies spent and collected.

Perimeter Report: Laura Hoffman will try to organize a meeting with the parties involved with Gazebo Place, including the pertinent County authorities, to review the plans for that development and its effect on the surrounding neighbors. A set of plans for the proposed shopping center will also be sought for review. She is also seeking input about the efficacy of citizens petitioning the powers that be in changing how the development proceeds.

Management Company: George Mayo requested authority, and was so granted, to reimburse an overage fee to an owner. He also presented to the Board a proposed reservation contract for use of the Clubhouse and a proposed receipt for security deposits and clean-up fees. The Board agreed to review these proposals, since this was the first presentation, and take action at a later meeting.

Next Meeting and Adjournment: The next regular Board meeting will be at 7 PM on March 27, 2008 at the Clubhouse. Any owner is welcome to attend, and if any owner wants to address the Board, please notify Gary Ray a week prior to the meeting for an assigned time on the planned agenda.

The meeting was adjourned at 9 PM

Will Paulsen, Secretary

**Ashcroft Neighborhood Association
1500 Amherst Street
Charlottesville, Virginia 22903**

971-1600, Ext. 118, George Mayo

Minutes of the January 23, 2008 Semi-Annual Meeting

Call to Order: Gary Ray, President, called the meeting to order at 7 PM. He introduced the Board, all being present, as well as Doug Brooks and George Mayo of Real Property, Inc. He welcomed the neighbors, noting that about twenty-two were present, constituting a quorum.

Overview: Gary Ray reviewed the three major changes from last year. First, there was a new pool management company, Century Pool. Second, he reported that we now have a new attorney, Rick Carter, and, third, that we have a new management company, Real Property, Inc.

Real Property, Inc.: Gary introduced Doug Brooks and George Mayo of Real Property. Doug noted that Real Property has been in business since 1988, that there are currently 30 employees, with its own full-time accounting department, and that it presently manages about forty-eight neighborhoods. One of the first priorities that Real Property wants to organize for our neighborhood will be coordinating with Century Pool in anticipation for the next season. Doug introduced George Mayo, who will be handling the day-to-day work for our Association, and George can be reached at 971-1600, Extension 118.

Treasurer's Report: John Fowler reported that the state of our financials are excellent. The Association spent \$106,457.35 or 98.47% for budgeted items in 2007, collected \$122,038.09 or 96.86% in dues, and that over \$9355.64 in interest was made during 2007, given the new and improved investment accounts. Further, he reported that the approved budget for 2008 reflects a modest 2.67% increase, yet maintains our asset management and provides for our current maintenance needs, while improving a few others, such as an access ramp to the pool. John also requested a motion to allow the proper handling of the Revenue Ruling 70-604, that "any excess of membership income over membership expenses for the year ending December 31, 2008, shall be applied against the subsequent tax year member assessment," which has to be approved by the owners and not the Board. That motion was made, seconded, and unanimously approved by the quorum of owners present.

Perimeter Report: Laura Hoffman reported that Lake Ridge is presently in negotiation with us for a water easement that will be located on our common property and we are suggesting some proffers for this easement. She also reported that Pavillions received its final approval in December. Turning to Gazebo Plaza, Laura reported that the developer has all permits to build as zoned, with an entry from Hansens Mountain Road. Confusing

this is the prospective plan by VDOT to create a cloverleaf that would eliminate Hansens Mountain entrance. As would be expected, there were many views of all this amongst the neighbors present, some wanting to negotiate an entrance through Glenorchy, some wanting to have nothing to do with the Glenorchy entrance, fearing congestion, and some wanting Gazebo Plaza never to be built. The Board will be exploring the various options and will report them to the neighborhood, seeking feedback and consensus.

Grounds: Rick Beyer reported that the grass cutting contract, the landscaping of the pool grounds, and the landscaping of the trees along Lego have been approved by the Board. Rick is currently reviewing what has to be done with the growth around the pond and the development of a proposal for an access ramp to the pool. The Board again thanked Rick for the installation of new signage along Lego Drive. In response to neighbors' requests to continue this improved signage on the other roads, Rick agreed to improve those as well at his expense.

Traffic Calming: Audrey Irvine reviewed the traffic calming planning plans, noting that any changes to Lego would be paid by VDOT and that the traffic calming changes would be compliant with the various school, emergency, and tractor trailer uses of Lego. She also reminded all that the speed hump on Lego near Anderson had been removed from the plan. At the present, there are thirty-one "No" votes, ninety-six "Yes" votes, and thirteen owners who have not voted. Thus, the required majority of 75% of the entire owners has not yet been met. The closing date for voting is May 2008.

Pool Committee: Tom Wolanski reported that he is meeting with Century Pool shortly, along with the new management company, wanting to determine the operating status of all of the pipes and valves, regarding leaks, to establish a smooth opening of the pool, and to develop a communication procedure to resolve quickly on-going issues throughout the next season.

ARC Committee: Bob Kirkpatrick reminded all that any exterior projects need to be approved by the ARC committee prior to any other action. He also announced the conclusion regarding the recent tree cutting has been resolved, which will include cutting and stacking the fallen trees, and that the longer term issues of future tree trimming and cutting is being revised by the committee, so that the procedures will be in compliance with past neighborhood documents and the present negotiated agreement with the community and the developer. The ARC and the Board will have to review these new agreements (which will likely, as announced in previous minutes, involve input from the management company and legal counsel).

Questions and Comments from the Owners: Jack Davidson commented that, while the Board members are volunteers, they nonetheless need to follow the rules, getting the minutes out to the owners within sixty days, that there needs to be a way for those interested to vet the minutes, especially having the Board formally approve or correct the minutes at each meeting, and that all documents need to get into the minutes. Doug Brooks commented that he and his staff would work with the Board in being compliant

but that the minutes are summaries of the business of the Association and actions approved.

When Jane High asked if the planning of trails had yet occurred, Rick Beyer stated that not all planning of the remaining land allocations has been finished, but that he fully expects that the requirement of the negotiated agreement would be met. Jane also thanked Tom Wolanski for voluntarily keeping some of the trails cleared and cut.

Adjournment: The meeting was adjourned at 9:30 PM.

Will Paulsen, Secretary

**Ashcroft Neighborhood Association
1500 Amherst Street
Charlottesville, Virginia 22903**

971-1600, Ext. 118, George Mayo

Minutes of the January 23, 2008 Board Meeting

Call to Order: Gary Ray, President, called the meeting to order at 6:30 PM. Other Board members and officers present included Rick Beyer, Audrey Irvine, John Fowler, Laura Hoffman, Will Paulsen, and Tom Wolanski. Also present, representing the new management company, Real Property, Inc., were Doug Brooks and George Mayo.

Buildings and Grounds: Rick Beyer presented to the Board a request for approval of monies spent on the bank along the roadway near the clubhouse. The Board, having already authorized \$3000 for this, approved the actual cost of \$2740. Rick also reported the new contract is pending with a new grass cutting company, with services anticipated that will be more thorough and conservation friendly. Further, he proposed that the estimates be approved that he had received, namely \$1660 for landscaping the bank by the pool, now bare of plantings, and \$1661 for mulching the trees, especially those with their roots exposed from previous aggressive weed eating and trimming, along the pool and along Lego Drive. Rick will be providing the mulch free from his own grinding. These requests were made into motions and passed unanimously. Rick then reviewed the issues of the water line easement being requested, and required, by the adjoining development of Lake Ridge. At this time proffers are being reviewed, and Rick and Gary will meet with the Board attorney for advice and counsel.

Trash Service: Will Paulsen reviewed that it had not previously appeared possible to have an efficient billing system in place to have a waste service contract for the neighborhood. He reported that the Association is now in a position, having the new management company available, to implement the billing procedures for the proposed service contract with Allied Waste.

Neighborhood Directory: Noting that our 2006 Neighborhood Directory is out of date, Audrey Irvine asked the Board to consider exploring options for an update. There was a Board consensus to explore this at a later time.

Next Meeting and Adjournment: The next regular Board meeting will be at 7 PM on February 21, 2008, at the Clubhouse. Any owner is welcome to attend, and if any owner wants to address the Board, please notify Gary Ray a week prior to the meeting for an assigned time on the planned agenda.

This meeting was adjourned at 7 PM.

Will Paulsen, Secretary.