259 VA 210

IN THE

Supreme Court of Virginia

RECORD NO. 990404

CLERK
SUPREME COURT OF VIRGINIA
RECEIVED
JUL 19 1999
RICHMOND, VIRGINIA

GAIL STEPP and MARIE STEPP,

Appellants,

v.

JAMES A. FOSTER, et al.,

Appellees.

JOINT APPENDIX
Volume II

J. Jonathan Schraub
Robert E. Draim
Schraub & Company, Chtd.
A Professional Law Corporation
1481 Chain Bridge Road
Suite 200
McLean, VA 22101
(703) 893-3600

Counsel for Appellants, Gail Stepp and Marie E. Stepp

Matthew A. Clary, III
Holland & Knight, LLP
3110 Fairview Park Drive
Suite 900
Falls Church, VA 22042
(703) 645-8600

Counsel for Appellees, James A. Foster, Marvin E. Lear and Carol Ann Wright

Edward J. Tolchin
Fettmann, Tolchin
& Majors, P.C.
10615 Judicial Drive
Suite 502
Fairfax, VA 22030
(703) 385-9500

Counsel for Appellees, Belmont Bay Community Association, Inc., Michael Polifko, George E. and Nancy L. Arnold, Thomas G. Goeller and Fritz Vandenburg

Continuation of Counsel on Inside Cover

LANTAGNE LEGAL PRINTING 801 East Main Street Suite 100 Richmond, Virginia 23219 (804) 644-0477
A Division of Lantagne Duplicating Services

Walter B. Golden, III
Attorney at Law
1485 Chain Bridge Road
Suite 105
McLean, VA 22101
(703) 790-1600

Counsel for Appellants,
Ralph J. Edwards, Jr. and Patricia Edwards

TABLE OF CONTENTS

VOLUME I

Page Number

Amended Bill of Complaint, 1/4/97 1

Decree, 1/17/97 16

Decree, 4/11/97 19

Order on Partial Summary Judgment, 1/30/98 22

Excerpts from Transcript of Trial before The Honorable Kathleen H. MacKay on 2/23-3/3/98 26

2/23/98 Testimony of Jeffrey Hip 27

Testimony of Marie Stepp 31

2/24/98 Testimony of Marie Stepp 37

Testimony of Nick Felicione 72

2/25/98 Testimony of Gail Stepp 84

Testimony of Cathy Foster 201

2/26/98 Testimony of Robert Drye 207

Testimony of Ralph Edwards 226

3/2/98 Testimony of Luella Medlin 237

Comments & Ruling of the Court 246

Testimony of Nancy Arnold 247

Testimony of Thomas G. Goeller 252

Testimony of Michael Polifko 262

3/3/98 Testimony of G. Galt Brady 277

Testimony of George Arnold 280

Testimony of Frits Vandenberg 332

Testimony of James Foster 343

Plaintiff's Trial Exhibits:

1 Adm - Deed to Parcel A 2/24/73 388
2 Adm - Substitute Trustees Deed 390
3 Adm - Subdivision Plat Belmont Park Estates 393
4 Adm - Declaration of Covenants 406
5 Adm - Declaration of Trust Hurvitz-Foster 411
7 Adm - Illustrated Tax Map Belmont Park Estates 416
12 Adm - Board meeting 4/13/92 417
14 Adm - General Meeting Minutes of 11/30/92 419
15 Adm - 2/24/93 letter for 1993 dues 422
23 LD - 7/19/94 letter from J. Knowles 424
30 Adm - Treasurer's Report 9/27/93 427
30A Adm - BBCA General Membership 428
32 Adm - Treasurer's report as of 12/93 429
34 Adm - Letter to members 3/24/94 from Arnold 430
36 Adm - Letter to residents 4/26/94 from Arnold 432
38 Adm - General Meeting Notes and Treasurer's Report dated 5/3/94 434
41 Adm - Sales material from Long & Foster for 30 Building lots including tax map 435
51 Adm - Notes of N. Michaels concerning questions Raised at general membership meeting on 2/24/97 . . . 439
52 Adm - Letter dated 3/18/96 to neighbors and owners 440
57 I.D. - 7/7/96 letter from Foulois 442
74 Adm - BBC Directors Meeting 3/9/92 445
75 Adm - BBCA General Meeting Minutes 3/12/92 447
77 Adm - 6/25/96 letter to Stephen J. Annino 449

Defendant's Trial Exhibits:

1 Adm - By-Laws 455
6 Adm - Declaration of Trust 459A
11 Adm - Articles of Incorporation of the Belmont Bay Community Association, Inc. 460

12 Adm - BBCA letter to Neighbors and Lot-Owners 464
13 Adm - Deposition Exhibits of William Van S. Jackson 467

VOLUME II

14 Adm - 3-ring binder of minutes 513
17 Adm - 10/19/72 letter to Marvin Lear 1010
18 Adm - Telephone message 1/23 1011
19 Adm - Telephone message 2/16 1012
20 Adm - Rough draft from Mr. Brady 1013
21 Adm - 3/8/73 letter to Jim Foster 1015
25 Adm - 5/14/97 letter to George E. Arnold 1016
26 Adm - Summary of Income and Expenses from 1974 1017
31 Adm - Deed of Appointment of Successor Trustee 1033

VOLUME III

Deposition Excerpts:

Marvin E. Lear, 11/5/97 1036
William Van S. Jackson, 2/18/98 1038

Transcript of Bench Ruling Issued by Judge MacKay on 3/4/98 1053

Letter Opinion, 6/5/98 1124

Transcript of Hearing before The Honorable
Gerald Bruce Lee on 8/7/98 1128

Order, 8/7/98 1146

Transcript of Hearing before The Honorable
Kathleen H. MacKay on 8/12/98 1149

Proceedings 1151

Testimony of Susan M. Pesner 1193

Testimony of Charles Molster, III 1356

Plaintiff's Exhibits, 8/12/98:

A-1 - Letter to James A. Foster, 12/13/96 1439
A-2 - Billing 1441
A-3 - Chart for Expenses 1448
A-4 - Fee & Expense Analysis 1457
A-5 - Revised Counter Affidavit 1462
A-6 - Facsimile documents to Annino from Clary 1476

Defendant's Exhibits, 8/12/98:

B-1 & B-2 1480
B-3 - Chancery No. 149624 Pleading Book 1, Bruce v. Bruce . . 1517
B-4 - Index of Pleadings 1520
B-5 - Civil Cover Sheet 1527
B-6 - Breakdown of Attorneys Fees Incurred by Defendant Trustee (estimated) 1560

Letter Opinion and Final Decree, 11/23/98 1561

Assignments of Error 1576

BELMONT BAY COMMUNITY ASSOCIATION INCORPORATED

GENERAL MEMBERSHIP MEETING - OCTOBER 27, 1997

PRESIDENT'S REPORT
- Attendance log
- Frequency of meetings - board and general membership
- Voice and vote with forum at end of meeting with no vote

SECRETARY'S REPORT
- Minutes of June 6, 1997 General Membership Meeting
- Other

TREASURER'S REPORT
- Balance
- Expenses
- Budget
- Audit of books

PARK COMMITTEE REPORT
- Review of grass services
- Gravel
- Rules and guidelines
- Cleanup of underbrush, trash and fallen trees

OLD BUSINESS
- Gunston-Wiley - Planning Commission meeting October 23, 1997
- Legal
  - Court Dates 2/23-25/98
  - General mailing to majority of lot owners
  - Depositions-status
  - Interrogatories-status

NEW BUSINESS
- Election day - School bond issue
- Other

ADJOURN

OPEN FORUM

Upcoming Meetings
- Board meeting - November 30, 1997 - 7 PM

PLF-DEF-EX.#14
DATE 3-2-98
JUDGE KHH
CASE #C146295

Belmont Bay Community Association, Inc.
P.O. Box 686
Lorton, VA 22199

August 26, 1997

Residents and Lot Owners of Belmont Park Estates:

Enclosed for your review are copies of minutes for community and board meetings held throughout the past quarter. Also included is a summary of Fairfax County's nominations to the Comprehensive Plan Amendments for Mason Neck. Of particular importance to our community is Item 97-IV-19LP, the provision of sewer without restriction to the Gunston-Wiley subdivision on Belmont Boulevard. This sewer line is adjacent to property owned by the largest landowner on Mason Neck. Although designated solely for the use of Gunston-Wiley,, it is expected that this landowner will demand and receive access to the sewer line via the court system. Copies of the complete Comprehensive Plan are available from each supervisor's office.

In response to the recent spate of rabid animal attacks in Fairfax County, all citizens are advised to take precautions to protect themselves and their pets against this lethal disease. Learn to recognize rabid behavior and, above all, inoculate pets. The Fairfax County Department of Animal Control will conduct a bi-monthly, reduced -cost rabies inoculation clinic on Sunday, September 14, from noon until 2:OO P.M., at the Fairfax County Government Center, 12000 Government Center Parkway in Fairfax. Fees will range from $4 to $6 per animal. For more information about the clinic, call the Fairfax County Animal Shelter at 830-1100.

Under separate cover, you will receive copies of the interrogatories regarding the Stepp-Edwards lawsuit prepared by both plaintiffs and defendants. Although details cannot be discussed with each individual, these responses will provide each lot owner information pertinent to the case. The expense of copying and mailing this package was met by private donations.

The next general meeting of the membership of BBCA, Inc. is scheduled for Monday, October 27, 7:30 P.M., at the Lorton Community Library. Further cleaning of underbrush and trash in the Park area will be discussed. Any such project would commence after the weather turns cold and snakes go into hibernation.

Should you have any questions, please do not hesitate to contact me at (703) 339-7511.

Sincerely,

Belmont Bay Community Association, Inc.

Nancy Arnold

Nancy Arnold
President

BELMONT BAY COMMUNITY ASSOCIATION, INC.

Minutes of the Meeting of the Board of Directors
August 13, 1997 at the Home of Secretary Marie Polifko

Board Members Present: N. Arnold, T. Goeller, Marie Polifko, A. Beard, M. G. Lear

Board Members Absent: F. Vandenberg, N. Cosby

SECRETARY'S REPORT: Marie Polifko
Motions approved to accept minutes of the directors' meeting on 7-2-97 and the special meeting of the board on 7-21-97 as read.

TREASURER'S REPORT: Nancy Arnold in absence of Frits Vandenberg
Vandenberg will: 1) prepare 1997-98 budget for presentation at next general membership meeting and 2) update computerized membership log previously prepared by immediate past treasurer Ed Seara. Upon completion, members who have not yet paid annual 1996-97 dues will be renotified. Goeller will assist in paperwork.

Goeller will ask Terry Munro to audit treasury books for 1996-97.

Motion approved to request a maximum of $200.00 from the Legal Defense Fund to pay one outstanding bill for approximately $150.00 from attorney Tolchin for July. Vandenberg will clarify exact amount.

Motion approved to pay $240.00 for two completed grass mowings at park.

COMMITTEE REPORTS: Park - Andy Beard
Beard will ask grass company for insurance certificate and instruct them to cease mowing during draught conditions. Mowing will proceed when weather improves.

Discussion on the need for defining park guidelines included the following topics: trash removal, lock-up after use, noise curfew, notification of intended use for private functions. Goeller will compile ideas for presentation at next general membership meeting.

The need for clearing of underbrush at park is recognized. Resident clean-up day to be planned for cooler weather to avoid snakes.

Beard still pursuing gravel for Rio Vista. Both volunteer and county fire departments have been contacted requesting letters to the county on the community's behalf, stressing the importance of easy access to beach area. No response to date.

OLD BUSINESS:
Legal issue: on the recommendation of attorney Tolchin, motion approved to provide all residents and lot owners with copies of Interrogatories and Requests for Production of Documents prepared by both the plaintiffs (Stepp/Edwards) and the defendants (BBCA, Inc.). Packets will be hand-delivered where practical, and where the delivery and receipt of such unposted materials has traditionally proceeded unchallenged. Packets will be otherwise mailed, copying and postage to be paid by private donations. A brief cover letter will accompany mailing.

Tolchin advised that a board response to Frank Rapuano's letter of 6-24-97 to all members of the board of directors expressing his opinions on lawsuit is unnecessary.

Court date for Stepp/Edwards lawsuit scheduled for three days, beginning 2-23-98.

Depositions from plaintiffs Ralph and Patricia Edwards scheduled for 8-19-97 at the law office of Matthew Clary, attorney for the trustees. Gail and Marie Stepp scheduled for 8-20-97.

NEW BUSINESS:
Gunston-Wiley Sewer: approval of pump and haul solution to relieve the problems of failing septic systems was defeated by a vote of 14 to 15. Although current thinking would attempt to restrict sewers solely to the Gunston-Wiley subdivision, county attorneys advise that such restrictions are not legally viable. Zoning will become the primary issue once sewer lines are operative. It is the consensus of the present board that any solution to Gunston-Wiley's sewage problems be consistent with current zoning. A letter to Supervisor Hyland will state such position. The sewer/zoning issue will appear as an agenda item at the next general membership meeting.

BBCA, Inc. was provided a copy of a letter from attorney Jack Knowles to Delegate Linda Puller requesting clarification as to which organizations are subject to mandatory membership regulations and fees as set forth in the Virginia Property Owners' Association Act. Rewording of the original act, dating to 1991, appears to eliminate the exemption from filing annual reports with attendant fees to the Virginia Real Estate Board. heretofore obtained for small owners' associations by the Fairfax County Federation of Citizens Association. No answer from Puller to date. Copies of Knowles' letter may be obtained upon request.

In response to several complaints received on the extensive tree-clearing currently underway on Mason Neck, the board will research ownership of lots in question. If part of Belmont Park Estates, and in accordance with recent precedent, a letter will be sent to the owner requesting site plans and a check for compliance with county regulations and community covenants. A copy of the letter will be filed with appropriate county office.

Gene Lear will conduct update of subdivision lot owners and current addresses. Information reportedly available at county library.

With the recent rise in frequency of rabid animal attacks in Fairfax County and the report of the possibility of rabies in our own area, the board wishes to reiterate the county's call for caution and common sense in dealing with all wild animals and with domestic animals that appear sick or debilitated. Do not attempt to deal with these animals on your own, but rather call the proper authorities from animal control for assistance. Of course, the need to inoculate all pets is basic to the prevention of the spread of this deadly disease.

The board would like to extend a warm welcome to new neighbors Maureen Scofield and her 7-year-old son. Raymond. Raymond will attend first grade at Gunston Elementary School in September.

Next board of directors meeting: Friday, 9-12-97, 8:00 P.M. at Goellers.
Next general membership meeting: Monday, 10-27-97, 7:30 P.M. , large community room, Lorton Community Library.

ADJOURNMENT:
Motion approved to adjourn at 9:40 P.M.

Marie Politko
Secretary, BBCA, Inc.

Approved

BELMONT BAY COMMUNITY ASSOCIATION, INC.

Minutes of the Special Meeting of the Board of Directors
July 21, 1997 at the home of President Nancy Arnold

Board Members Present: N. Arnold, Marie Polifko, F. Vandenberg, N. Cosby, M.G. Lear

Board Members Absent: T. Goeller, A. Beard

Board convened to review and discuss final draft answers and attachments to Interrogatories and Requests for Production of Documents from plaintiffs Stepp/Edwards. Final copy due to office of BBCA, Inc.'s attorney Tolchin 7-22-97.

Discussion on appropriate response, if any, to Frank Rapuano's letter to all members of board of directors expressing his opinions on lawsuit. Board agreed to defer to decision of attorney Tolchin.

TREASURER'S REPORT: Vandenberg
Outstanding bill from attorney Tolchin revised from $60.86 to $68.38. Motion approved to pay adjusted bill.

Vandenberg will check dues log for correctness of entries and make necessary changes and updates for new billing. Treasurer will be reimbursed for cost of postage (total to be determined).

Marie Polifko
Secretary, BBCA, Inc.

Approved

BELMONT BAY COMMUNITY ASSOCIATION, INC.

Minutes of the Meeting of the Board of Directors
July 2, 1997 at the Home of President Nancy Arnold

Board Members Present: N. Arnold, Marie Polifko, F. Vandenberg, A. Beard, N.Cosby, M.G. Lear

Board Members Absent: T. Goeller

PRESIDENT'S REPORT: Nancy Arnold
President Arnold defined routine duties of board officers and committee chairs as follows:

President - preside at and conduct meetings, act as spokesperson for the board and as liaison for community relations
Vice President - act in president's stead when president is unavailable
Secretary - record and distribute minutes of meetings, maintain community and board records
Treasurer - record and maintain financial records, prepare reports on income vs. outcome, update bank signature cards as necessary
Park Committee Chairperson: handle general maintenance of park

SECRETARY'S REPORT: Immediate past secretary Nancy Arnold
Draft of minutes of 6-6-97 general membership meeting presented for perusal. Old board must reconvene to approve or amend minutes.

TREASURER'S REPORT: Frits Vandenberg
checkbook balance 7-1-97: $679.15
deposit 7-2-97: $160.00
checkbook balance 7-7-97: $839.15
outstanding expenses: $60.86 bill from attorney Tolchin; $120.00 for grass cutting

Motion approved for payment of both outstanding bills.

Vandenberg will draft 1997-98 budget and submit for distribution at next general membership meeting. At request of attorney Tolchin, full accounting of treasury records will also be prepared to present to attorney for Stepp/Edwards.

Motion approved to list at least three names on bank signature cards, to include president, secretary and treasurer.

Motion approved to require two signatures on all BBCA, Inc. checks, regardless of amount.

Terry Munro will again be asked to audit books of BBCA, Inc.

COMMITTEE REPORTS: Park - Andy Beard
Grass cut twice to date. Third cutting scheduled for 7-4-97. Residents wishing to have grass cut for private functions should contact Beard at 339-5361.

Discussion of ownership and responsibility for maintaining grass and shrubbery around Belmont Park Estates sign and three additional common areas between private properties. Cosby offered that such areas are traditionally the responsibility of contiguous landowners, not the community association. No action taken.

Road maintenance will be directed to appropriate state or county offices: VDOT for Belmont Blvd., Fairfax county for Rio Vista. Beard will contact county for gravel for Rio Vista.

Keeping the park area free of trash is the responsibility of individual users. To stem the obvious health hazard of accumulated garbage and other remains of private outings, the board requests that each user remove his own trash.

OLD BUSINESS
Legal Issue: Next court hearing scheduled for 7-28-97. Board will meet once more before 7-28 for the purpose of reviewing final draft of treasury records to be included in the full accounting requested by attorneys.

NEW BUSINESS
Next board meeting scheduled for 8-13-97 at Polifkos.
Next general membership meeting set for Aug-Sept, date to be announced. Community notification will be posted 2-3 weeks in advance of meeting. Frequency of future meetings will be included as agenda item.

Discussion on conduct of non-dues-paying members at general membership meetings. In the interest of expediting future meetings, motion approved to accord voice and vote during regular agenda period to members in good standing only. Time permitting, an open forum discussion period will follow adjournment to air the questions and comments of non-paying members and other attendees. No actions will be taken during these open forums.

In an effort to increase the rolls of dues-paying members of BBCA, Inc., invoices for payment of yearly dues will be sent to all residents and property owners reminding them of the advantages of paid membership. An introduction of new board members will accompany invoice. If possible, these attachments will be posted with next mailing of minutes.

ADJOURNMENT
Motion approved to adjourn meeting.

Marie Polifko
Secretary, BBCA, Inc.

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF GENERAL MEMBERSHIP MEETING HELD AT 7:30 PM ON JUNE 6, 1997

Location: Gunston Elementary School Cafeteria

Attendees: See attached list

President's Report

Welcomed new members Mr and Mrs Russell White for Mrs. Margaret Clark, Mr Richard Carpenter and Mr. Neale Cosby.

Discussed the recent court decision regarding the request by the Stepps/Edwards that all trustees' decisions must be unanimous rather than by a majority of the trustees. Judge ruled that a unanimous decision was not required for our trustees to reach a decision.

Secretary's Report

Reviewed dues log and vote cards distributed to members in good standing. Minutes of last general membership meeting read and approved (18/0/0).

Treasurer's Report

Letter from Ed Seara was read. Distributed balance sheet and itemization of expenses. Both were approved with modification to each sheet which should indicate that beginning balance was as of June 1996 (18/0/0).

Park

Park area had been cut twice, however, needed cutting again. There was discussion regarding the quality of current law service. It was requested that the park committee chair walk over cutting area with lawn service. It was anticipated that 10 cuts per season would be required. The park committee chair would review the cutting with interested owners.

By-laws

Current by-laws with draft changes which had been distributed with minutes of last general membership meeting were read. Motion made and passed to approve (17/0/1). Clarification made that the changes to the by-laws did not make the association a homeowner's association under Virginia state law.

New Business

Introduced slate of officers. Motion made and approved to approve slate as presented (18/0/1 note: Presiding President voted).

New Officers are as follows:

President	Nancy Arnold	339-7511
Vice President	Tom Goeller	
Secretary	Marie Polifko	
Treasurer	Frits Vandenberg	
Director (Park)	Andy Beard	
Director	Neale Cosby	

It was noted that Gene Lear would be serving as trustee during this term.

Community Issues

George Arnold indicated that he would be available at the end of meeting to discuss with anyone the process of incorporation.

George Arnold presented a summary of the Mason Neck Task Force, which had been meeting for approximately two years under the direction of Gerry Hyland, Mount Vernon representative to the Board of Supervisors. The Task Force was created to make recommendation for comprehensive plan, identify land uses for low density development, find ways to protect Mason Neck in environmental and historical ways. Cluster development was currently limited to 45,000 sq ft lot minimum with one acre for development and one acre for open space. There currently was discussion with a major developer for an exchange of land to meet environmental requirements. There had also been discussion regarding an approximate 50 acre retreat.

George Arnold had indicated that Gunston Wiley subdivision had plans to petition the county for sewer rather than pump and haul system.

Mike Polifko indicated that Tom Davis had stated that he was optimistic about moving Lorton prison within five years.
There was a discussion on historic issue regarding Belmont.

Motion make and approved to adjourn.

Respectfully submitted,

Nancy Arnold
Secretary

	BELMONT BAY COMMUNITY ASSOCIATION INC.			
	BALANCE SHEET FOR YEAR 1997			
DATE	TRANSACTION	CREDIT	DEBIT	TO DATE BALANCE
	BEGINING BALANCE 6/96			889.29
	DUES COLLECTED FOR 1996	$ 1,560.00		$ 2,449.29
	CORRECTION TO PRIOR BALACE	$ 2.38		$ 2,451.67
	DUES COLLECTED FOR 1997	$ 1,400.00		$ 3,851.67
	PREPAID DUES FOR FUTURE YEARS	$ 160.00		$ 4,011.67
	CONTRIBUTION FROM LEGAL DEFENSE FUNI	$ 1,200.00		$ 5,211.67
	ADMINISTRATIVE EXPENSES	$ -	$ 455.69	$ 4,755.98
	MAILINGS, COPIES AND PAPER.			
	LAWN SERVICE		$ 420.00	$ 4,335.98
	LEGAL FEES		$ 3,346.83	$ 989.15
	INSURANCE	$ -	$ 250.00	$ 739.15
	MEMBERSHIP DUES TO MT VERNON COUINCI	$ -	$ 35.00	$ 704.15
	STATE CORPORATION COMMISSION	$ -	$ 25.00	$ 679.15
	TOTALS 6/6/97	***$4,322.38***	***$4,532.52***	***$ 679.15***

522

6/6/97
Approved
Membership

JANUARY 1996
S M T W T F S
1 2 3 4 5 6
7 8 9 10 11 12 13
14 15 16 17 18 19 20
22 23 24 25 26 27
29 30 31

FEBRUARY
S M T W T F S
1 2 3
4 5 6 7 8 9 10
11 12 13 14 15 16 17
18 19 20 21 22 23 24
25 26 27 28 29

MARCH
S M T W T F S
1 2
3 4 5 6 7 8 9
10 11 12 13 14 15 16
17 18 19 20 21 22 23
24 25 26 27 28 29 30
31

APRIL
S M T W T F S
1 2 3 4 5 6
7 8 9 10 11 12 13
14 15 16 17 18 19 20
21 22 23 24 25 26 27
28 29 30

MAY
S M T W T F S
1 2 3 4
5 6 7 8 9 10 11
12 13 14 15 16 17 18
19 20 21 22 23 24 25
26 27 28 29 30 31

JUNE
S M T W T F S
1
2 3 4 5 6 7 8
9 10 11 12 13 14 15
17 18 19 20 21 22
25 26 27 28 29

JULY
S M T W T F S
1 2 3 4 5 6
7 8 9 10 11 12 13
14 15 16 17 18 19 20
21 22 23 24 25 26 27
28 29 30 31

AUGUST
S M T W T F S
1 2 3
4 5 6 7 8 9 10
11 12 13 14 15 16 17
18 19 20 21 22 23 24
25 26 27 28 29 30 31

SEPTEMBER
S M T W T F S
1 2 3 4 5 6 7
8 9 10 11 12 13 14
15 16 17 18 19 20 21
22 23 24 25 26 27 28
29 30

OCTOBER
S M T W T F S
1 2 3 4 5
6 7 8 9 10 11 12
13 14 15 16 17 18 19
20 21 22 23 24 25 26
27 28 29 30 31

NOVEMBER
S M T W T F S
1 2
3 4 5 6 7 8 9
10 11 12 13 14 15 16
17 18 19 20 21 22 23
26 27 28 29 30

DECEMBER
S M T W T F S
1 2 3 4 5 6 7
8 9 10 11 12 13 14
15 16 17 18 19 20 21
22 23 24 25 26 27 28
29 30 31

General Membership Meeting

Attendees 6/6/97

MIKE POLIEKO

JIM FOSTER
Cathy Foster

Marie Polifko
Gene Lear
Richard Carpenter

NEALE COSBY

RUSSELL & LISA WHITE FOR MARGARET CLARK
George & Nancy Arnold

LARRY MEDNICK
FRITS VANDENBERG

WILLARD WILCOX
Graham M. Wright
John R. Bond
Tom Goeller

Also attending

Nancy Michels
Daryl Michels
Frank Raguano

	BELMONT BAY COMMUNITY ASSOCIATION INC.			
DATE	TRANSACTION	CREDIT	DEBIT	TO DATE BALANCE
	BEGINNING BALANCE PER MR. BOB DRYE			$ 889.29
6/28/96	DEPOSIT DUES SEE ATTACHED	$ 880.00		$ 1,769.29
7/12/96	DEPOSIT DUES NO LIST AVAILABLE	$ 60.00		$ 1,829.29
7/31/96	DEPOSIT DUES NO LIST AVAILABLE	$ 340.00		$ 2,169.29
9/30/96	DEPOSIT DUES SEE ATTACHED	$ 240.00		$ 2,409.29
10/5/96	CHECK TO LAWN SERVICE NO.533533	$ -	$ 300.00	$ 2,109.29
10/25/96	CHECK TO LAWYER NO.533538		$ 1,000.00	$ 1,109.29
11/4/96	DEPOSIT (CHECK FROM MR. DRYE) AND	$ 280.00	$ -	$ 1,389.29
	CASH TURNED OVER BY PRIOR TREASURER	$ -	$ -	$ 1,389.29
2/12/97	FETTMAN, TOLCHIN AND MAJORS	$ -	$ 500.00	$ 889.29
	CORRECTION OF BALANCE	$ 2.38	$ -	$ 891.67
3/12/97	DEPOSIT DUES	$ 760.00	$ -	$ 1,651.67
4/1/97	FETTMAN, TOLCHIN AND MAJORS	$ -	$ 500.00	$ 1,151.67
4/1/97	STATE CORPORATION COMMISSION	$ -	$ 25.00	$ 1,126.67
4/1/97	CHECK TO MOUNT VERNON COUNCIL	$ -	$ 35.00	$ 1,091.67
4/9/97	DEPOSIT OF DUES	$ 160.00	$ -	$ 1,251.67
5/21/97	ITT HARTFORD	$ -	$ 250.00	$ 1,001.67
5/22/97	NANCY ARNOLD - REIMBURSABLES	$ -	$ 455.69	$ 545.98
5/22/97	FETTMAN, TOLCHIN AND MAJORS	$ -	$ 153.26	$ 392.72
5/22/97	MARK DURAND (LAWN SERVICE)	$ -	$ 120.00	$ 272.72
5/27/97	DEPOSIT OF COLLECTED DUES	$ 120.00	$ -	$ 392.72
6/2/97	DEPOSIT OF COLLECTED DUES	$ 160.00	$ -	$ 552.72
6/2/97	DEPOSIT OF LEGAL FUND CHECK	$ 1,200.00	$ -	$ 1,752.72
6/4/97	FETTMAN, TOLCHIN AND MAJORS	$ -	$ 1,193.57	$ 559.15
6/6/97	DEPOSIT OF DUES	$ 120.00	$ -	$ 679.15
	BALANCE AS OF 6/6/97			***$ 679.15***

BELMONT BAY COMMUNITY ASOCIATION, INC. DUES LOG

HOME OWNERS	LOT	1991	1992	1993	1994	1995	1996	1997	1998
ADAMS, CHRIST & ALECA 10916 Belmont Blvd Mason Neck, Va. 22079	73	$20.00	$35.00	$80.00	$80.00	$0.00	$0.00		
ARNOLD, GEORGE & NANCY 10913 Belmont Blvd. Mason Neck, Va. 22079	126,131 132	$20.00	$35.00	$80.00	$80.00	$80.00	$80.00	✓ 80	
BARKER, ED & LINDA 7509 Belmont Landing Rd. Mason Neck, Va. 22079	69	$20.00	$35.00	$80.00	$80.00	$0.00	$0.00		
BENSON, BOB & BEVERLY 10805 Belmont Blvd. Mason Neck, Va. 22079	3	$0.00	$0.00	$80.00	$80.00	$80.00	$80.00	✓	
DRYE, BOB & SHARON 7520 Bemont Landing Rd. Mason Neck, Va. 22079	26	$20.00		$80.00	$80.00	$80.00	$80.00	$80.00	$80.00
EDWARDS, RALPH & PATTY 10906 Belmont Blvd. Mason Neck, Va. 22079	77,78,85	$20.00	$35.00	$80.00	$80.00	$80.00	$20.00	✓	
FOSTER, JAMES & CATHY 7454 Belmont Landing Rd. Mason Neck, Va. 22079	27-35	$20.00	$35.00	$80.00	$80.00	$80.00	$80.00	✓ 80	
FOULOIS, BILL & MARA 10910 Belmont Blvd. Mason Neck, Va. 22079	76		$35.00	$80.00	$80.00	$80.00	$80.00	✓ 80	

525

GOELLER, TOM & JANE 10909 Haislip Lane Mason Neck, Va. 22079	82			$80.00	$80.00	$80.00	$80.00	✓	20
JACOBSON, JACK & MARTHA D. 10917 Belmont Blvd. Mason Neck, Va. 22079	72,128	$20.00	$35.00	$80.00	$80.00	$80.00	$0.00		
JAMESON, RICHARD H & JOAN A. 7408 Old Springs Dr. Mason Neck, Va. 22079	37	$20.00	$0.00	$0.00	$0.00	$0.00	$0.00		
LEAR, GENE 10905 Haislip Lane Mason Neck, Va. 22079	81	$20.00	$35.00	$80.00	$80.00	$80.00	$80.00	✓	20
MEDLIN, LAWRENCE & LUELLA 10901 Belmont Blvd. Mason Neck, Va. 22079	120	$20.00	$35.00	$80.00	$80.00	$80.00	$80.00	✓	20
MICHELS, DARRYL & NANCY 10912 Belmont Blvd. Mason Neck, Va. 22079	75	$20.00	$25.00	$80.00	$80.00	$80.00	$40.00		
POLIFKO, DR. MIKE & MARIE 7417 Old Springs Dr. Mason Neck, Va. 22079	40-45 49-53	$20.00	$35.00	$80.00	$80.00	$80.00	$80.00	✓	20
RAPUANO, FRANK 10929 Belmont Blvd. Mason Neck, Va. 22079	68	$20.00	$35.00	$80.00	$80.00	$80.00	$0.00		
ROBARGE		*	$35.00 *	*	*	*			
SEARA, EDUARDO & PILAR 10925 Belmont Blvd. Mason Neck, Va. 22079	67	$20.00	$35.00	$80.00	$80.00	$80.00	$80.00	✓	20

526

SPANGLER, SALLY 10923 Belmont Blvd. Mason Neck, Va. 22079	66			$25.00	$25.00	$0.00	$0.00		
STEPP, GAIL & MARIE 10914 Belmont Blvd. Mason Neck, Va. 22079	74	$20.00	$35.00	$80.00	$80.00	$80.00	$40.00		
VANDENBERG, FRITS 10901 Haislip Lane Mason Neck, Va. 22079	80	$20.00	$35.00	$80.00	$80.00	$80.00	$80.00	80	
WILCOX, WILLARD O. & EDNA S. 10911 Belmont Blvd. Mason Neck, Va. 22079	123-125	$20.00	$35.00	$80.00	$80.00	$80.00	$0.00		
WRIGHT, CAROL ANN 10904 Belmont Blvd. Mason Neck, Va. 22079 * moved in 1996 prior paid by ESPINA	79,84	$20.00	$35.00	$80.00	$80.00	$80.00	$80.00	80	
		$360	***$620***	***$1,625***	***$1,625***	***$1,440***	***$1,060***	***$80.00***	***$80.00***
LOT OWNERS									
AMOROSO III, DR. WM. LOUIS 10229 Falls Rd. Potomac, Md. 20854				$40.00	$40.00	$40.00	$40.00	40	
ARIAIL JR., JOHN H. & LESLIE S. 2300 Ninth st. S. Arlington, Va. 22204				$40.00	$40.00	$40.00	$40.00	40	
BEARD, JOHN A. & NANCY L. 10619 Belmont Blvd.				$40.00	$40.00	$40.00	$40.00	40	

527

Mason Neck, Va. 22079									
BELMONT BAY ASSOCIATES LLC	47			$0.00	$0.00	$0.00	$0.00	40	
5413 Waycross Dr.									
Alexandria, Va. 22310									
BLACKWELL, JAMES R.				$40.00	$40.00	$40.00	$40.00		
R.R. 1, Box 467									
Monticello, Ind. 47960									
BOEHM, CARTER, Trustee				$0.00	$0.00	$0.00	$0.00		
H.C. 87, Box 214									
Big Timber, Mont. 59011									
BURCHER, EUGENE & HILDA				$0.00	$40.00	$40.00	$40.00		
4116 N. Garland St.									
Alexandria, Va. 22304									
CARPENTER, RICHARD & SUSAN	63			$40.00	$40.00	$0.00	$0.00		
3301 Holloman Rd.									
Falls Church, Va. 22042									
CLARK, MRS ELMER	90			$40.00	$40.00	$40.00	$40.00	40	
1113 Collingwood Rd									
Alexandria, Va. 22308									
DAMICO, PAUL	2,10			$0.00	$0.00	$0.00	$0.00		
14701 Carrolton Rd.									
Rockville, Md. 20853									
DANZI, ANGELO & NORENA	89			$0.00	$0.00	$0.00	$0.00		
222 Helena Terrace									
Spotsylvania, Va. 22553									
ESPINA, MANUEL	100,101			HOMEOWNER UP TO 96			$40.00	40	
6482 Sharon Kay Ct.									
Alexandria, Va. 22310									

FAIRFAX CO. WATER AUTHORITY C/O JAMES WARFIELD P.O. Box 1500 Merryfield, Va. 22116	1,46			$0.00	$0.00	$0.00	$0.00		
FERRAN, CARLOS J.& LYDIA AND VIRGINIA DALY, Trustees P.O. Box 307 Woodbridge, Va. 22194	127			$40.00	$40.00	$40.00	$0.00		
FIRST FAC. INC. C/O MURRAY J. BELMAN 700 14th ST. NW, Suite 900 Washington, D.C. 20005	109-115			$0.00	$0.00	$0.00	$0.00		
GALBAUGH, PETE & BETTY 6409 Dorset Dr. Alexandria, Va. 22310-3015	98			$40.00	$40.00	$40.00	$40.00	40	
HURVITZ, RUTH J. & JUDITH A. % HURVITZ/FOSTER JT. VENTURE 7454 Belmont Landing Mason Neck, Va. 22079	4-6,8,9,11 13-22,24 25,38,39 70,71,88 133-137 137,139 140			$40.00	$40.00	$40.00	$40.00	40	
HUDGINS, ROBERT & PRISCILLA P.O. Box 1043 Virginia Beach, Va. 23451	64			$40.00	$0.00	$0.00	$0.00		
LANE, GEORGE L. P.O. Box 6040 Falls Church, Va 22040	99			$0.00	$0.00	$0.00	$0.00		
LEE, CHARLES H. & SONIA H.	91,92,95			$0.00	$0.00	$0.00	$40.00	$20.00 40	

529

		91	92	93	94	95	96	97	
3520 Largo Lane Annandale, Va. 22003	96, 104-108								
LEE, JAI KUN & SUNG J. 7907 Hardwood Pl. Springfield, Va. 22152	36			$0.00	$0.00	$0.00	$0.00		
MATTHEWS, RICHARD A. & LOIS 6329 Arbor Way Elkridge, Md. 21227	59			$40.00	$40.00	$40.00	$0.00	40	
McALLISTER, KAY 3713 S. George Mason Dr. Apt. # 313 W. Falls Church, Va. 22041	97	—	—	$40.00	$40.00	$40.00	$0.00	40	
NEDELKOVYCH, DR. PIERRE 11521 Great Falls Way Great Falls, Va. 22066	55,56,60			$40.00	$40.00	$40.00	$0.00		
PAYNE, NORMA JEAN 4000 Gumtree Rd. Winston-Salem, N.C. 27107	86,87	$20.00		$40.00	$40.00	$40.00	$0.00		
SHADMAND, TO 11802 Fox Clove Rd. Reston, Va. 22091	12			$0.00	$0.00	$0.00	$0.00		
SHRINERS HOSPITAL FOR CRIPPLED CHILDREN P.O. Box 31356 Tampa, Florida 33631	7,130,138			$40.00	$40.00	$40.00	$0.00		
SMITH, MEREDITH, R. JR. & SUZANNA L. 1434 La Jolla Knoll La Jolla, Ca. 92037	62			$0.00	$0.00	$0.00	$0.00		

530

80 — — 40

TAWIL, NADIR N. Trustee 10195 Main St., Suite 1 Fairfax, Va. 22030	102			$0.00	$0.00	$0.00	$0.00		
TROMPETER, RICHARD W. & JUNE E. OR MALLOW, MR. & MRS MARC 7624 Pennyburn Dr. Dallas, Tx. 75248 5160 Narda Grace Cove AC Worth, Ga. 30102-6382	54			$0.00	$0.00	$40.00	$0.00	40	
TWIST, MARIE C. 202 E. Iris, Ave. Lake Worth, Fl. 33462	93	$20.00		$40.00	$40.00	$40.00	$40.00		
WALLACE, KAYE A. Trustee 8481 Laurel Oak Dr. Springfield, Va. 22153	94			$0.00	$0.00	$0.00	$0.00		
WARE, MARSHALL L. C/O DONALD M. WARE 662 Fairway Ave. Ft. Walton Beach, Fl. 32548	48			$40.00	$40.00	$40.00		40	
WHITE, MAURICE A & VICKIE 10720 Wynkoop Dr. Great Falls, Va. 22066	61					$40.00	$40.00	40	
WRIGHT, MYRON JR. 13720 Karen St. Anchorage, Alaska 99515	121,122				$80.00	$80.00	$80.00	40	
DUES COLLECTED FROM OWNERS		*$40*	*$0*	*$680*	*$760*	*$800*	*$560*	*$20.00*	*$0.00*
TOTAL DUES COLLECTED IN 1996		***$400***	***$620***	***$2,305***	***$2,385***	***$2,240***	***$1,620***	***$100***	***$80***

531

May 30, 1997

Dear Home and Lot Owners of Belmont Park Estates;

Thank you for your support of the Association and the Board during this past year. I am also encouraged by the strength of the incoming membership dues. As I am sure you know, much of our time was used to deal with the legal actions brought by two families in the community against both the Trustees and the Association. It is our hope these issues will be resolved in the very near future. With this in mind, I would like to briefly discuss the important accomplishment last year and explain why the Board is unable to respond to all correspondence concerning the legal action.

During the October General Community Meeting it was agreed that the 1974 bylaws are the bylaws of Belmont Bay Community Association, Incorporated. These are the bylaws that the Membership and Board will honor until appropriately amended by vote at a General Community Meeting.

This was important because several members feel the 1974 bylaws are outdated and lacked covering numerous issues that are found in more modern community association bylaws. During Board and Community Meetings the bylaws have been extensively debated. Although some members may desire the Board operate under more updated bylaws, the October, 1996 General Membership Meeting made it clear that the Board will work with only the requirements imposed by the 1974 bylaws.

I must remind all Members that bylaws can be amended. These amendments must and will only occur during the General Membership Meetings. For the upcoming meeting you have been notified that your participation is requested for a vote to amend the bylaws to account for the name change caused by the Community vote to incorporate. The name on the bylaws will change from Belmont Bay Community Associates to Belmont Bay Community Association, Incorporated. Some slight wording changes recommended by the Association's attorney are also part of the bylaw amendments. You were previously sent this information.

In regard to the legal action and correspondence brought by the Edwards' and Stepp's, I feel the need to explain why I have been unable to always keep you informed on the issues and status, or respond to the charges and counter-allegations you've received by mail. The allegations charged and remedies demanded, as stated in the original complete legal documents by the plaintiffs, required both the Trustees and Association to obtain legal council. By virtue of the legal action, the plaintiffs desire the issues be resolved by the courts. It is therefore not prudent to debate the issues without benefit of legal advice. This obviously incurs higher attorney costs that must be covered by the Association. The Board and Trustees have thus agreed with their respective attorneys to not comment on the case in an open public forum. I am confident that when the <u>full truth</u> is presented, you will agree that both the Trustees and Board are fully justified in defending against the legal action.

If you are concerned about a specific accusation concerning the conduct of the Association, Board Member, or Trustee I suggest you notify any current Board Member of your concern. It would be helpful if these can be addressed in writing. We will make every attempt to provide a balanced perspective, minimizing speculation.

In review, I look forward to seeing everyone at the June 6th meeting. The Board and Trustees have always encouraged everyone's active participation in the Association to work towards the benefit of the community. The best way to know what is going on is to be an active participant.

Respectfully,

Thomas G. Goeller, DBA
Acting President

MAY 3, 1997

THE TRUSTEES' NOMINATIONS FOR THE BELMONT BAY COMMUNITY ASSOCIATION, INC. FOR THE YEAR 1997-1998

PRESIDENT:	NANCY ARNOLD
VICE PRESIDENT:	TOM GOELLER
SECRETARY:	MARIE POLIFKO
TREASURER:	~~ED SEARA~~ Fritz Vandeberg
PARK DIRECTOR:	ANDY BEARD
DIRECTOR AT LARGE:	NEIL COSBY (NEW OWNER OF WARE'S HOUSE)

Belmont Bay Community Association Incorporated
P.O. Box 686
Lorton, Virginia 22199-0686

May 12, 1997

Dear Neighbors and Property Owners,

Please be advised that the May 19, 1997 General Membership Meeting has been rescheduled for Friday, June 6, 1997, at 7:30 pm. It will be held in the Gunston Elementary cafeteria.

We regret any inconvenience caused by this rescheduling.

The agenda for the June 6, 1997, meeting is as follows:

- Opening - President's (Acting) Remarks
- Secretary's Report
  - Reading of minutes from General Membership Meeting Held February 24, 1997
- Treasurer's Report
  - Budget
- Committee Report
  - Park
- Old Business
  - By-laws
  - Lawsuit - current court decisions
- New Business
  - Election of Officers
- Community Time
  - Mason Neck Task Force
  - General

The proposed slate of officers is as follows:

- President - Nancy Arnold
- Vice President - Tom Goeller
- Secretary - Marie Polifko
- Treasurer - Frits Vandenberg
- Director (Park) - Andy Beard
- Director at Large - Neil Cosby

Next scheduled board meeting is May 22, 1997 at 10913 Belmont Blvd.

Should you have any questions, please contact Tom Goeller (acting President) at (703) 550-5681 or Nancy Arnold (Secretary) at (703) 339-7511.

BELMONT BAY COMMUNITY ASSOCIATION, INC

MINUTES OF BOARD MEETING HELD AT 7:30 PM ON April 28, 1997

Attendees - Board Members Present: Nancy Arnold, Andy Beard, Tom Goeller and Carolann Wright; Board Member Absent: Ed Seara

Legal Case

The court decided that a unanimous decision from trustees was not required as contended by the Stepps/Edwards. Received letters dated April 14, 1997 from Annino and Clary

By-Laws

Received one comment regarding proposed by-law changes from Gene Lear. Additions suggested in the future would be regarding quorum for general meetings and board meetings.

Discussed agenda for upcoming General Membership meeting.

BELMONT BAY COMMUNITY ASSOCIATION, INC

MINUTES OF BOARD MEETING HELD AT 7:30 PM on MAY 22, 1997

Attendees: Board Members Present: Nancy Arnold, Andy Beard, Tom Goeller and Carolann Wright; Board Member Absent: Ed Seara

Presidents Report

Had been contacted by Mrs Clark's family and Mrs. Spangler for an update/discussion of community issues.

Treasurer's Report

Following invoices approved for payment: Park insurance $250. grass cutting $120, Fettmann and Tolchin $153.26 and misc copying/mailing expenses for $455.69.

Park

Andy Beard to review area to be cut by Mark Durand.

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF BOARD MEETING HELD AT 7:30 PM ON March 31, 1997

Attendees - Board Members Present: Nancy Arnold, Andy Beard, Tom Goeller, Ed Seara and Carolann Wright

Secretary's Report

Minutes read and approved for meetings held November 1, 1996, November 14, 1996, January 31, 1997 and February 10, 1997.

Motion made and passed to submit to the State Corporation Commission the annual report and pay $25 fee.

Mt Vernon Council invoice given to Treasurer for payment.

Questionnaire from State of Virginia regarding whether we were property owner's association discussed. Submission to be made stating we were not property owner's association.

Booklet entitled Covenants and Restrictions Rules and Regulations received.

Treasurer's Report

Discussed payment of $240 received from Bob Drye. Due to confusion regarding what the payment was for it was decided that he indicate how he wants the payment to be allocated rather than all to dues. Current balance was $1,431.

Park Committee

Andy Bear to obtain reference on low bidder. Motion made and passed that Andy to check park and grass and will schedule cutting if references okay.

By-laws

Discussed markup of by-laws by Ed Tolchin. This marked version to be sent out for mailing to residents and lot owners for review.

Legal

Discussed that no public notice sent out yet by Stepps/Edwards as required by judge. Unity issue to be discussed April 4, 1997 in court. It was indicated that the Association's book had been provided for discovery during November and December 1996. Invoice from Ed Tolchin approved.

Old Business

Discussed junk cars in view of street.

Belmont Bay Community Association Incorporated
P.O. Box 686
Lorton, Virginia 22199-0686

May 12, 1997

Dear Neighbors and Property Owners,

Please be advised that the May 19, 1997 General Membership Meeting has been rescheduled for Friday, June 6, 1997, at 7:30 pm. It will be held in the Gunston Elementary cafeteria.

We regret any inconvenience caused by this rescheduling.

The agenda for the June 6, 1997, meeting is as follows:

- Opening - President's (Acting) Remarks
- Secretary's Report
  - Reading of minutes from General Membership Meeting Held February 24, 1997
- Treasurer's Report
  - Budget
- Committee Report
  - Park
- Old Business
  - By-laws
  - Lawsuit - current court decisions
- New Business
  - Election of Officers
- Community Time
  - Mason Neck Task Force
  - General

The proposed slate of officers is as follows:

- President - Nancy Arnold
- Vice President - Tom Goeller
- Secretary - Marie Polifko
- Treasurer - Frits Vandenberg
- Director (Park) - Andy Beard
- Director at Large - Neil Cosby

Next scheduled board meeting is May 22, 1997 at 10913 Belmont Blvd.

Should you have any questions, please contact Tom Goeller (acting President) at (703) 550-5681 or Nancy Arnold (Secretary) at (703) 339-7511.

BELMONT BAY COMMUNITY ASOCIATION, INC. DUES LOG

HOME OWNERS	LOT	*CHK DATE*	*CHK NUMBER*	*DATE RECEI'D*	*DEPOSITED*	*AMOUNT*
ADAMS, CHRIST & ALECA	73					
ARNOLD, GEORGE & NANCY	126,131	2/24/97	9517	2/24/97	3/12/97	$80.00
	132					
BARKER, ED & LINDA	69					
BENSON, BOB & BEVERLY	3					
DRYE, BOB & SHARON	26	PAID PRIOR YEAR				$80.00
EDWARDS, RALPH & PATTY	77,78,85					
FOSTER, JAMES & CATHY	27-35	2/21/97	8920	2/24/97	3/12/97	$80.00
FOULOIS, BILL & MARA	76					
GOELLER, TOM & JANE	82	2/28/97	4003	2/24/97	3/12/97	$80.00
JACOBSON, JACK & MARTHA D.	72,128					
JAMESON, RICHARD H. & JOAN A.	37					
LEAR, GENE	81					
MEDLIN, LAWRENCE & LUELLA	120	2/24/97	5609	2/24/97	3/12/97	$80.00
MICHELS, DARRYL & NANCY	75					
POLIFKO, DR. MIKE & MARIE	40-45	2/24/97	1443	2/24/97	3/12/97	$80.00
	49-53					
RAPUANO, FRANK	68					

	SEARA, EDUARDO & PILAR	67	3/12/97	1301	3/12/97	3/12/97	$80.00	
	SPANGLER, SALLY	66						
	STEPP, GAIL & MARIE	74						
	VANDENBERG, FRITS	80	2/24/97	7118	2/24/97	3/12/97	$80.00	
	WILCOX, WILLARD O. & EDNA S.	123-125						
	WRIGHT, CAROL ANN	79,84	2/19/97	1548	2/24/97	3/12/97	$80.00	
	TOTAL DUES COLLECTED FROM HOMEOWNERS						***$720***	
	LOT OWNERS							
	AMOROSO III, DR. WM. LOUIS		2/27/97	8639	3/31/97	4/2/97	$40.00	
	ARIAIL JR., JOHN H. & LESLIE S.							
	BEARD, JOHN A. & NANCY L.							
	BELMONT BAY ASSOCIATES LLC		2/26/97	1029	3/31/97	4/2/97	$40.00	
	BLACKWELL, JAMES R.							
	BOEHM, CARTER, Trustee							
	BURCHER, EUGENE & HILDA							
	CARPENTER, RICHARD & SUSAN	63						
	CLARK, MRS ELMER	90	3/3/97	113	3/31/97	4/2/97	$40.00	
	DAMICO, PAUL	2,10						
	DANZI, ANGELO & NORENA	89						

539

ESPINA, MANUEL	100,101	3/12/97	103	3/12/97	3/12/97	$40.00	
FAIRFAX CO. WATER AUTHORITY	1,46						
C/O JAMES WARFIELD							
FERRAN, CARLOS J.& LYDIA AND	127						
VIRGINIA DALY, Trustees							
FIRST FAC. INC.	109-115						
C/O MURRAY J. BELMAN							
GALBAUGH, PETE & BETTY	98	2/22/97	4235	2/24/97	3/12/97	$40.00	
HURVITZ, RUTH J. & JUDITH A.	4-6,8,9,11	2/24/97	425	2/24/97	3/12/97	$40.00	
% HURVITZ/FOSTER JT. VENTURE	13-22,24						
	25,38,39						
	70,71,88						
	133-137						
	137,139						
	140						
HUDGINS, ROBERT & PRISCILLA	64						
LANE, GEORGE L.	99						
LEE, CHARLES H. & SONIA H.	91,92,95						
LEE, JAI KUN & SUNG J.	36						
MATTHEWS, RICHARD A. & LOIS	59	3/1/97	2087	3/31/97	4/2/97	$40.00	
McALLISTER, KAY	97						
NEDELKOVYCH, DR. PIERRE	55,56,60						
PAYNE, NORMA JEAN	86,87						

SHADMAND, TO	12						
SHRINERS HOSPITAL FOR CRIPPLED CHILDREN	7,130,138						
SMITH, MEREDITH, R. JR. & SUZANNA L.	62						
TAWIL, NADIR N. Trustee	102						
TROMPETER, RICHARD W. & JUNE E. OR MALLOW, MR. & MRS MARC	54						
TWIST, MARIE C.	93						
WALLACE, KAYE A. Trustee	94						
WARE, MARSHALL L. C/O DONALD M. WARE	48						
WHITE, MAURICE A & VICKIE	61						
WRIGHT, MYRON JR.	121,122						
TOTAL DUES COLLECTED FROM LOT OWNERS						$280	
TOTAL DUES COLLECTED IN 1997						***$1,000***	

541

BELMONT BAY COMMUNITY ASSOCIATION, INC.

MINUTES OF GENERAL MEMBERSHIP MEETING HELD 7:30 PM ON FEBRUARY 24, 1997

Location: Gunston Elementary, Cafeteria.

Attendees: See Attachment A

President's Report
Discussed Stepp's/Edwards' lawsuit.

Secretary's Report
Minutes of October 3, 1996 General Membership Meeting read with correction of adding Bob Benson to List of Attendees. Nancy Michels requested that the minutes reflect that she had attempted to present a treasurer's report. It was noted that during the 10/3/96 meeting she had several opportunities to present a treasurer's report and failed to do so. No motion made so the discussion was dropped. Minutes of 10/3/96 meeting approved.

Treasurer's Report
Presentation of audit report (Attachment B) for period from May 1995 through November 4, 1996. Discrepancy noted of $2.38. Treasurer's report (Attachment C) presented. Motion passed to approve Treasurer's report.

Park Committee
Four bids have been received for mowing park area. Lowest bid was $120 per cut. Company would agree to cut on an on-call basis. References requested for lawn companies.

By-laws
By-laws dated February 11, 1974 reviewed by attorney. Penciled changes were made to indicate update to name. This penciled version of by-laws is to be sent to lot owners with request to make any changes they felt should be made and return to Association by approximately April 15, 1997.

New Business
It was announced that Fairfax County was sponsoring a meeting for February 25, 1997 on "Covenants, Rules and Regulations." Fritz Vandenberg indicated he would like to attend

Open Discussions
Discussion on defense fund, payment of legal fees and case. Mrs. Michels asked why she could not be at meetings with attorney defending corporation. She was informed that it was voted during the August 1, 1996 community meeting to hold closed board meetings. Mrs. Michels asked why we were defending the corporation. It was stated that during the August 1, 1996 meeting it was voted to indemnify Trustees, Officers and Directors in accordance with Article 8 of the Articles of Incorporation. Mrs. Michels also stated that it was her understanding that all lot owners were not being sued, everyone was just being notified. She was informed that this was incorrect and that each lot owner was in fact legally sued. Nancy Michels made unsubstantiated allegations regarding Jim Foster and Gene Lear and their "self dealing" within the community. Mrs. Michels asked that the Belmont Bay Community Association, Inc be disbanded. No motion made and issue was dropped.

Meeting adjourned.

Upcoming meetings

Board Meeting - March 31, 1997, 7:30 pm, Tom Goeller's house
Board Meeting - April 28, 1997, 7:30 pm, Carolann Wright's house
Community Meeting - May 19, 1997, 7:30 pm

2/24/97 Annual Membership Meeting

Attachment A

	ATTENDANCE	Families
1	Lane Lear	1
2	Frank Rapuano	2
3	Sally Spangler	(unpaid)
4	Lanny Mellin	3
5	Luella Mellin	
6	Marie Colpitts	4
7	Mike Palyko	
8	Cathy Foster	5
9	Jim Foster	
10	Faris VanDenBerg	6
11	Lita Galbaugh	7
12	Lorraine Wright	8
13	[illegible]	9
14	Ed Seara	10
15	Andy Beard	11
16	Toni Goeller	12
17	Nancy Michels	
~~18~~	~~Darryl Michels~~	
19	Jane Goeller	
20	Nancy Arnold	

February 24, 1997

To the Board of Directors, BBCAI:

I am requesting that this notice be placed within the corporation's records.

We are attending this meeting for the sole purpose as lot owners who have an interest in parcel A only. We will not vote on any items this corporation has on its agenda. Our presence is not to be construed as implying membership. Please list us as visiting, and not as members present.

Darryl Michels

Nancy Michels

Attachment B

Dr. Tom Goeller
Acting President
Belmont Bay Community Association, Inc.
P.O. Box 686
Lorton, Virginia 22199

AUDIT REPORT MAY 1995 THROUGH NOVEMBER 4, 1996

All bills that have been paid and credits that have been posted through the above time have been verified by me as paid and credited properly. This is based only on the records I have received at this time.

A list of lot owners and home owners whose dues have been paid during this period add up to $1,560.00. Money that was credited to the account was $1,800.00. The difference between these two totals is a check from Mr. Bob Drye for the sum of $240.00. Mr. Drye should be requested to put in writing what he wants this money to be used for. Then there will be no question concerning the use of this money.

The bank statement is out of balance by a $2.38 credit. This is due to a refund by the bank when mailing of the bank statements to the Association post office box was cancelled. The amount of money credited to our account is shown as $1,111.67. Last deposit of $280.00 was deposited 11-4-96, which gives us a total of $1,389.29.

At the present time I have been told that there are two outstanding bills to be paid for supplies and postage that the Acting Director and the Secretary have spent. These bills should be paid by the Acting Treasurer, Ed Seara, as soon as he receives proper receipts.

The Belmont Bay Community Association, Inc. should record all transactions in the ledger book so that transactions can be up-to-date and at anytime records can be checked at a glance for paid dues and when monies have been spent. Since the ledger book shows no entries since May 1994, I have had to audit the records from information written on separate pieces of paper. By putting this paper work together I cannot see any shortages in our cash flow amounts.

In conclusion I will turn all books and paper work that I have received at this time over to the Acting President, Tom Goeller, at this time so that he can return the records to Ed Seara, Acting Treasurer.

RESPECTIVELY SUBMITTED BY:

TERENCE S. MUNRO
10904 BELMONT BLVD., LORTON, VA. 22199
NOVEMBER 18, 1996

Attachment C

Sheet1

	BELMONT BAY COMMUNITY ASSOCIATION INC.			
DATE	TRANSACTION	CREDIT	DEBIT	TO DATE BALANCE
	BEGINNING BALANCE PER MR. BOB DRYE			$ 889.29
6/28/96	DEPOSIT DUES SEE ATTACHED	$ 880.00		$ 1,769.29
7/12/96	DEPOSIT DUES NO LIST AVAILABLE	$ 60.00		$ 1,829.29
7/31/96	DEPOSIT DUES NO LIST AVAILABLE	$ 340.00		$ 2,169.29
9/30/96	DEPOSIT DUES SEE ATTACHED	$ 240.00		$ 2,409.29
10/5/96	CHECK TO LAWN SERVICE NO.533533	$ -	$ 300.00	$ 2,109.29
10/25/96	CHECK TO LAWYER NO.533538		$ 1,000.00	$ 1,109.29
11/4/96	DEPOSIT (CHECK FROM MR. DRYE)	$ 280.00	$ -	$ 1,389.29
	BANK BALANCE AS OF 12/31/96			$ 1,391.67
	DEPOSITS THAT HAVE NOT CLEARED			$ -
	CHECKS THAT HAVE NOT CLEARED			$ -
	BOOK BALANCE			$ 1,389.29
	OUT OF BALANCE BY			$ 2.38
	BEGINNING BALANCE AS OF 1/01/97			$ 1,391.67
1/14/97	CHECK TO LAWYER	$ -	$ 500.00	$ 891.67
	TO DATE BALANCE			***$ 891.67***

Draft April 1997

BY-LAWS

ARTICLE I

NAME: The name of this organization shall be BELMONT BAY COMMUNITY ASSOCIATION Inc. (name change)

ARTICLE II

OBJECTIVES: The objectives for which this organization is formed are to provide recreational facilities for the residents of Belmont Park Estates and their guests, and to preserve and enhance the natural beauty of the waterfront area which has been accorded us.

ARTICLE III

ADMINISTRATION:

(wording clarification)

Section 1: This organization shall be managed by a Board of Directors subject to the laws and by-laws. The officers of the organization shall be members of the Board of Directors and their offices shall be determined by the vote of the members or shareholders of the organization.

Section 2: The Board of Directors shall consist of the President, Vice President, Recording Secretary, Treasurer, one rotating member of the Board of Trustees, and two members elected at large at an annual meeting.

Section 3: DUTIES OF OFFICERS:

A. President: The President shall be the Chief Executive Officer of this organization, preside at all meetings of the Board of Directors and general membership meetings, have general and active management of the business of this organization, see that all orders and resolutions are carried out, call regular and special meetings of the Board of Directors and general membership, see that all financial matters are properly recorded and accounted for. That all reports and correspondence is properly recorded and filed, see that the by laws are enforced, execute contracts under the seal of the organization, co-sign all certificates of notes, checks or bills of exchange or other orders of payment of money duly drawn by the Treasurer, and perform all other duties as designated by the Board of Directors of the general membership.

B. Vice President: The Vice President shall, in the absence of the President, be vested with all powers and perform all the duties of the President including the co-signing of all checks or demands for money, perform such other duties as shall from time to time be assigned or delegated by the Board of Directors and act as co-ordinator for other activities.

C. Recording Secretary: The Recording Secretary shall be responsible for maintaining an accurate record of all meetings, preparation of correspondence, notice of meetings, and any other activity as directed by the President.

D. Treasurer: The Treasurer shall receive all funds and deposits them in a bank designated by the Board of Directors, disburse them as ordered by the Board of Directors, exhibit the books as requested, present a financial account at regular or special meetings, and present a full financial account at the annual meeting. The books are subject to audit annually. All checks or demands for money, or notes shall be co-signed by the Treasurer and President, in the absence of the President as so designated by the by laws.

ARTICLE IV

ELECTION AND REPLACEMENT OF OFFICERS:

Section 1: The term of all elected officers shall be one year.

Section 2: The Board of Directors shall meet five to ten days prior to all quarterly general meetings of the members. Delete

Section 3: If an officer fails to attend three consecutive meetings, or otherwise fails to perform any of the duties set forth, such office may be declared vacant by the Board of [illegible] Renumber

Section 3: Any officer may resign providing advance notice of ten days to the Board of Directors. Renumber

Section 4: Any officer shall be removed from office for good and sufficient cause by the affirmative vote of the members of the organization present, or by proxy in writing at a special or regular meeting, provided the officer had been given ten days notice of removal and only after an opportunity has been given the officer to be heard. Renumber & change

Section 5: Vacancies occuring prior to expiration of the normal term of office shall be filled by two thirds vote of the membership of the organization at a regular or special meeting. Renumber Change

Section 6: It shall be the duties of all Board of Directors, officers and committee chairmen upon leaving office to turn over to their respective successors immediately all records and data. Renumber

ARTICLE V

PROPERTY AND FINANCES:

Section 1: The funds of Belmont Bay Community Association, Inc. shall not, under any circumstances, be loaned out or invested with any member, or with any other persons. name change

Section 2: The accounts of Belmont Bay Community Association, Inc shall be audited annually by a method to be specified by the Board of Directors, and copies shall be presented at each annual meeting for inspection by any and all members. name change

Section 3: A minimum sum of $200.00 to $300.00 should be retained at all times in the Capital Improvement Fund Account, which will be used only at extreme emergencies so pointed (written) by the Board of Directors.

Section 4: Any extensions, modifications or additional structures to the property for purposes other than those normally connected with said property shall be approved by the affirmative two thirds vote of the membership or by proxy in writing at a regular or special meeting.

ARTICLE VI

SPECIAL COMMITTEES:

Section 1: Park Operating Committee:

A. This committee shall plan and supervise the operational use of the park. This committee shall also plan, design and supervise all construction, improvements of facilities. All plans will be submitted to the general membership for approval and all proposed expenditures shall be approved by the membership. This committee reports directly to the President and the Board of Directors. The Park Operating Committee will also prepare and publish the operational rules for the Park, including restrictions. These rules shall be made available to all members and in addition be posted in a conspicious place on the property. The Park Operating Committee will be a standing committee.

B. Belmont Bay Community Association, Inc. shall, until amended compensate the members of this committee for expenses such as gasoline, tools and other related expenses, by an operational Petty Cash Fund approved by the Board of Directors. name change

Section 2: Steering Committee shall be established consisting of not more than five, and not less than three resident members of good standing. The Steering Committee will be a standing committee, members appointed by the Board of Directors with the consent of the President. This committee shall consist of Trustee, one Member at Large and one member of the Board of Directors.

Draft 1997

name change

Section 3: Landscaping Committee:

This committee shall plan and advise the beautification programs for Belmont Bay Community Associates, Inc. However, major programs involving sums of money in he excess of $50.00 must be brought before the Board of Directors for their roval.

ARTICLE VII

MEMBERSHIP:

Section 1: Membership will be open to all residents and/or property owners of Belmont Park Estates in accordance with provisions set forth below.

Section 2: Any member moving outside of Belmont Park Estates and not retaining a residence therein may reserve the right to retain their membership, providing dues are paid, if that member continues to own property in Belmont Park Estates. However, no property owner may retain membership concurrently with the person or persons residing in member's vacated property.

Section 3: Membership shall be evidenced by entering the name of the head of the family as member on the books of the organization after acceptance of the application by the Board of Directors and the payment of an initial membership fee in the amount of twenty dollars ($20.00). (This membership fee applies to all those who become members after 1 July 1973) Those who become members prior to above date will not be entitled to back pay of their initial dues. This money will be retained by the organization and placed in the Capital Improvement Fund.

Section 4: Absentee property owners (lot owners) are subject to the same rules, regulations and restrictions as on-site residents. Their names shall be duly recorded with the Recording Secretary and the Board of Directors shall enforce such regulations, in concert with the President, or Vice President. Such property owneers shall be assessed Thirty Dollars ($30.00) per year, ayable at the beginning of each fiscal year. Letters shall be written to h lot owners advising them of their responsibility and money collected ll be turned over to the Treasurer. Enforcement of dues payment shall be at the descretion of the Board of Directors, the President and/or the Vice President. Those lot owners not responding shall be recorded by name and lot number and be made known to the general membership. In the event that a lot owner erects a residence on said lot, then they are considered a resident and are subject to all the provisions in Article VII. Lot owners shall have the same rights and priveleges as residents providing they have responded to the request and paid their annual dues.

Section 5: For the purpose of identifying individual participants, collecting annual dues, assesments and such other charges as may be appropriate and authorized by the organization the following class of member shall be established:

Family Member: Shall include the entire family but exclude special members, such as intermediate relation who does not reside with any member and not within Belmont Park Estates.

A. No other memberships will be granted other than above. However, members of the family of a duly paid member, not married who may reside outside of Belmont Park Estates, have the same rights and priveleges as the recorded member providing the responsible member identifies the family member and their names are duly recorded with the Recording Secretary, and the Board of Directors.

B. Dues paying members may allow guests to use any facility provided that the member assumes responsibility for their guest.

ion 6: Except as herein provided, memberships are not transferable or gnable, and Belmont Bay Community Associates, Inc is not obligated to refund ership fees.

name change

Draft 1-9-97

Section 7: Subject to the approval of the Board of Directors, memberships may be permanently transferred to any of the following, in order listed:

A. The purchaser of the Shareholder's or member's house within Belmont Park Estates.

B. The leasee of the Shareholder's or member's house within Belmont Park Estates.

C. The purchaser of a lot within Belmont Park Estates.

Section 8: All new members will pay, in addition to other regular dues, assessments and charges, a special transfer fee of Ten Dollars ($10.00).

Section 9: The initial dues for all member is Twenty Dollars ($20.00), which is to be paid in full upon acceptance to Belmont Bay Community Associates. name change Ion, Inc

Section 10: The Quarterly dues for all members is Twenty Dollars ($20.00) payable on the following dates of each year:

A. 1 March to 15 March
B. 1 June to 15 June
C. 1 September to 15 September
D. 1 December to 15 December

Section 11: Any member failing to pay the initial and quarterly dues, assessments and other charges approved by the Board of Directors, within thirty days of the delinquency date shall be promptly notified in writing by the Recording Secretary asking the member to pay dues within the next twenty days of that date. If the member should again fail to pay, then the Board of Directors, at its discretion, may cancel the membership or prevent the member from casting any vote in future elections.

Section 12: If the delinquent member should request to be reinstated through proper application to the Board of Directors, and if the member is accepted by the Board, the member must at the time of acceptance pay in full all delinquent notes due to Belmont Bay Community Associates for which the member is responsible. name change Ion, Inc

ARTICLE VIII

MEETINGS:

Section 1: A regular annual meeting of all the Shareholders or Members shall be held each year. The date and place of this meeting, designated by the Board of Directors, must be specified in writing to each member at least fifteen days in advance. Normally, this meeting is to be held toward the end of each calendar year, between 1 December and 15 December. Throughout the year, meetings will be scheduled quarterly, on a regular basis. The President will cause all members to be notified at least 5 days prior to the meeting. Members may submit to the President any items they wish to be placed on the agenda. Items must be submitted seven days prior to the meeting, or may be accepted at the discretion of the President.

Section 2: Special meetings may be called by the President, or the Vice President as deemed appropriate to the occasion. Members of the Board of Directors may call a special meeting at any time, provided that at least two thirds of the Board are in agreement that a special meeting should be called. Special meetings may be called by two thirds majority of the membership providing the President is notified at least three (3) days in advance of such meetings. Emergency meetings may be called by the President, or Board of Directors at their discretion.

Section 3: At any meeting each Shareholder or Member who has not been suspended for cause shall be entitled to one vote. This vote may be in person or by proxy designated in writing.

Section 4: Any member may cast a proxy ballot. The proxy may be assigned to another member, the President or the Vice President for voting. All proxys must be in writing properly signed and dated, and shall be [illegible]

Draft 1997

ARTICLE IX

GENERAL:

1 powers, authority, duties and functions of the members, chairmen and
:ficers of Belmont Bay Community Association shall be exercised in strict
onformity with applicable provision of the laws and regulations, including
the by laws of Belmont Bay Community Association. Inc

name changes

11 February 1974
update
Approved June 6, 1997

(5)

Belmont Bay Community Association, Incorporated

P.O. Box 686
Lorton, Virginia 22199-0686

February 14, 1997

Dear Residents and Property Owners:

Two resident families, the Stepps and Edwards, (plaintiffs) have filed a lawsuit against Belmont Bay Community Association. Inc. (BBCA. Inc.) and the Trustees (Mr. Jim Foster, Mr. Gene Lear and Ms. CarolAnn Wright). Each resident and lot owner of Belmont Bay Park Estates is also being sued because of our beneficial rights to the park property. Although the plaintiffs objected, the court ordered public notice be provided of these legal actions. Unfortunately, they have decided it is in their best interest to provide the minimum legal notice. serving 10 members of the community and placing a notice in a local newspaper.

Belmont Bay Community Association. Inc. wants every resident and lot owner of Belmont Park Estates Subdivision to be informed of this action. to understand the nature of the charges and to have an opportunity to respond these charges. We have retained an attorney, Ed Tolchin, of Fettmann, Tolchin, and Majors, to defend the association, the residents and lot-owners and to protect our community's mutual interest.

In summary, the plaintiff's suit asks the court to: find that Gail Stepp is a trustee rather than Carol Ann Wright; remove Jim Foster, Marvin Lear. as Trustees; appoint new trustees; require the unanimous vote of trustees on any actions: give trustees sole power over park property; abolish Belmont Bay Community Association. Inc.; recognize the former association of Belmont Bay Community Associates as the association of the community: that BBCAI account for and pay over all dues to Belmont Bay Community Associates; and reimbursement of legal cost and of course damages.

BBCA. Inc.'s position is that it is a shame that the Stepps and Edwards are pursuing this lawsuit and thus pitting neighbor against neighbor. We read constantly that we live in a too litigious society, and it unfortunately appears to be true. We want you to be aware of several points.

First, we want to be clear that our books and records are always available for any resident or property owners' inspection. These books and records are maintained by our elected members. Marie Stepp, for example. was BBCA.Inc.'s treasurer from 1994 to 1995 and maintained its financial records. and Ralph Edwards was the recording secretary during that time period and maintained the meeting minutes.

Second. the Stepps' and Edwards' demand that the Court revive Belmont Bay Community Associates is senseless. Belmont Bay Community Associates was formed about 1974 to serve as a vehicle for the community's residents and property owners to decide matters by majority vote which affected all of them. The primary objective of the Associates was to allow all of us a say in the governance of the Bay park area. While that activity clearly was the primary concern of the Belmont Bay Community Associates, the Associates also served as a forum for deciding numerous community related issues such as the modernization of Gunston Elementary School. representation on the Mount Vernon Council of Citizen's Associations and writing to representatives concerning various community issues including the increase in property taxes.

In 1994, the Associates membership decided to incorporate and call itself Belmont Bay Community Association, Inc. The purpose of creating this corporation was to provide the added legal protection which a corporation provides should, for example, some one fall and hurt themselves in the park area. The Stepps' and Edwards' participated and voted in favor of this motion, they participated in the association serving as treasurer and recording secretary during the incorporation. There is no difference between the organization known as Belmont Bay Community Associates and BBCA, Inc., except that BBCA, Inc. is incorporated. The Articles of Incorporation are attached.

After the incorporation of BBCA, Inc., "Belmont Bay Community Associates" ceased its existence. The Stepps and Edwards apparently became upset with the decisions by the majority of the residents and property owners participating in BBCA,Inc.'s activities. Ralph Edwards unsuccessfully sought several offices during recent elections of officers and directors. They, therefore, have taken it on themselves to revive "Belmont Bay Community Associates" and have appointed themselves its chief officers without notice or input from the community or lot-owners.

Third, the Stepps' and Edwards' position regarding the lack of "authority" of BBCA, Inc. or, for that matter, the former Belmont Bay Community Associates, to act in matters not relating to the Bay property is ironic given that they raise it in Court when they themselves were intimately involved in the process which they now challenge. Following is the genesis of this issue.

If you review the park "deed" attached to the Stepps' and Edwards' complaint, you will see that the Bay park property was transferred to the Trustees, that the Trustees were empowered to collect a "uniform charge" for the use of the park for its maintenance and improvement and to deny access to those who do not pay the charges, and that the Trustees would be governed regarding all matters pertaining to the property by a "Board" of 5 to 9 property owners to be elected at meetings called by the Trustees.

The Trustees have not collected uniform charges and have never excluded anyone from the park for failing to pay the charges. There never has been a need for the Trustees to collect charges because the upkeep of the park has been part of the voluntary activities of BBCA, Inc. and its predecessor, the former Belmont Bay Community Associates. As to the governance of the park, the Trustees have always listened to our elected representatives of BBCA, Inc. and its predecessor, Belmont Bay Community Associates. When you elect BBCA,Inc.'s officers, therefore, you are participating in this activity.

Though BBCA, Inc. and its predecessor have maintained the park, they have done other things too. For example, before incorporating, we wrote to elected officials concerning the increase of property taxes, reviewed building plans and, working with other community associations promoted low density development on Mason Neck. After forming BBCA, Inc., we have contacted building contractors to request their drivers pay attention to the speed limit to protect the children, obtained street lights and continued to be active in local community affairs.

Neither BBCA, Inc. nor its predecessor have ever forced you to pay your dues. We hope that you do so, however, because we think that the work we do together benefits all of us.

Fourth, the allegations which the Stepps' and Edwards' level against Jim Foster (and we assume Marvin Lear, though the Complaint is unclear) are truly unfortunate. Those of us who know Jim Foster and Marvin Lear know that neither has ever profited or attempted to profit through his activities as Trustee, as a member of BBCA, Inc., or as a member of the former Belmont Bay Community Associates.

Fifth, BBCA, Inc.'s position concerning Mr. Stepps' claim that he is a Trustee is as follows. The legal documents show that Jim Foster and Marvin Lear appointed him as a successor trustee on April 23, 1987. Because the document was incorrectly filed by Fairfax County and could not be found by community members when the community decided to incorporate the association, the Board and Trustees asked Mr. Stepp to continue to serve and to re-file as trustee, to include during the May 3rd, 1994 and May 15th, 1995 Community Meetings. He refused both times, as well as on other occasions in discussion with members of the community.

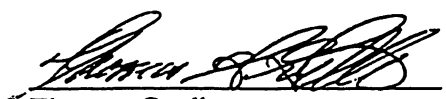
At an association meeting in the fall of 1995, the association requested the trustees select another trustee. The Stepps and Edwards were in attendance and neither objected. The remaining trustees later selected Ms. CarolAnn Wright. It was only after CarolAnn's selection that Mr. Stepp notified the Board by legal action that he intended to serve as trustee.

In general, we believe that the community residents and lot-owners have the right to manage community property through the community association. We are permitted to consider issues other than the operation and maintenance of the park; as well as to communicate and represent the community's interest in these issues: and to spend funds as collected and approved by the membership. We believe the Trustees have acted properly by supporting the community as expressed through BBCA, Inc. and the former association.

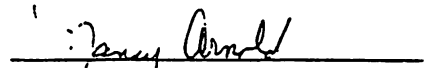
* * * *

We urge you to communicate with us concerning your positions on these issues. If you have any questions regarding these matters, please contact Tom Goeller, Acting President at (703) 550-5681, or Nancy Arnold, Secretary at (703) 339-7511. Copies of the Edward's and Stepp's Bill of Complaint and the Answers and Demurrers filed in the matter by BBCA, Inc.'s counsel as well as the Trustees' counsel may be obtained by paying the cost of copying and postage. If you are interested in contributing to our legal defense fund, please contact Past Presidents George Arnold at (703) 339-7511 or Mike Polifko at (703) 339-6013.

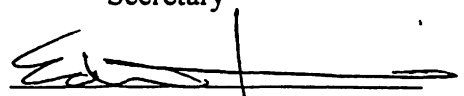
Sincerely,



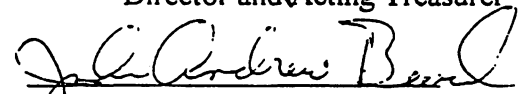
Thomas Goeller
Acting President, originally elected Vice President



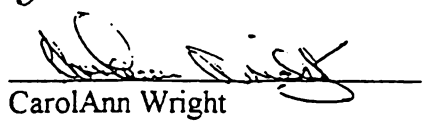
Nancy Arnold
Secretary



Ed Seara
Director and Acting Treasurer



Andy Beard
Director



CarolAnn Wright
Trustee Representative on
Board

BELMONT BAY COMMUNITY ASSOCIATION, INC.
MINUTES OF BOARD MEETING HELD AT 9:00 PM ON FEBRUARY 10, 1997
Attendees- Board Members Present: Nancy Arnold, Andy Beard, Tom Goeller, Ed Seara and Carolann Wright; Invited Participant: Ed Tolchin (lawyer for association)

Purpose of meeting was to establish time and agenda for community meeting. Special discussion on lawsuit. Community meeting set-up for February 24, 1997 with location to be determined based on availability of library or school.

Agenda
President's Report
Secretary's Report
Treasurer's Report
  Balance
  Dues
  Audit
Committee Reports
  Park Report
  By-laws
Old Business
  Lawsuit
New Business

NOTE: LOCATION OF 2/24/97 MEETING SCHEDULED FOR GUNSTON ELEMENTARY LIBRARY OR CAFETERIA AT 7:30 PM. CONFIRMATION HAS NOT BEEN RECEIVED FROM SCHOOL OF EXACT ROOM AVAILABLE. WILL POST NOTICE AT MAIN ENTRANCE TO SCHOOL INDICATING WHICH ROOM WE ARE APPROVED TO USE.

Upcoming Meetings:
  Board Meeting - March 31, 1997, 7:30 pm
  Board Meeting - April 28, 1997, 7:30 pm
  Community Meeting - May 19, 1997, 7:30 pm

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF BOARD OF DIRECTOR'S MEETING HELD ON JANUARY 31, 1997 AT 7:30 PM
Attendees: Nancy Arnold, Tom Goeller, Ed Seara and Nancy Arnold

Legal Issues
Reviewed draft letter to be sent out to community. Letter would provide update on lawsuit.

Treasurer's Report
Discussed invoices for 1997 dues. Audit on Treasurer's books was completed and submitted. No discrepancies were found. Balance on account $1,391.60. Board approved to send lawyer $500 as payment on account.

Architectural Review
Letter sent to Mr. Robert Ware regarding review and approval of building plans submitted. Discussed "For Sale" signs on vacant property, which are not permitted in accordance with covenants.

Park Cleanup
Discussed cleanup of debris left over from storm in September. Suggested waiting for area to dry up before moving debris.

Upcoming Meetings

Board Meeting - February 10, 1997 at 10913 Belmont
Community Meeting - February 24, 1997, location to be determined

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF EMERGENCY BOARD MEETING HELD NOVEMBER 14, 1996
Attendees: Nancy Arnold, Andy Beard, and Tom Goeller

Purpose of meeting was to gather Association documents to submit for discovery. Tom Goeller was to gather original documents, including files from the President, Treasurer and Secretary and submit to Ed Tolchin to offer for review by the Stepp's/Edward's attorney.

FLD

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF BOARD MEETING HELD AT 7:30 PM ON NOVEMBER 1, 1996
Location: 10913 Belmont Blvd
Attendees: Board Members Present: Nancy Arnold, Andy Beard, Tom Goeller, Ed Seara and Carolann Wright

Secretary's Report
September 23, 1996 minutes approved as written. Minutes from October 14, 1996 meeting approved with one change - indicate Ed Seara is Acting Treasurer. October 18, 1996 minutes approved with one clarification - Ed Tolchin was selected to defend association in legal action.

Legal Issues
Discussed Case 146295 and preliminary response.

By-laws
Updates to by-laws discussed.

Treasurer's Report
Treasurers book received 10/29/96 from Nancy Michels. List of paid membership to be given to Ed Seara. Payment received in the amount of $240 from Bob Drye. Reviewed by-laws regarding refund of membership fees. Treasurer's books will be turned over to Terry Munro for audit. Bill paid for po box which expired October 31, 1996.

Park Committee
Discussed mowing grass one last time before bad weather.

New Business
Reviewed complaint regarding junk vehicles in neighborhood.

Mason Neck
Discussed Curry Development's proposal for townhouse development at corner of Gunston Road and Route 1. There was concern over the density proposed.

Mount Vernon Council
Discussed monthly meeting schedule for General Membership (third Thursday) and Planning and Zoning (first Monday).

Rec'd 2/21/97

BELMONT BAY COMMUNITY ASOCIATION, INC. DUES LOG

HOME OWNERS	LOT	1993	1994	1995	1996	1997	1998
ADAMS, CHRIST & ALECA 10916 Belmont Blvd Mason Neck, Va. 22079	73	$80.00	$80.00	$0.00	$0.00		
ARNOLD, GEORGE & NANCY 10913 Belmont Blvd. Mason Neck, Va. 22079	126,131 132	$80.00	$80.00	$80.00	$80.00		
BARKER, ED & LINDA 7509 Belmont Landing Rd. Mason Neck, Va. 22079	69	$80.00	$80.00	$0.00	$0.00		
BENSON, BOB & BEVERLY 10805 Belmont Blvd. Mason Neck, Va. 22079	3	$80.00	$80.00	$80.00	$80.00		
DRYE, BOB & SHARON 7520 Bemont Landing Rd. Mason Neck, Va. 22079	26	$80.00	$80.00	$80.00	$80.00	$80.00	$80.00
EDWARDS, RALPH & PATTY 10906 Belmont Blvd. Mason Neck, Va. 22079	77,78,85	$80.00	$80.00	$80.00	$20.00		
FOSTER, JAMES & CATHY 7454 Belmont Landing Rd. Mason Neck, Va. 22079	27-35	$80.00	$80.00	$80.00	$80.00		
FOULOIS, BILL & MARA 10910 Belmont Blvd. Mason Neck, Va. 22079	76	$80.00	$80.00	$80.00	$80.00		

	GOELLER, TOM & JANE	82	$80.00	$80.00	$80.00	$80.00			
	10909 Haislip Lane								
	Mason Neck, Va. 22079								
	JACOBSON, JACK & MARTHA D.	72,128	$80.00	$80.00	$80.00	$0.00			
	10917 Belmont Blvd.								
	Mason Neck, Va. 22079								
	JAMESON, RICHARD H. & JOAN A.	37	$0.00	$0.00	$0.00	$0.00			
	7408 Old Springs Dr.								
	Mason Neck, Va. 22079								
	LEAR, GENE	81	$80.00	$80.00	$80.00	$80.00			
	10905 Haislip Lane								
	Mason Neck, Va. 22079								
	MEDLIN, LAWRENCE & LUELLA	120	$80.00	$80.00	$80.00	$80.00			
	10901 Belmont Blvd.								
	Mason Neck, Va. 22079								
	MICHELS, DARRYL & NANCY	75	$80.00	$80.00	$80.00	$40.00			
	10912 Belmont Blvd.								
	Mason Neck, Va. 22079								
	POLIFKO, DR. MIKE & MARIE	40-45	$80.00	$80.00	$80.00	$80.00			
	7417 Old Springs Dr.	49-53							
	Mason Neck, Va. 22079								
	RAPUANO, FRANK	68	$80.00	$80.00	$80.00	$0.00			
	10929 Belmont Blvd.								
	Mason Neck, Va. 22079								
			*	*	*				
	SEARA, EDUARDO & PILAR	67	$80.00	$80.00	$80.00	$80.00			
	10925 Belmont Blvd.								
	Mason Neck, Va. 22079								
	SPANGLER, SALLY	66	$25.00	$25.00	$0.00	$0.00			

561

	10923 Belmont Blvd.								
	Mason Neck, Va. 22079								
	STEPP, GAIL & MARIE	74	$80.00	$80.00	$80.00	$40.00			
	10914 Belmont Blvd.								
	Mason Neck, Va. 22079								
	VANDENBERG, FRITS	80	$80.00	$80.00	$80.00	$80.00			
	10901 Haislip Lane								
	Mason Neck, Va. 22079								
	WILCOX, WILLARD O. & EDNA S.	123-125	$80.00	$80.00	$80.00	$0.00			
	10911 Belmont Blvd.								
	Mason Neck, Va. 22079								
	WRIGHT, CAROL ANN	79,84	$80.00	$80.00	$80.00	$80.00			
	10904 Belmont Blvd.								
	Mason Neck, Va. 22079								
	* moved in 1996 prior paid by ESPINA								
	TOTAL DUES COLLECTED FROM HOMEOWNERS		***$1,625***	***$1,625***	***$1,440***	***$1,060***	***$80.00***	***$80.00***	
	LOT OWNERS								
	AMOROSO III, DR. WM. LOUIS		$40.00	$40.00	$40.00	$40.00			
	10229 Falls Rd.								
	Potomac, Md. 20854								
	ARIAIL JR., JOHN H. & LESLIE S.		$40.00	$40.00	$40.00	$40.00			
	2300 Ninth st. S.								
	Arlington, Va. 22204								
	BEARD, JOHN A. & NANCY L.		$40.00	$40.00	$40.00	$40.00			
	10619 Belmont Blvd.								
	Mason Neck, Va. 22079								

562

BELMONT BAY ASSOCIATES LLC 5413 Waycross Dr. Alexandria, Va. 22310		$0.00	$0.00	$0.00	$0.00			
BLACKWELL, JAMES R. R.R. 1, Box 467 Monticello, Ind. 47960		$40.00	$40.00	$40.00	$40.00			
BOEHM, CARTER, Trustee H.C. 87, Box 214 Big Timber, Mont. 59011		$0.00	$0.00	$0.00	$0.00			
BURCHER, EUGENE & HILDA 4116 N. Garland St. Alexandria, Va. 22304		$0.00	$40.00	$40.00	$40.00			
CARPENTER, RICHARD & SUSAN 3301 Holloman Rd. Falls Church, Va. 22042	63	$40.00	$40.00	$0.00	$0.00			
CLARK, MRS ELMER 1113 Collingwood Rd Alexandria, Va. 22308	90	$40.00	$40.00	$40.00	$40.00			
DAMICO, PAUL 14701 Carrolton Rd. Rockville, Md. 20853	2,10	$0.00	$0.00	$0.00	$0.00			
DANZI, ANGELO & NORENA 222 Helena Terrace Spotsylvania, Va. 22553	89	$0.00	$0.00	$0.00	$0.00			
ESPINA, MANUEL 6482 Sharon Kay Ct. Alexandria, Va. 22310	100,101	HOMEOWNER UP TO 96			$40.00			
FAIRFAX CO. WATER AUTHORITY	1,46	$0.00	$0.00	$0.00	$0.00			

C/O JAMES WARFIELD									
P.O. Box 1500									
Merryfield, Va. 22116									
FERRAN, CARLOS J.& LYDIA AND	127	$40.00	$40.00	$40.00	$0.00				
VIRGINIA DALY, Trustees									
P.O. Box 307									
Woodbridge, Va. 22194									
FIRST FAC. INC.	109-115	$0.00	$0.00	$0.00	$0.00				
C/O MURRAY J. BELMAN									
700 14th ST. NW, Suite 900									
Washington, D.C. 20005									
GALBAUGH, PETE & BETTY	98	$40.00	$40.00	$40.00	$40.00				
6409 Dorset Dr.									
Alexandria, Va. 22310-3015									
HURVITZ, RUTH J. & JUDITH A.	4-6,8,9,11	$40.00	$40.00	$40.00	$40.00				
% HURVITZ/FOSTER JT. VENTURE	13-22,24								
7454 Belmont Landing	25,38,39								
Mason Neck, Va. 22079	70,71,88								
	133-137								
	137,139								
	140								
HUDGINS, ROBERT & PRISCILLA	64	$40.00	$0.00	$0.00	$0.00				
P.O. Box 1043									
Virginia Beach, Va. 23451									
LANE, GEORGE L.	99	$0.00	$0.00	$0.00	$0.00				
P.O. Box 6040									
Falls Church, Va 22040									
LEE, CHARLES H. & SONIA H.	91,92,95	$0.00	$0.00	$0.00	$40.00	$20.00			
3520 Largo Lane	96,								
Annandale, Va. 22003	104-108								

564

LEE, JAI KUN & SUNG J. 7907 Hardwood Pl. Springfield, Va. 22152	36	$0.00	$0.00	$0.00	$0.00			
MATTHEWS, RICHARD A. & LOIS . 6329 Arbor Way Elkridge, Md. 21227	59	$40.00	$40.00	$40.00	$0.00			
McALLISTER, KAY 3713 S. George Mason Dr. Apt. # 313 W. Falls Church, Va. 22041	97	$40.00	$40.00	$40.00	$0.00			
NEDELKOVYCH, DR. PIERRE 11521 Great Falls Way Great Falls, Va. 22066	55,56,60	$40.00	$40.00	$40.00	$0.00			
PAYNE, NORMA JEAN 4000 Gumtree Rd. Winston-Salem, N.C. 27107	86,87	$40.00	$40.00	$40.00	$0.00			
SHADMAND, TO 11802 Fox Clove Rd. Reston, Va. 22091	12	$0.00	$0.00	$0.00	$0.00			
SHRINERS HOSPITAL FOR CRIPPLED CHILDREN P.O. Box 31356 Tampa, Florida 33631	7,130,138	$40.00	$40.00	$40.00	$0.00			
SMITH, MEREDITH, R. JR. & SUZANNA L. 1434 La Jolla Knoll La Jolla, Ca. 92037	62	$0.00	$0.00	$0.00	$0.00			
TAWIL, NADIR N. Trustee 10195 Main St., Suite 1	102	$0.00	$0.00	$0.00	$0.00			

Fairfax, Va. 22030								
TROMPETER, RICHARD W. & JUNE E.	54	$0.00	$0.00	$40.00	$0.00			
OR MALLOW, MR. & MRS MARC								
7624 Pennyburn Dr.								
Dallas, Tx. 75248								
5160 Narda Grace Cove								
AC Worth, Ga. 30102-6382								
TWIST, MARIE C.	93	$40.00	$40.00	$40.00	$40.00			
202 E. Iris, Ave.								
Lake Worth, Fl. 33462								
WALLACE, KAYE A. Trustee	94	$0.00	$0.00	$0.00	$0.00			
8481 Laurel Oak Dr.								
Springfield, Va. 22153								
WARE, MARSHALL L.	48	$40.00	$40.00	$40.00				
C/O DONALD M. WARE								
662 Fairway Ave.								
Ft. Walton Beach, Fl. 32548								
WHITE, MAURICE A & VICKIE	61			$40.00	$40.00			
10720 Wynkoop Dr.								
Great Falls, Va. 22066								
WRIGHT, MYRON JR.	121,122		$80.00	$80.00	$80.00			
13720 Karen St.								
Anchorage, Alaska 99515								
TOTAL DUES COLLECTED FROM LOT OWNERS		*$680*	*$760*	*$800*	*$560*	*$20.00*	*$0.00*	
TOTAL DUES COLLECTED IN 1996		*$2,305*	*$2,385*	*$2,240*	*$1,620*	*$100*	*$80*	

Belmont Bay Community Association, Inc.
PO Box 686
Lorton, VA

October 28, 1996

Dear Residents and Lot Owners:

During the October 3, 1996, General Membership Meeting it was agreed that the current "Draft by-laws" represented too many changes from the by-laws dated February 11, 1974 and that we should submit the current by-laws to an attorney and request that only "necessary" changes be identified. These "necessary" changes would then be submitted back to the membership for review. Our goal is to have these changes back by early November, submit these changes in draft to the membership by early-November, and hold a General Membership meeting in mid-November to review the by-laws.

During the week of October 11, 1996, the Association and the Trustees were served with a subpoena. We have enclosed a copy of the cover sheet which indicates the plaintiffs and defendants. Additional details of the subpoena are described in the minutes (copies attached) of the emergency board meetings held on October 11 and 18, 1996, to discuss the required legal response necessary.

In accordance with the general membership meeting of August 1, 1996, the board has retained the services of an attorney who will prepare the legal response on behalf of the Association. To help with the expenses of responding to this legal action we have proposed a legal defense fund which will be managed by Tom Goeller (Acting President), Mike Polifko and George Arnold (both past presidents). Individuals may loan money to the fund with all available money to be returned at the conclusion of the case.

Additionally, effective October 4, 1996, Mrs Nancy Michels resigned as Treasurer from the Association. On October 14, 1996, the board approved Mr. Ed Seara, a Director on the Board, to replace Mrs. Michels as Treasurer.

The next board meeting is scheduled for Friday, November 1, 1996, 7:30 pm at Nancy Arnold's house.

Should you have any questions, please do not hesitate to contact me (703) 550-5683 or any other current board member.

Sincerely,

BELMONT BAY COMMUNITY ASSOCIATION, INC

Tom Goeller
Acting President

Enclosures

VIRGINIA:

FILED

OCT 3 1996

JOHN T. FREY
Clerk of the Circuit Court
of Fairfax County, VA

IN THE CIRCUIT COURT FAIRFAX COUNTY

GAIL STEPP, INDIVIDUALLY AND AS TRUSTEE

and

MARIE STEPP

and

RALPH EDWARDS

and

PATRICIA EDWARDS

Plaintiffs,

v.

JAMES A. FOSTER, INDIVIDUALLY AND AS TRUSTEE
7454 Belmont Landing Road
Mason Neck, Virginia 22079

and

MARVIN E. LEAR, INDIVIDUALLY AND AS TRUSTEE
10905 Haislip Lane
Mason Neck, Virginia 22079

and

CAROL ANN WRIGHT
10904 Belmont Boulevard
Mason Neck, Virginia 22079

and

BELMONT BAY COMMUNITY ASSOCIATION, INC.

In Chancery No. 146295

SERVE: Thomas Goeller
10909 Haislip Lane
Mason Neck, Virginia 22079

568

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF EMERGENCY BOARD MEETING HELD AT 7:30 PM ON OCTOBER 18, 1996

Attendees: Board Members Present - Nancy Arnold, Andy Beard, Tom Goeller, Ed Seara and Carolann Wright; Prior Association Presidents: George Arnold and Mike Polifko; Trustee Jim Foster; and Cathy Foster

Purpose of meeting was to discuss Nancy Michels' resignation as treasurer and the response required for the legal pleading.

Tom presented letter dated October 15, 1996 to Nancy Michels. Letter requested that treasurer's paperwork be turned over within 24 hours of receipt of letter. Motion made that if books not turned over by October 19, 1996 legal advice would be requested. It was noted that her obstruction in not turning over the books prevented the association from providing information requested in the legal pleading.

Motion made and passed to change resolution and signature cards at First Union to Tom Goeller, Ed Seara, Andy Beard and Nancy Arnold. New cards completed during meeting.

Discussed attorney to use in preparation of response.

Tom Goeller to prepare letter to community advising of legal issues, treasurer's resignation, election of new treasurer, and status of revision of by-laws.

Meeting adjourned.

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF EMERGENCY BOARD MEETING HELD AT 7:30 PM ON OCTOBER 14, 1996

Attendees: Board Members Present: Nancy Arnold, Andy Beard, Tom Goeller, Ed Seara, Carolann Wright; Prior Association Presidents: George Arnold and Mike Polifko

Purpose of meeting was to discuss a legal pleading that the Trustees (Jim Foster, Gene Lear and Carolann Wright) and the Association had received. In general the pleading challenged that 1) Gail Stepp was a trustee, 2) Jim Foster and Gene Lear be removed as trustees, 3) new trustees be elected, 4) the association be disbanded, and 5) all monies spent outside of maintenance of the park be returned to former association.

History of the association and its actions was given to current board by prior presidents, George Arnold and Mike Polifko.

Motion made and passed unanimously to establish a legal defense fund. The amounts loaned will be refunded as available upon resolution and reimbursement of case. Co-chairs would be Mike Polifko, George Arnold and Tom Goeller. All funds disbursed would require two signatures.

Other Business

Resignation of Treasurer accepted. Letter to be sent to Mrs Michels to request immediate return of the books. Motion was made and passed unanimously that Ed Seara, Director, be Treasurer. It was indicated that the list of members in good standing submitted by Mrs. Michels needed to be audited since at least one incorrect amount was identified. New signature cards were to be obtained in the next week. Discussed complaints received by several residents and lot owners regarding Mrs. Michels calling them individually before the last General Membership Meeting and making specific requests, such as not paying dues and/or attending meeting.

Motion made and passed that decision be reached by Friday, October 18, 1996 concerning the use of an attorney.

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF GENERAL MEMBERSHIP MEETING HELD AT 7:30 PM ON OCTOBER 3, 1996

Location: Gunston Hall Meeting Room

Attendees: Nancy and George Arnold, Andy Beard, Sharon and Bob Drye, Patty Edwards, Mara and Bill Foulois, Pete Galbaugh, Tom Goeller, Larry Medlin, Nancy and Daryl Michels, Terri Munro, Ed Seara, Gail Stepp, Frits Vandenberg, Odean Wilcox and Carolann Wright

Secretary's Report
Minutes of August 1, 1996 meeting were read and approved with the following corrections. Post Office box paid through December 1996; check provided by P. Galbaugh should indicate it was original; add to paragraph on by-laws that Bill Foulois indicated he would give copy of by-laws to Marie Stepp; add to paragraph on by-laws that George Arnold offered to work on by-laws if Ralph Edwards would also work on the committee.

Treasurer's Report

No treasurer's report submitted. A report by Treasurer on association members in good standing was submitted. For the record the previous year's Treasurer questioned why it had been reported that a treasurer's report had not been submitted during his term of office.

Discussion on replacement of board member who resigned prior to end of term. Attendees reviewed Article 4, Section 6 of existing by-laws dated February 11, 1974. Article requires a vote of two-thirds of the membership at a regular or special meeting.

By-laws

Tom Goeller introduced "Draft" by-laws. There was a general discussion on need to revise the association's existing by-laws dated February 11, 1974. Discussion included effects of the name change during the incorporation of the community in 1993/1994 time frame, assessments, access to bay area, type of association established, and history of prior by-law committees. Motion made and denied unanimously to review the "Draft" version. It was agreed that necessary changes to existing by-laws be made by an attorney. The community would continue the discussion on required changes to the by-laws in a meeting to be scheduled in November.

Tom Goeller offered an apology for comments made in his letter of response to Nancy Michels which were interpreted as harsh. This was in response to comments made by Bob Drye during the meeting.

Daryl Michels read letter from Myron Wright. Copy of letter was requested for association's records. (Copy still needs to be provided.) Time did not allow for other business to be addressed.

Meeting adjourned.

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF BOARD MEETING HELD AT 7:30 PM ON SEPTEMBER 23, 1996
Location: Carolann Wright's house, 10904 Belmont Blvd
Attendees: Board Members Present: Nancy Arnold, Andy Beard, Tom Goeller, Nancy Michels, Ed Seara, and Carolann Wright

Secretary's Report
Minutes of August 29, 1996 board meeting were approved.

Treasurer's Report
No treasurer's report submitted. Bank balance was $2,171.67. Mrs. Michels indicated she had been recently prevented at bank from making a debit withdrawal. When challenged she could not explain the purpose of the withdrawal. It was explained that on August 30, 1996, the bank was informed that Bill Foulois was no longer a director and that new resolution/signature card needed to be executed. Resolution and signature card were completed during the meeting. Mrs. Michels indicated deposit to be made in the next week for checks received from Carolann Wright and Pete Galbaugh. A list of paid membership was not submitted at board meeting. It was requested that the list be submitted at the upcoming General Membership Meeting.

By-Laws
Meeting was held on September 9, 1996 at Tom Goeller's house. Nancy Michels, Bill Foulois, Tom Goeller and George Arnold attended. Tom Goeller presented a draft of the By-Laws to the board. Board discussed the schedule proposed for the community to discuss, review and approve the by-laws. Motion was made and approved (Michels opposing) to have the proposed schedule and draft by-laws sent out to lot owners.

Park Committee
Ed Seara cut grass in Parcel A during the prior week. Additionally, in preparation for a picnic on September 28, 1996 the park area will be cleaned up on the morning of September 28, 1996. Purpose is to move the driftwood and trash that resulted from the recent rains. Ed Seara indicated he would donate a marble tabletop to be used in the park.

Old Business
Tom Goeller discussed letter dated September 3, 1996 he had written to Matt Clary. He had requested an update on Mr. Clary's discussion in early August 1996 with the Stepp's/Edward's attorney, Mr. Annino. Tom indicated that he had not received an answer to the letter because Mr. Clary had been involved in an accident and had recently returned to the office.

Post Office Box Key - Motion was made and passed to have the President be the primary point of pickup for the mail. When not available, he would notify Treasurer who would pick up mail in his absence. (Nancy Michels abstained on vote).

Motion was made and passed (Nancy Michels abstained) that the Treasurer turn the books over by Saturday, September 28, 1996, to Terry Munro who was assigned to review and submit an audit for the period May 1995 to May 1996. Terry was to have the audit done by October 3, 1996.

New Business

Agenda for General Membership Meeting discussed.

Tom Goeller presented for review letter from Nancy Michel's dated August 21, 1996. Tom also presented his response.

Meeting adjourned

Upcoming Meeting:

General Membership Meeting
October 3, 1996

Goodstanding for October 3

NAME	AMOUNT	CHECK WROTE OUT TO:	DATE	LOT #
Aerial, John & Leslie	$40.00	Cash	19-Jul-96	
Arnold, George & Nancy	$80.00	Belmont Bay Citizens Assoc.	13-May-96	
Amoroso Animal Clinic	$40.00		20-May-96	
Beard, Andy & Nancy	$40.00	Cash	19-Jul-96	
Benson, Robert A. Sr. & Bev	$80.00	Belmont Bay Community Assoc.	11-Sep-96	
Blackwell, James & Audrey	$40.00	Lot Owner	20-May-96	
Burcher, Eugene A. & Hilda B.	$40.00	Lot Owner	4-Sep-96	
Clark, Francis	$40.00	Lot Owner	20-May-96	
Edwards, Ralph & Patty	$20.00		20-May-96	
Espina, Manny & Celsa	$80.00	Lot Owner	20-May-96	
Foster, Jim & Cathy	$80.00		20-May-96	
Foulois, William & Mara	$80.00	Belmont Bay Community Assoc.	14-May-96	
Goeller, Tom & Jane	$80.00		20-May-96	
Galbaugh, Pete R. Betty J.	$40.00	Belmont Bay Estates	28-Jun-96	
Hurvitz-Foster Joint Venture	$40.00	Lot Owner	20-May-96	
Lee, Jai Kun & Sung J.	$60.00	Lot Owner	20-May-96	

574

Lear, Marvin	$80.00		20-May-96	
Medlin, Larry & Luella	$80.00		20-May-96	
Michels, Darryl & Nancy	$40.00	Cash	31-Jul-96	
Polifko, Mike & Marie	$80.00		20-May-96	
Seara, Ed &	$80.00		20-May-96	
Stepp, Gail & Marie	$40.00		14-May-96	
Twist, Roger & Marie	$40.00	Belmont Park Estates	7-May-96	93
Wright, Carolann M.	$80.00	Belmont Bay Community Assoc.	1-Aug-96	
Wright, Myron & Mary Bethe	$80.00	Belmont Park Estates	8-May-96	
Vandenberg, Frits	$80.00		20-May-96	
White, Maurice	$40.00	Lot Owner	20-May-96	
			Lot Owners	**Home Owners**

575

Agenda
General Membership Meeting
October 3, 1996
7:30 pm
Gunston Hall Meeting Room

President's Message

Secretary's Report

Treasurer's Report

Committee Reports
- By-Law-review of draft
- Park Committee

Old Business

New Business
- Letter to Matt Clary-Attorney

27 September 1996

Dear Property Owners and Residents of Belmont Park Estates,

I want to encourage you to attend your Community Meeting to be held on the 3rd of October, 7:30 p.m. at Gunston Hall. Certainly you have received many letters from members of the community and the Board of Directors. During this meeting it is my hope to settle several of the issues brought up by members of the community. One of the most important issues deals with the Association by-laws.

If you received your August Board of Directors meeting minutes you would have seen that it was my desire to mail you a copy of proposed by-laws after the 16th of September. Bill Foulois was chair of this committee since January 1996. On September 9th we had a by-laws meeting. At that time it was apparent that although members of that committee had met a few times, they could not agree on what the by-laws should be. Therefore, they had not drawn up a set of by-laws to be voted on by members of the community. Bill Foulois, George Arnold, Nancy Michels and I, Tom Goeller, developed a set of by-laws. The meeting started at 7:30 and ended at 12:30.

In accordance with the May 1996 General Membership's requirement that a set of by-laws be presented to the General Membership by the fall 1996 meeting, attached is the set of by-laws I drew up from our discussions that evening. I admit that some of the sections are interpretations of what I think the community wants and others are my own. Your voice needs to be heard. We must have a new set of by-laws voted on by the community. I am proposing the following time line.

October 3, 1996	Members vote Article by Article, Section by Section, or by group of Sections. Sections that are not approved will be reworded and attempted to be re-voted that evening. If there are opposing wordings, then both wordings will be voted on with the majority being placed in the by-laws.
October 14, 1996	Issues that could not be resolved October 3rd will be sent to members in good standing. These issues will be listed with options available for members to select. Members can then choose the option they desire and vote by return mail no later than 31 October 1996.
November 5, 1996	The new draft by-laws will be completed and submitted to an attorney for review and editing. Until the attorney returns his/her opinion, the draft by-laws will be in effect for the Association.
Unknown Date	Upon receipt of the Attorney's recommendation, all by-laws that did not receive an intent change will be final. Only those articles and sections that the attorney changed the intent, or required because they were missing but required by law, or removed because they were unlawful, will be resubmitted for vote by the community. This will again be accomplished by a mail vote.

I believe this process to be an acceptable and fair process. We can no longer be delayed because people cannot agree on the content and don't provide the community the opportunity to vote. The content should be presented to the community and the community must decide.

There is little controversy concerning that the prime purpose of the Association is the upkeep of the park. There is controversy on who should care for the welfare of the community and the road leading to the park. You must decide if you want a strong Association to keep the by-laws and covenants enforced. You must decide if you want to have a strong organization that can represent you before education and zoning boards. You also must decide if you want the park accessible through the only available road or if you want the road to deteriorate so that only those who have connecting properties to the bay, have access to the bay.

The By-laws presented to you are intended to let you decide. Please attend and vote. If you cannot attend, please send a letter with your signature and let a friend vote as proxy. I personally will consider a fax acceptable.

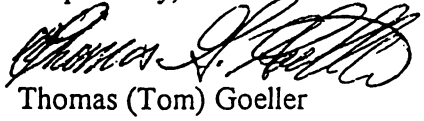
By-laws were presented a few years ago but for fairness the Board and Community agreed at the time to let everyone have more time to look at them and decide what they really wanted. Since then, the by-laws have been stuck in committees where members have failed to present a set of by-laws for community vote. Here they are, now please vote.

It is in your best interests to attend all meetings. Knowing that we all have busy schedules and some are remotely located, the Board has always done what it could to communicate upcoming votes on important issues. Please feel free to discuss your concerns with members of the community. Whether or not you are strongly religious, there is a wise saying that I would provide to you;

Proverbs 18:17 The one who states a case seems right, until the other comes and cross-examines.

This is just as true today as it was 3000 years ago. I hope to have more time to write than perhaps past Board Members. Until then, please call, but better, attend the meetings.

Respectfully,



Thomas (Tom) Goeller
703-550-5681
or fax, but you must call and inform us you are going to fax: 703-550-5681

Personal
P.O. Box 757
Mason Neck, VA 22199-0757

BBCA, INC
P.O. Box 686
Mason Neck, VA 22199-0757

Agenda
Board of Directors Meeting
September 23, 1996
7:30 p.m.
Carolann Wright's Home

I. President's Message

II. Secretary's Report

III. Treasurer's Report

IV. Committee Reports

- A. By-Laws
- B. Park
- C. Other

V. Old Business

- A. Payment of Bills
- B. Attorney
- C. Other

VI. New Business

- A. Mrs. Nancy Michels Letter to the Community
- B. Plan for Ratifying New Bylaws
- C. Agenda for Community Meeting
- D. Other

VII. President's Closing Comments

BELMONT BAY COMMUNITY ASSOCIATION, INC
P.O. Box 686
Lorton, Virginia 22199

September 3, 1996

INVOICE FOR 1996 DUES

Resident	$80 per year	payable in quarterly installments, 3rd quarter currently due.
Lot Owner	$40 per year	

Checks should be made payable to Belmont Bay Community Association, Inc.
Please remit to the above address.

Payment terms: due upon receipt.

If payment has previously been made, please disregard this invoice.

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF BOARD MEETING HELD AT 7:30 PM ON AUGUST 29, 1996
Location: Tom Goeller's House, 10909 Haislip Lane
Attendees: Board Members Present: Nancy Arnold, Andy Beard, Tom Goeller, Ed Seara, Carolann Wright; Board Member Absent: Nancy Michels

Bill Foulois' letter of resignation dated August 21, 1995 (note: should be 1996) was discussed. Tom Goeller, Vice President, would conduct the meeting.

Motion was passed that during discussions at board and community meetings each speaker have a three minute limit and each topic have a fifteen (15) minute limit.

Secretary's Report
Minutes of July 30, 1996 board meeting were approved.

Treasurer's Report
No report submitted as required by the August 1, 1996 community meeting. Checks for expenses previously approved for payment have not been made, including checks to Springfield Lawn Service for cutting park property and to Nancy Arnold and Jane Goeller for postage and copying expenses. Tom Goeller provided copy of letter dated August 23, 1996 to Nancy Michels advising her of meeting and requesting payment of outstanding debts, notifying board of bank balance and list of paid members, and providing blank signature cards from bank so signatures could be updated.

Motion was passed to have audit of Treasurer's books for prior board (May 1995 to May 1996) performed and submitted by Terry Munro to Secretary by September 15, 1996, provided books are given to Terry no later than September 4, 1996.

Motion was passed to add Andy Beard and Nancy Arnold and delete Bill Foulois as signatures on checking account and to have any check include two signatures. Forms to revise signatures will be obtained on Friday, August 30, 1996 by Tom Goeller.

It appeared that invoices for 1996 dues have not been sent out, therefore invoices would be sent out with minutes of August 29, 1996 board meeting.

By-Laws Committee
It was noted that Bill Foulois was still available to chair this committee. A meeting to finalize draft by-laws was scheduled for September 9, 1996, 7:30 pm, at Tom Goeller's house. Draft by-laws would be handed out to the community by September 16, 1996 and presented at the October 3, 1996 General Membership meeting to be held at Gunston Hall from 7:30 - 9:30 pm.

Park Committee
Andy Beard and Ralph Edwards cut grass in park on August 22, 1996. Andy removed the trash in park which had accumulated during the summer. The park would be cut approximately September 21, 1996 by Lorton Contracting in preparation for their scheduled company picnic at the park. Motion was passed to receive grass cutting bids for 1997 no later than March 31, 1997.

Motion was passed for Andy Beard to be Chairman of Park Committee.

Old Business
Letter dated August 16, 1996 from Kasimer & Ittig presented and discussed. Tom Goeller presented his response dated August 23, 1996. Motion was passed for Tom Goeller to review any further response required with Mr. Matt Clary of Clary & Moore.

Motion was passed to have secretary's minutes, general correspondence and deeds filed in Lorton Library, which has an area available for community records. Any interested party could then make copies from these publicly available documents. The board would work on making copies of these records.

New Business
General Membership meeting scheduled for October 3, 1996.

Insurance - CNA, who handles our liability insurance, provided application forms for Director's and Officer's insurance. Applications will be sent to three carriers.

Motion was made and approved for Tom Goeller to be President of the board following Bill Foulois's resignation.

The board intends to invite Mr. Markel, who applied to privatize a portion of Belmont Landing Road, to attend the next board meeting and discuss his application.

Letter from Edwards/Stepp dated August 21, 1996 was discussed.

Meeting adjourned.

Upcoming Meetings:
By-law Meeting
September 9, 1996, Monday, 7:30 pm, Tom Goeller's house, 10909 Haislip Road
Board Meeting
September 23, 1996, Monday, 7:30 pm Carolann Wright's house, 10904 Belmont Road
General Membership Meeting
October 3, 1996, Thursday, 7:30 pm, Gunston Hall
Submitted by: Nancy Arnold, Secretary

If you have any concerns or questions, please contact one of the following board members.

Tom Goeller, President	Nancy Arnold, Secretary	Nancy Michels,
10909 Haislip Lane	10913 Belmont Blvd	10912 Belmont Blvd
Mason Neck, VA 22079	Mason Neck, VA 22079	Mason Neck, VA 22079
(703) 550-5681, email tgoeller@erols.com	(703) 339-7511	(703) 339-0212
John (Andy) Beard, Chairman Park	Ed Seara, Director	Carolann Wright, Trustee
10619 Belmont Blvd	10925 Belmont Blvd	10904 Belmont Blvd
Lorton, VA 22079	Lorton, VA 22079	Lorton, VA 22079
(703) 339-5361	(703) 339-5543	(703) 339-7320

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF GENERAL MEMBERSHIP MEETING HELD AT 7:00 PM ON AUG. 1, 1996 Location: Lorton Library

Attendees: Leslie and John Ariail, Nancy and George Arnold, Andy Beard, Ralph and Patty Edwards, Cathy and Jim Foster, Mara and Bill Foulois, Jane Goeller, Gene Lear, Nancy Michels, Mike Polifko, Ed Seara, Gail Stepp and Frits Vandenberg

Secretary's Report-Nancy Arnold

Minutes of May 14, 1996 membership meeting were discussed and approved. There were two questions regarding the minutes; one addressing page 4, item 2 and the other addressing page 5, item 3. It was agreed that these questions would not change the minutes, therefore, they should be addressed as separate questions. It was noted during this approval that a quorum was present.

Everyone was reminded to complete and return their responses regarding the community address/phone list and whether they still would like to receive all minutes of community and board meetings.

Treasurer's Report-Nancy Michels

There was a discussion regarding receipt of books and status of books. It appeared that several bank statements were missing but duplicates could be obtained from the bank for a small fee. Also no treasurer's report for the past year were in records. The available balance was $1,891.67, however this has not been audited. Since no treasurer's report was given a motion was passed to get a treasurer's report prepared and submitted to community in couple of weeks.

It was indicated that the post office box is paid through ~~October~~, 1996, however there was a problem regarding the transfer of keys. A motion was passed to get new keys to the post office box. The post office box would be included as the return address on upcoming check order for the association's bank account.

~~Copy of~~ a replacement check for Betty and Pete Galbaugh was given to treasurer.

Park Committee-Bill Foulois

It was discussed that a committee chair would be appointed by the board. Andy Beard was thanked for cutting the grass in Parcel A during the prior week.

By-Laws Committee-Bill Foulois

Bill Foulois indicated that he had prepared and submitted a draft to Bob Drye and Nancy Michels. He indicated that a copy would be given to Sally Spangler but a copy had ~~not been~~ given to Marie Stepp who had verbally resigned.

President's Report-Bill Foulois

Bill Foulois indicated that his objective was to resolve community issues by building the board into a team. This teamwork concept would then feed into the community. He wanted to strengthen communications and get input from the community, however, it was frustrating since only one response to his June 2, 1996 letter had been received. The potential legal issue and its effect on the function of the board and personal conflict in the community was discussed. Bill indicated that he intended to defer any action until after a scheduled August 6, 1996 meeting between the lawyers. Legal representation for the community was discussed followed by a discussion regarding the incorporation process.

Motion was passed that the Association would indemnify Officers, Directors and Trustees in accordance with Article 8 of the Articles of Incorporation. The motion was passed to include legal action and payment of attorney's fees.

Motion was passed that all board meetings be closed due to potential legal action. Reason cited include prejudicing board during related discussions and ensuring board is free to discuss related issues. Community members could present business to board upon written request.

Old Business

During last general membership meeting it was requested that members with questions regarding either the attorney and incorporation process were to be submitted. Since none were submitted the item was closed.

Deed for community property was sent out with minutes of July 18, 1996 board meeting.

Budget submitted with May 30, 1996 board minutes was approved with the following modifications - delete Mason Neck Citizen's Association dues of $10 (there is no Association membership) and identify the $300 reserve for legal fees.

New Business

Proposed plan to vacate portion of Belmont Landing Road was discussed. Bill Foulois indicated that he had drafted a letter. It was indicated that it would be beneficial to invite Mr. Markel to attend a meeting to discuss this.

Community Issues for Board Action
1. Insurance including community property liability, community activities liability, and director's and officer's liability,
2. Incorporation - by-laws
3. Administrative Policies and Practices Liability

Regarding insurance - motion was passed to have the board move in direction to review and obtain additional liability insurance for officers and directors.

Park mowing - no additional bids received at this time.

Porta potty at park was discussed.

Motion passed that the community wished to express their confidence in the board and that they believe they have done a good job.

Ed Seara indicated that he would like to use the park for a September 28, 1996 picnic.

By-laws - George Arnold indicated that he would work on by-laws if Ralph Edwards would help. ~~If~~
If Ralph Edwards can't work on by-laws George Arnold would not work.

Next board meeting:

August 29, 1996 - Tom Goeller's house, 10909 Haislip Lane

BELMONT BAY COMMUNITY ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING
AUGUST 1, 1996

Secretary's Report
-Minutes of 14 May 1996 General Membership Meeting

Treasurer's Report

Committee Reports
-By-laws

President's Report

Old Business
-Questions regarding use of an attorney in 1993-94. None submitted.
-Ownership of community property. Copy of deed provided to membership.
-1996-97 Budget. Vote on approval

New Business
-Vacation of a portion of Belmont Landing Road
-Presentation of community issues for board action
-Park mowing contract
-Port-a-potty for park

Date	1-Aug-96			
Treasurer	Nancy A. Michels			
Prepared By	Nancy A. Michels			
Approval Signature	William Foulois			
Received Treasurer Book	3-Jul-96			
PAYEE	DOLLAR AMOUNT	CHECK #	EXPENDITURE	DATE
Outstanding Debits				
1. Goeller, Jane	$17.31	28	Budget, Copying	31-Jul-96
2. Arnold, Nancy	$58.09	29	Postage, Copying	31-Jul-96
3. Arnold, Nancy	$54.17	29	Postage, Copying	31-Jul-96
4. Springfield Lawn Service	$300.00	30	Grass Cutting	3-Jun-96
TOTAL DEBITS *	$429.57	3 Checks Issued	* Pending Payment	
OPENING BALANCE	DEPOSIT	MADE BY:		
As Of May 31, 96 Statement	$1,511.27	First Union Bank		
Cleared Checks from May 31 Statement	($619.60)	Bob Drye		
Total	$891.67			
28-Jun-96	$880.00	Ed Serra		
Total	$1,771.67			
12-Jul-96	$60.00	Nancy Michels		
Total	$1,831.67			
31-Jul-96	$340.00	Nancy Michels		
Total	$2,171.67			
As Of July 31, 96 Ending Balance	$1,891.67			
Difference from the balance	$280.00	Unaccounted for		
Total Deposits	$1,280.00	As Of 1 August 96		

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF BOARD MEETING HELD AT 7:30 PM ON JULY 30, 1996

Location: Ed Seara's House, 10925 Belmont Blvd

Attendees: Board Members Present - Carolann Wright, Bill Foulois, Ed Seara, Nancy Michels and Nancy Arnold; Board Members Absent - Tom Goeller and Andy Beard; Community Members Present - Ralph Edwards and Jane Goeller

President announced primary purpose of meeting was to review the agenda for the August 1, 1996 general membership meeting.

Discussed amending by-laws regarding absences from board meetings to include an exception for military leave or sickness. Robert Rules of Order was also discussed.

Treasurer's report - Discussed budget and balance in checkbook. Keys to post office box have not been located. Question was asked about who was picking up mail. Membership list of paid members was to be completed for the general membership meeting.

By-laws - Draft of by-laws presented to by-laws committee for review.

President's Report - Presented an update of the Stepp/Edwards matter.

Old Business

Motion was passed May 14, 1996 general membership meeting regarding questions to be addressed to the attorney regarding incorporation. No questions have been received.

New Business

1. Proposal to vacate a portion of Belmont Landing Road.
2. Community issues.
3. Mowing - no additional bids received.
4. Port-a-potty at park area during summer months.

BALENCE WHEN I RECIEVED BOOKS FROM LARRY ABOUT OCT 95

			1658.89	
CHECK #41	WRITTEN TO SPRING FIELD LAWN SERVICE	11/6/95	150.00	1508.89
CHECK #1	WRITTEN TO PATTERSON SMITH FOR INSURANCE ON COMMUNITY PROPERTY	4/26/96	250.00	1258.89
CHECK #2	WRITTEN TO SPRINGFIELD LAWN SERVICE	5/10/96	150.00	1108.89
CHECK #3	WRITTEN TO MIKE POLIFKO FOR XEROXING, POSTAGE ! ETC	5/10/96	135.00	973.89
CHECK #4	WRITTEN TO TOM GOEHNER FOR XEROXING; POSTAGE :	5/10/96	84.60	889.29

ENDING BALANCE

$ 889.29
96 DUES 880.00
1769.29

DUES COLLECTED THIS MONTH

EDWARDS	20.00
LEAR	80.00
POLIFKO	80.00
GOELLER	80.00
FOSTER	80.00
ESPAÑA	80.00
MERLIN	80.00
VANDENBURG	80.00
AMOROSO	40.00
BLACKWELL	40.00
CLARK	40.00
ESPAÑA	40.00
RUBIO/FOSTER	40.00
LEE	60.00

ENDING BALANCE
$ 1769.29

BELMONT BAY COMMUNITY ASSOCIATION, INC
MINUTES OF BOARD MEETING HELD AT 7:30 PM ON JULY 18, 1996

Location: Carolann Wright's House, 10904 Belmont Blvd

Attendees: Board members - Carolann Wright, Andy Beard, Bill Foulois, Nancy Michels and Nancy Arnold
Board Members Absent - Tom Goeller and Ed Seara
Community members present - Ralph Edwards and Jane Goeller

Secretary's Report - Reading of minutes from 6/27/96 board meeting was waived since all present had read minutes. It was clarified that copies of the Deed for Parcel A will be distributed with a future copy of the minutes. It was suggested that questions on treasurer's report from the 6/27/96 board meeting should be delayed until later in this meeting. A letter from Ralph Edwards regarding the 6/27/96 board meeting minutes was distributed. Also a response from Bill Foulois to Ralph Edwards' letter was also distributed. Copies of these letters are enclosed with these minutes. Minutes were approved.

The insurance policy was mailed to our community's post office box in June, however, when the box was checked in early July no mail for our community was in the box. Additional copy has been requested from the agent although the copies have not been received yet.

Treasurer's Report - The current bank name is First Union which bought Ameribanc. The July 11, 1996 balance is $1,771.60. An additional deposit of $340.00 is to be made. It was noted that two signatures were required for checks written over $500. The resolution and deposit application were completed. Counter checks and deposit slips had been used in the past; the cost of using either is $.50 each. Checks needed to be ordered to eliminate this expense. It was suggested that checks use the community's post office box as the mailing address. Bank statements are not in the records for the months from October 1995 to March 1996. Copies are available at a cost of $5.00 per monthly statement. There appeared to be no copies of a treasurer's report in the records for the past year. The audit report from Larry Medlin was transferred from the secretary's report to the treasurer's report. It was noted that letters from several community members on this report were not in the secretary's records. A check written to Springfield Lawn Service in the amount of $500 on August 21, 1995 was not in records. It appeared that the bank needed a letter from Mike Polifko stating that he was releasing his name on the community's account.

President's Report - A letter dated July 1, 1996 from Gerry Hyland regarding the proposed vacation of a portion of Belmont Landing Road was distributed. Nancy Michels indicated that she had requested a copy of the application. Bill Foulois indicated he would also request a copy. The board indicated they would discuss this at the next board and general community meetings. Bill Foulois would send a letter capturing the community's concern.

At this time two bids ($150 and $125) on cutting the grass at the park had been received. Nancy Michels indicated she would try to get estimates from other companies.

Bill Foulois indicated that he would like to formalize the Park Committee which he felt should be chaired by a member of the board of directors. There was discussion on having a porta-potty at the park. It was estimated that it would cost approximately $65 a month. It was also noted that a permit might be required.

Insurance - The board should begin reviewing any additional insurance requirements, such as director's insurance. It was discussed that the current insurance agent should attend a future board meeting (possibly in August) and discuss the current policy. The board would obtain additional estimates on other insurance with the goal of presenting this at a community meeting in September/October (to be scheduled) .

The agenda for the upcoming community meeting was discussed. Agenda is as follows:

1. Approval of budget
2. Porta-potty at the park
3. Estimates on mowing at the park
4. Presentation on community issues the boards feels are important
5. Vacation of a portion of Belmont Landing Road
6. Report on Edwards/Stepp issues
7. Update on by-laws

It was suggested that the board prepare an address/phone list of resident's. Residents wishing to be included in this list should complete and return a form which will be sent out with these minutes. Additionally it was requested that community members indicate on this form if they still want to get copies of community records, including board minutes, etc.

The status of Carolann Wright as trustee was discussed. Carolann reported that Jim Foster had sent a letter to Kasimer & Ittig indicating that Carolann was still trustee. Carolann reported documents had not been filed with the county records. Bill Foulois indicated that he had talked to Jim Foster who said he had received a subsequent letter although Bill had not received a copy. Bill would request a copy of the letter when Jim returns from vacation.

Upcoming meetings:

Board of Directors July 30, 1996, 7:30 pm, Ed Seara's house, 10925 Belmont Blvd
General Membership August 1, 1996, 7:00 pm, Lorton Library

Submitted:

Nancy Arnold, Secretary

July 10, 1996

Enclosed are copies of minutes of the board meetings held on June 20 and 27, 1996. If you have any questions or concerns please contact Bill Foulois, association president, at 550-2385.

Please note the dates for the upcoming meetings. A community meeting is scheduled for August 1, 1996, 7 pm, at the Lorton Library.

Thank you.

BELMONT BAY COMMUNITY ASSOCIATION
MINUTES OF BOARD MEETING HELD AT 7:30 PM ON JUNE 27, 1996

Location: Bill Foulois' house, 10910 Belmont Blvd

Attendees: Board Members - Ed Seara, Carol Ann Wright, Andy Beard, Bill Foulois and Nancy Arnold; Non-board member - Ralph Edwards

Secretary's report - Minutes of June 20, 1996 board meeting were read and approved It was noted that the community had received only one response to the President's June 2, 1996 letter. Discussion on this to occur at end of meeting. Mara Foulois had researched community documents at the Fairfax Courthouse and made copies of various records which will be submitted at a later date for the association's records. It was noted that with these records Mara had the *certified copy of the deed for Parcel A which was submitted at the June 20, 1996 board meeting.*

Treasurer's report - Reviewed treasurer's documents, including the checkbook, bank statements, checks for dues (which had not been deposited), balance and schedule of insurance from Hartford Insurance. It was noted that there was a discrepancy of $2.00 in the checking account which was possibly from service fees during the year. Service fees have since been waived. It was requested by the board that Ed Seara made a deposit of dues. The invoice for the insurance appears to have been paid. The commercial general liability policy is with Hartford Insurance and the policy period is 4/12/96 - 4/12/97. The treasurer's books will be turned over to Nancy Michels by the next board meeting. Discussion occurred about who would audit the books, however, no decision was reached.

Bill Foulois presented a summary of a meeting he and Nancy Arnold had attended on June 25, 1996. The meeting, which was sponsored by Fairfax County, covered topics related to "Risk Management and Your Community Association's Safety". Copies of the handout from this meeting were distributed to the board members. (See Note 1 below). The board made a cursory review of the insurance section including property insurance, commercial general liability, automobile, directors and officers insurance, fidelity bond, worker's compensation and umbrella insurance. A copy of our community's current policy does not appear to be available therefore it was requested that Nancy Arnold obtain a copy.

Park Maintenance - Andy Beard had gotten one estimate of $125 to cut the park. He will continue to obtain other estimates.

A copy of a letter dated June 25, 1996 (copy enclosed) from Jim Foster to Kasimer & Illig, PC was distributed to the board members. This letter was in response to a letter dated June 4, 1996 (copy enclosed with the June 20, 1996 board minutes). The board requested that Ralph Edwards leave the room while the board discussed the letters. Bill Foulois indicated that at this time no further response appeared to be required from the community.

Discussion was begun regarding community issues. This included written responses from Bill Foulois' June 2, 1996 letter and general input from board members. Discussion will continue at subsequent board meetings.

The schedule for upcoming meetings was discussed and the dates were established as follows:

Board Meetings **July 18, 1996, Carol Ann Wright's house 10904 Belmont Blvd**
July 30, 1996, 7:30 pm Ed Seara's house 10925 Belmont Blvd

General Membership: August 1, 1996, 7 pm, Lorton Library

The meeting was adjourned.

Note 1: Additional copies of the handout are still available. Please contact Nancy Arnold, 339-7511, for a copy.

Belmont Bay Community Associates, Inc.
Board of Directors Meeting
June 27, 1996

AGENDA

- Secretary's Report

- Treasurer's Report
  - Previous year financial records
  - Status of 1996 membership dues payments

- President's Report
  - Seminar "Risk Management and Your Community Associations Safety"

- Old Business

- New Business
  - Nomination of association member to perform audit of financial records
  - Discuss/Prioritize community identified issues for 1996 board strategy

June 25, 1996

Stephen J. Annino, Esquire
Kasimer & Ittig, P.C.
7635 Leesburg Pike
Falls Church, Virginia 22043

Dear Mr. Annino:

I have received your letter of June 4. Apparently there is some confusion about Mr. Stepp's role as Trustee. He was appointed a Trustee by a document dated April 23, 1987. However, subsequently he refused to serve and in fact resigned from the Association. Copies of Minutes of the May 3, 1994 meeting at which he refused to serve are enclosed together with his letter of resignation. Mr. Lear and I using the power granted us by deed in 1973 appointed a substitute Trustee but that appointment has not been recorded.

As to your question about the Corporation - At the general membership meeting on September 27, 1993 incorporation was approved. A copy of the Articles of Incorporation is enclosed for your information.

Please feel free to call if you want to discuss this matter further.

Sincerely,

James A. Foster

James A. Foster

cc:Marvin E. Lear

ARTICLES OF INCORPORATION
OF THE
BELMONT BAY COMMUNITY ASSOCIATION, INC.

The undersigned, for the purpose of forming a nonprofit, nonstock corporation under the Virginia Nonstock Corporation Act, Chapter 10 of Title 13.1 of the Code of Virginia, hereby certifies:

FIRST: The name of the corporation is BELMONT BAY COMMUNITY ASSOCIATION, INC.

SECOND: The corporation shall have one class of members. Every lot owner of record in the Belmont Park Estates Subdivision in the Mount Vernon Magisterial District of the County of Fairfax in the Commonwealth of Virginia shall be eligible for membership. Each member household shall have one vote at a meeting of the members provided the annual membership dues have been fully paid as provided for in the Bylaws of the corporation.

THIRD: The directors of the corporation shall be elected by the members at the first annual meeting of the members and at each annual meeting of the members thereafter, which shall be held as provided for in the Bylaws of the corporation. The directors shall include the President, Vice President, Secretary and Treasurer of the corporation who are elected at the annual meeting of the members.

FOURTH: The address of the corporation's initial registered office is 8712 Linton Lane, Alexandria, Virginia 22308. The registered office is located in the County of Fairfax.

FIFTH: The name of the corporation's initial registered agent, whose business office is identical with the above registered office, is John Fielder Knowles, who is a resident of Virginia and a member of the Virginia State Bar.

SIXTH: The corporation is a community association which is not organized for, and shall not be operated for, profit. The corporation is organized and shall be operated primarily to manage, maintain and care for the community common area described as Parcel A of the Belmont Park Estates Subdivision in the land records of Fairfax County, Virginia, and any other common areas within that Subdivision which the corporation might own or have under its care, custody or control in the future, for the common benefit of all members of the corporation. The corporation shall have the overall purpose of promoting the health, safety and welfare and the common good of all the people who own property or who reside in the Belmont Park Estates Subdivision.

SEVENTH: No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, any member, director, officer or any private person, except

that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of its purposes set forth in Article 6 hereof.

EIGHTH: No director or officer of this corporation shall have any liability for damages of any kind arising out of any transaction, occurrence, or course of conduct in the discharge of his or her duties as director or officer in accordance with his or her good faith judgment of the best interests of the corporation; provided that the liability of a director or officer shall not be limited if the director or officer engaged in willful misconduct or a knowing violation of the criminal law.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Incorporator this 11 day of July, 1994.

George E. Arnold
Incorporator

BBCA GENERAL MEMBERSHIP MEETING
May 3, 1994

LOCATION OF THE MEETING; The Arnold residence.

The President, Mr. Arnold opened the meeting at 7:45 P.M.

Copies of the agenda were passed out. Seventeen (17) families were in attendance.

The meeting opened with severe criticism by some members of the method of operation of the Board of Directors relative to dissemination of information to the membership. There was also criticism of the improvement of the road and Park and expenditure of funds. Some of the remarks made were valid and some were not valid, but the hostile atmosphere created difficulty in attempting to explain why things were done. Considerable time was spent on this discussion.

Mrs. Wright moved that the meeting proceed and the agenda be followed. Motion seconded and approved.

The treasurer presented a detailed account of money collected, and expenditures.

The Recording Secretary read the minutes of the last general membership meeting.

Mrs. Wright moved that a copy of the treasurer's report and minutes of regular meetings be distributed to the membership. Motion carried by all members present.

A motion was presented that future Park overlay plans and budget be put in writing with a sketch using tax map and formal procedures. Motion seconded and approved. Two members opposed.

Mrs. Michaels moved that there be no Park rules established. Motion seconded but there was no vote. The motion was amended to state that instead of the word rules, the word guidelines be substituted, and that draft guidelines be presented to the membership for review and approval. Motion seconded and carried.
t
There was a discussion and suggestion that a work party be assembled on a voluntary basis to clean out the ditch. A pot luck was suggested to be included on May 22. The membership agreed.

It was pointed out that other clean up tasks should be done, such as cutting grass, etc. It was agreed that June 5, would be a good date for most of the membership. Time 2 P.M.

Mrs. Foster, Chairperson of the By-laws committee reported on the status of the By-laws. She indicated some changes must be made due to the Incorporation of BBCA

A motion was presented to waive the rules that a member must be in good standing to hold an office for purposes of this meeting only. Motion carried.

The President informed the membership that no slate of officers had been prepared, and that all nominations would come from the floor. He asked for nominations from the floor.

The following officers were nominated and duly approved by the membership.

PRESIDENT; Dr. Michael Polifko

VICE PRESIDENT; Frank Rapuano and Darryl Michaels. When votes were counted there was a tie vote. It was agreed that the above candidates would both serve.

RECORDING SECRETARY; Ralph Edwards

TREASURER; Marie Stepp

STEERING COMMITTEE; George Arnold

PARK COMMITTEE; Frits Vandenberg

TRUSTEE: Mr. Stepp was nominated for the position of Trustee. He declined. No other nominations were offered.

The meeting adjourned about 11: P.M.

Marvin E. Lear,

Recording Secretary

AMENDMENT TO MINUTES:

The president stated that volunteers for various committees were needed.

Mrs. Michaels volunteered to serve as a member of the Park Committee.

September 29, 1993

Mr George Arnold, President
10913 Belmont Blvd
Lorton VA 22079

Re: Resigning Membership

Dear George:

It is with deep regret that we submit our resignation to the Belmont Bay Community Association. We have tried very hard to understand the actions taken by select members of the Association during the last few months and to condone your conduct at the most recent community meeting. We find that we cannot do this and no longer wish to be part of this organization.

Sincerely,

Gail Stepp
Marie E. Stepp

Gail Stepp
Marie E. Stepp

BBCA General Membership Meeting
September 27th, 1993

The President, Mr. Arnold opened the meeting at 7:35 P.M.

Ten families were represented at the meeting.

The Treasurer report was submitted my Mrs. Medlin.

The Park Committee reported on status of road and park. The cleaning of the ditches on the road has been completed except clearing the debris from the edge of the lots bordering the road. It was reported that this debris would be eventually cleaned up as the Committee received additional money. Also if anyone wanted the wood it was there for the taking. The trail has been cleared and is usable for walking. Wood chips may be added when available. A discussion followed concerning mowing the park and general clean up. It was suggested that the membership be scheduled to cut the grass, or that a tractor be purchased for that purpose in lieu of hiring the work done. Mo action was taken on this suggestion.

It was recommended that park rules be drawn up concerning maintenance and use of the park.

A community yard sale was suggested to help raise money. It was generally agreed that this would be a good idea. This was approved. It was suggested that the 16th of November would be a good date. Also a motion was made that the community picnic be held on the 24th of November. The Community would supply hamburgers and hot dogs and sodas. Everyone would bring a dish of their choice. This motion was carried with one opposed.

A discussion and explanation of the by-laws followed. Mr. Arnold asked for suggestions regarding dues.

A discussion regarding incorporation of BBCA, with an explanation as to the benefits of such a move.

A motion was presented to proceed with incorporation. Motion carried.

There was a general discussion regarding clearing the view to the Bay. The general feeling of those present was the problem of enforcing the covenants in order to accomplish this. No action was taken, however it was agreed that the Board would check all properties affected and identify views that were blocked and request that owners clear the obstructions. The President suggested to notify all lot owners that they should have a right of a view to the bay. The Board will check with owners to determine where views are blocked and make recommendations.

The meeting adjourned at 10:30 P. M.

BELMONT BAY COMMUNITY ASSOCIATION
MINUTES OF BOARD MEETING HELD 7:30 PM ON JUNE 20, 1996

LOCATION: Carol Ann Wright's house, 10904 Belmont Blvd

Attendees: Board Members - Bill Foulois, Carol Ann Wright, Nancy Arnold, Andy Beard, Ed Seara, Nancy Michels
Visiting - Ralph Edwards, Jane Goeller

Bill Foulois called meeting to order.

Minutes from meeting held May 30, 1996 were read. The following corrections were made to minutes.

1. The proposed budget submitted by Larry Medlin should be corrected to read that the budget submitted by Larry Medlin was his personal concurrence with the budget.
2. Clarify that to avoid any potential for conflict of interest the audit of the books should be by someone other than the treasurer.
3. Clarify that the board decided to hold more frequent meetings during the beginning period of their elected term so the transition could be made smoother and quicker.

It was reported that only one letter had been received in response to Bill Foulois' letter dated June 2, 1996. The board agreed to review responses again at the June 27, 1996 meeting.

Bill Foulois presented letter dated June 4, 1996 from Kasimer & Ittig, P.C. (copy enclosed). A copy was given to each board member attending meeting. Bill Foulois stated he had contacted Jim Foster regarding the letter, however he had not contacted Gene Lear who had just left for vacation. Bill indicated that a formal response had not been drafted.

Treasurer's report. Nancy Michels indicated the community had received five concurrences with budget sent out. Also she reported that she had not received books from Bob Drye. It was requested that the treasurer prepare a list of who has paid dues. It was reported that the insurance had been paid although this was not verified in the checkbook. Additionally, it was requested that Nancy Michels obtain the appropriate signatory and resolution cards from the bank so the names on the account could be switched. Nancy Michels distributed a letter dated June 12, 1996 from Bob and Beverly Benson. It was noted this appeared to be the same letter discussed previously and was the only written response to Bill Foulois' June 2, 1996 letter, therefore discussion would be held at a future board meeting.

Park report - The recent grass cutting charge was $300 because the "knee high" grass had to be cut twice. The bill was approved for payment. The board discussed obtaining competitive bids for the lawn service. The scope of work, including separate prices for street and park area, insurance, multi year contract, and frequency, was discussed. Bill Foulois was to work on obtaining three bids.

A certified copy of the Deed dated February 24, 1973 for Parcel A was presented for the books.

Available library dates for a mid-summer community meeting were discussed. It was agreed not to schedule the meeting as this time.

It was announced that Fairfax County was sponsoring a meeting June 25, 1996 regarding community associations and risks. Bill Foulois and Nancy Arnold indicated they would attend as representatives of the board.

The board discussed whether association members who had not paid dues be cut from community distributions because of the expense in sending the paperwork to them. It was agreed that a future mailing would also include a request that members indicate whether they would like to continue or discontinue receiving our community distributions. Also grouping and distributing the minutes of board meetings held closely together (such as the June 20 and 27 meetings) was discussed as a method of minimizing expenses.

It was announced that the next board meeting is scheduled for June 27, 1996, 7:30 pm at Bill Foulois' house. Nancy Michels indicated that she would not be able to attend. Ed Seara indicated that he would get treasurer's books from Bob Drye and bring to the June 27 meeting.

Meeting was adjourned.

Submitted by: Nancy Arnold, Secretary

Upcoming Meeting:

June 27, 1996, 7:30 pm, Bill Foulois' house, 10910 Belmont Blvd.

BELMONT BAY COMMUNITY ASSOCIATION
MINUTES OF BOARD MEETING HELD 7:30 PM ON MAY 30, 1996

Location: Bill Foulois' house, 10910 Belmont Blvd.

Attendees: Carol Ann Wright, Eduardo Seara, Andy Beard, Nancy Michels. Bill Foulois and Nancy Arnold

Bill Foulois discussed Gerry Hyland's Task Force Meeting held May 29, 1996.

Bill Foulois presented to the board a proposed budget which was submitted to him by Larry Medlin. A copy will be sent to the community with the minutes of this meeting. It was requested that Nancy Michels contact Bob Drye and obtain the treasurer's books. The board requested that she audit the books for the prior year and provide a report of this audit to the board at a meeting to be held June 27, 1996, 7:30 pm at Bill Foulois' house. Additionally, Nancy Michels was to review whether payment was made for the insurance.

The board agreed that the current lawn mowing service should cut the grass in the park during the week of June 1, 1996.

Bill Foulois discussed the general focus of the board for the next year. The following three questions were discussed.

1. What do you personally want to accomplish as a member of the Board of Directors?
2. What do you feel are the major issues facing this community?
3. What do you feel should be the relationship between the board and the community?

The board agreed that it was important for each community member to have the opportunity to voice their opinions. Bill Foulois will write a letter to the members of our community. This letter, which will be sent out with the minutes of this meeting, will request that individuals submit narratives of the issues they feel are important to be considered by the community and the board. Answers received by June 20 will be discussed in a board meeting to be held that evening at Carol Ann Wright's house. Meeting time will be 7:30 pm.

Ed Seara volunteered to copy free of charge our community minutes, etc.

It was requested that Carol Ann Wright verify that all the documents identifying her as a trustee have been recorded correctly with the county.

The board is targeting to have a general membership meeting in mid-summer to review and approve a budget for the upcoming year.

Upcoming Meetings:

June 20, 1996, 7:30 pm, Carol Ann Wright's house, 10904 Belmont Blvd.
June 27, 1996, 7:30 pm, Bill Foulois' house, 10910 Belmont Blvd.

Submitted by: Nancy Arnold, Secretary

June 2, 1996

Dear Neighbors,

Our community faces many issues. From the dynamics that seem to be tearing this community apart to the potential development of Mason Neck, our lives are filled with concern for this community. This year the Board of Directors wants to establish a plan for addressing the many issues that face our community. At the first general membership meeting we intend to present this plan for your approval, and we will then use the approved plan to guide our actions as your board.

To help us develop our proposal we would like to hear from you; we need you to tell us what you think is important. Please provide us with a prioritized list of your issues in the following format:

1. Short Title of Issue
   - Narrative of issue

Provide as many issues as you like. Your input should be presented in descending priority, i.e., your most important issue is Number 1. We'd like to have a short title for each issue in order to make it easier to categorize them. The narrative will help us in determining the course of action.

Please either mail or deliver your list to:
Ms Nancy Arnold
Secretary, Belmont Bay Community Association
10913 Belmont Blvd
Mason Neck, VA 22079

Our next board meeting will be on June 20, and we'd like to consider your input at that time, so please respond as quickly as possible.

I firmly believe that if we all work together we can resolve the issues that are dividing us and we can develop a sense of direction for our community. Your Board of Directors can't do it all; we need to have the entire community get behind our efforts. This is our first initiative in that direction. Thanks so much for your concern for our community. We look forward to hearing from you.

Bill

Bill Foulois
President

FEB 1 1 1998

1996 - 1997 Belmont Bay Community Association Proposed Budget

May 14, 1996 Ending Balance (Includes $889.00 dues paid to date)			1769
Anticipated Expenses			
Administrative			
Insurance	250		
Mt Vernon Council Dues	35		
Mason Neck Dues	10		
Corporation Registration Fee	25		
TOTAL		320	
Secretary			
Mail	120		
Photocopy	120		
Paper Supplies	30		
TOTAL		270	
Treasurer			
Mail	30		
Supplies	10		
TOTAL		40	
President		30	
Administrative Expense Total			660
Funds Remaining after Admin Expenses			1109
Reserve Fund	300		
Funds Remaining for Maintenance and Beautification			809
Lawn Mowing	750		
Funds Remaining for Beautification and Road Maintenance			59

All new dues turned in will be used for Beautification and Road Maintenance.

If you concur with the Proposed Budget please sign below and return to the address below.
If you have comments please also forward them to the address below. The budget will be voted on at the next eneral Membership meeting. Your comments will be used to make adjustments as necessary in order to expedite the voting process.

I concur with the proposed 1996 - 1997 Budget.

NAME _____

SIGNATURE _____ DATE_____

Send To:
Ms Nancy Michels
Treasurer, Belmont Bay Community Association
10912 Belmont Blvd
Mason Neck, VA 22079

7:11 Started

Belmont Bay Community Association
General Membership Meeting Agenda

Gunston Hall, May 14, 1996, 7:00 p.m.

Current Board of Directors

President:	Mike Polifko
Vice President:	Larry Medlin
Secretary:	Tom Goeller
Treasurer:	Bob Drye
Director:	Bill Foulois
Director:	Frank Rapuano
Trustee:	Gene Lear

I. Opening Statements by President, Mike Polifko

II. Secretary's Report, Tom Goeller
1. Review of General Membership Meeting Minutes, January 25, 1996
2. Distribution and availability of Documents ✓ Article of Incorporation

III. Treasurer's Report, Tom Goeller for Bob Drye
1. Review Audit ← Nancy Michels wants to see discrepancies 1988-1993
2. Review Past Year's Expenditures ← Ralph ↓ Motion not passed
3. Discuss Proposed Budget for 1996-1997 → President

Ralph wants letter dated 22 Aug 95

IV. President's Report, Mike Polifko

V. Committee Reports 7:46
1. Park, Mike Polifko
2. Bylaws, Bill Foulois

VI. Old Business
1. Questions Concerning Attorney
2. Distribution of Incorporation Papers
3. Discussion of Bylaws and Responsibility of Board Members

VII. New Business
1. Voting Procedures
2. Voting Rights – Already considered
3. Vote on establishing the requirement that a board member voted into office will have received a majority of available votes during an election.

Motion: If more than two candidates are running for an office, each candidate will be placed up for election and voted for by the General Membership. If after this first vote, one candidate has received a majority of the votes, (majority meaning over 50 percent of voting members present who voted) then that candidate is declared the winner of the office. If no candidate receives a majority of votes, then the top two vote receivers will be placed up for election and the General Membership will again vote for either of these two candidates. The winner of the office will be the candidate that receives the majority of votes on this second round of voting. If in any round of voting candidates who receive the highest number of votes receive the same number of votes, then these candidates will be continued to be voted upon until only two candidates remain.

Example: Three candidates run for office of president -- Candidate A, B, and C. There are 30 General Members available to vote. The results of the first round of voting is:

Candidate	Votes Received
A	11
B	10
C	9

Since all 30 Members voted, the winning candidate must receive at least 16 votes. Because no candidate obtained a majority, a second vote must be taken. Candidates A and B are now placed up for election because they received the two highest number of votes. The results of the second round of voting is:

Candidate	Votes Received
A	13
B	15

Since only 28 Members voted, the winning candidate must receive at least 15 votes. Candidate B is the winner of the office of president.

4. Election of New Board
5. Vote on Dues Amnesty
6. Vote on Budget

VIII. Community Open Time

IX. Adjournment by 9:30.

Belmont Park Estates Community Association
General Membership Meeting Minutes
14 May 1996

Meeting called to order by Mike Polifko at 7:11.
Gunston Hall

In Attendance:

Board Members
Mike Polifko Tom Goeller Bill Foulois Larry Medlin Gene Lear (Trustee)
Bob Drye - Away on Anniversary

Community Members
Marty Jacobson Ralph Edwards Patty Edwards Pete Galbaugh John Ariael
Bob Benson Bev Benson Darryl Michels Nancy Michels John Beard
Ed Seera Mara Foulois Nancy Arnold George Arnold

Secretary's Report

Minutes of January 25th, 1996, the last general membership meeting, accepted with no revisions.

A copy of the Articles of Incorporation were provided to attending members as requested in the last General Membership Meeting.

Nancy Michels was provided copies of Attorney letters, Deeds and Trust Agreements.

Patty and Ralph Edwards paid for copies of the Attorney letters. Copies of the Deeds and Trust Agreements will be provided within the next few weeks.

Treasurer's Report

Bob Drye was absent because of celebrating his anniversary. Tom Goeller was provided Bob's report. The proposed budget for the incoming board will be provided and presented with the later minutes.

President's Report

1) Reviewed accomplishments of current board
   Procedure for advertising vacant lots in community established
   Street light at the end of Haislip Lane
   Community Financial Accounts audited
   Park maintained and accessible to all

2) Request for incoming board
   Get involved with Mt. Vernon Council because that is where our representative (Gerry Hyland) gets his information.
   Keep concerned about zoning changes - Mike mentioned the proposed high density housing across from the 7-11 at the corner of Old Colchester and Gunston Roads.
   Develop a Mission Statement so our representatives to groups like Mt. Vernon Council can represent our best interests.
   We have a nicely maintained park. Keep the park maintained and provide for improvement. The new board should consider keeping the current mowing

contractor because he has done a good job is bonded and has insurance. The grass really needs to be cut now or we will incur a higher mowing expense because it has grown too high with the recent rain (Because of concern that the contract should be up for bid, at the last Board Meeting it was decided to let the new Board handle this issue).
Mike hopes the new Board can continue to bring the community together. The past year's slate for Board was an attempt to have independent and new blood on the board to satisfy a few members. Hopefully the new board will be able to pull the community closer and improve the benefit of the bay property for all. In fact, for the first time a nonresident lot owner has been nominated for the board.

Committee Reports

Park

Mike wants the new Board to establish a park committee to which all could belong. The goal should be to develop 5-10 and 20 year plans.

BYLAWS

Bill Foulois stated that there have been two meetings since the last General Membership Meeting. He stated they are making some progress.

A motion was made to have this committee provide a set of bylaws to be voted upon by the General Membership no later than 30 September 1996. Motion seconded and approved with one abstention.

Old Business

1. Information Concerning Attorney:

A. A motion was made and seconded to have the Attorney come to a General Membership Meeting and Answer Questions. Because it was believed the Attorney would charge a fee, there was a question of who could vote for this motion.

In the past, a special motion has been made and approved that all lot owners could vote, during the general election even if they had not paid their annual dues. A motion was made and seconded that only paid members could vote on motions in accordance with the Second Article of Incorporation, "Each member household shall have one vote at a meeting of members provided the annual membership dues have been fully paid as provided for in the Bylaws of the corporation." This motion was passed with one abstention.

The motion to request the Attorney attend a meeting was tabled.

B. In response to continued inquiries concerning the board use of an attorney in 1993-94 motion was made to require those with questions to provide a list of questions for resolution to the issues. This motion was seconded and passed.

C. There was a question concerning ownership of the community property by the bay. Jim Foster explained this during the January meeting but the speech was not recorded in the minutes. Since the question has again risen, here is a summary of what Jim said at the January meeting.

The property was turned over to the Trustees "for the use and benefit of all lot owners in Belmont Park Estates Subdivision" (Deed, Book 3790, page 114). It was deeded as a "Special Warranty of title" as opposed to a General Warranty because the Hurvitzes, the previous owners, did not want to be responsible for guaranteeing the legal ownership of the property back to the time of George Washington. In essence, if some long-lost relative of a colonial time owner of the property claimed ownership of the land, the Hurvitzes did not want to have the community be able to take action against the Hurvitzes. The community would have to defend its right to the property should this occur.

Because some members felt that this was not a satisfactory answer, the following motion was seconded and passed:

Mara Foulois would search county records and find the nature of the title to this property. The desire is to determine if the community has "clear" title to this land. This information will be brought to the Board no later than 30 June 1996. The Board will provide copies of this information to all lot owners at this time with copies provided by Marty Jacobson. Mara Foulois and Marty Jacobson have agreed to do this without cost to any member of the community or the corporation.

C. There was a question of who is currently the registered agent for the Corporation. Mike stated Jim Foster was the registered agent.

New Business

1. Voting on new officers:

A. Gene Lear, Chair of the Nominating Committee presented the slate of officers. The following is a copy of the slate of officers:

Election of Officers and Directors of the 1996-1997
Belmont Bay Community Association
May 14, 1996

PRESIDENT:	Bill Foulois
VICE PRESIDENT:	Tom Goeller
SECRETARY:	Nancy Arnold
TREASURER:	Nancy Michels
DIRECTOR:	John Beard
DIRECTOR:	Ed Seera

B. Nominations were requested from the floor. None were given.

C. Since there were no nominations from the floor, Tom Goeller's motion to guarantee officers would only be appointed by a majority of voters voting, was not acted upon by agreement of all present.

D. Since John Beard, Bill Foulois and Nancy Michels had not paid their dues as of the meeting date, they were asked if elected, "would they pay their dues?" All agreed. (Secretary's note - They also were not counted in the vote totals during the evening)

E. The Secretary asked if any member had proxies in their possession that they desired to vote.

Larry Medlin for Catherine Foster, John Ariael, and Hurvitz/Foster.
Secretary, Tom Goeller, for Pete Galbaugh, Roger Twist, Robert and Sharon Drye, and Charles Lee.
No one else identified having proxies.

F. Because there were no nominations from the floor a hand vote was requested to accept the slate of officers. The slate was voted in with one abstention. The vote then was 12 for, 0 against and 1 abstention. At the time of the vote, there were 21 paid members.

2. Mike's motion to give amnesty on dues up to the 1996 year was tabled.

3. Motion to vote on the 1996-1997 budget was tabled because it was believed that by this time of the meeting there was insufficient paid membership to constitute a quorum.

Community Time

The following is a summary of items discussed during the meeting.

1. Who owns the bay property? The last deed shows the property being deeded to the trustees for the benefit of the community. George Arnold stated that the county records indicate property is owned by the community.

2. Do you have to belong to the Association? One member of the community believes that there is no legal requirement to belong or to pay dues. Ralph Edwards wanted this issue duly noted for the record. George Arnold stated that everyone who owns property in the community owns a portion of and has a right of access to the community property bay property. Thus, whether they appreciate it or not, their property value is enhanced by the fact that owning a lot in the community guarantees bay access. Therefore, all property owners are responsible for paying their fair share of the insurance, maintenance and improvements of the property.

Secretary's note for clarification (not discussed during the meeting).

- The Deed previously mentioned states the following;

> To have and to hold unto the said parties of the second part (Trustees) upon the following trusts and uses: To hold said property for the use and benefit of all lot owners in BELMONT PARK ESTATES SUBDIVISION....to deny access to or use and enjoyment of said property to such lot owners in BELMONT PARK ESTATES SUBDIVISION who neglect, refuse or fail to pay a uniform charge as determined by the trustees; to apply such funds collected from lot owners to pay expenses incurred in the ownership, maintenance and improvement of property; to be governed in the use of said property, and in all matters pertaining thereto by a Board of not less than five (5) nor more than nine (9) lot owners of said subdivision; which Board may include the trustees, and which Board shall be elected at a meeting called by the trustees of all lot owners in said subdivision...(Book 3790, page 114).

Furthermore, one of the purposes of incorporating was to protect each owner from individual liability for the bay property. If a lot owner is not a member of the corporation, then that lot owner may be individually liable, in addition to the corporation, for any accidents that occur at the bay.

During the meeting I asked George Arnold if a lot owner who doesn't want access to the bay and doesn't want to be a member of the Association could legally remove themselves from the community. He stated this may be possible if the lot owner signs legal papers similar to a deed, basically stating giving their share of the bay to the community and no longer having ownership or rights to the community property. He suggested, anyone desiring to do this should contact their attorney.

End of Secretary's note.

3. One nonpaying member of the community raised the issue of whether or not the Association is a legal corporation because they believe that all the proper paperwork has not been accurately completed or that the current or recent past board did not complete proper paperwork. Mike Polifko and George Arnold stated that the Association is a legal entity registered in the Commonwealth of Virginia and Fairfax County.

4. George Arnold reviewed the relationship with the attorney. Here is a summary.

A. George commented that the use of an attorney was requested by several members of the community, and approved by the Board as well as the Community. Initially the use of the attorney was not only to assist in the Incorporation and by-laws, but to assist the Community in collection of Association dues through the use of liens where necessary.

He noted the Attorney researched County Records concerning the common areas (Park Area) titles and deeds and reported that all was in order. He also researched the issues concerning liens and submitted several versions of by-laws which could be used to model our communities by-laws and to place liens against properties for past dues.

He noted that when the 1993-94 Board reviewed many issues including membership voting, issues of placing a lien against an owner of multiple lots, and the concern of some of the community concerning the concept of placing liens. As a result, the 1993-94 Board recommended the Community accept the current plan (of invoicing) until it became necessary to adopt other methods.

A discussion of some of the issues included that when dealing with issues affecting land title, liens, and ownership, not-with-standing the current by-laws, land owners were entitled to one vote per lot. At our request the attorney consulted with a second attorney, who verified and also noting that the one vote per lot the would be required by the mortgage holders. An option was prepared which would require a passage based on a community vote of one vote per lot.

1. There was concern that mortgage lenders such as Fannie Mae, would not be willing to make loans to properties that could be impacted by such a lien. Since most home owners obtain loans to acquire their home, again the Board felt this would be an imposition on mortgagees.
2. There was the question of which lot to put the lien on if a member owned multiple lots.
3. The lien concept was not supported by some members.
4. There was the possibility that the Board could legally escalate dues without asking the membership.

Because of these concerns, the Board and Membership decided to instead pursue an aggressive policy to collect current and back dues. What specifically will be done to those who refuse to pay dues is still under debate and hopefully will be finally resolved when the bylaws are brought before the community.

Denying access to the bay is an option that has received the most attention. The community obviously does not want to police children of nonpaying members from going down to the bay. Denying the nonpaying member the ability to use the bay for parties, fishing or boat launching is considered reasonable. In addition, the Association is considering keeping a running total of unpaid dues and notifying the owner of the property that if the property is sold, the new owner will be notified that they do not have access to the bay unless all past dues are paid.

5. There was a question as to the need for having a new audit of the treasurer's books. The member believed there was a conflict of interest because Larry Medlin did the audit and his wife, Luella, was treasurer before Bob Drye (95-96) and Marie Stepp (94-95). The facts are that Larry Medlin volunteered to do the audit and was requested by the community to do an audit by vote at

the May 15, 1995 General Membership Meeting. Larry performed the audit and reported to the Board and President 22 August 1995. Bob Drye requested 30 days to review the books during the 8 October 1995 Board Meeting. During the 10 November 1995 Board Meeting the Board agreed to the then current balance of $2,148.48 as an official balance and no further auditing would be performed. No wrong doing was found or implied but the books were obviously not kept as an accountant would have liked. At the current General Membership meeting Nancy Michels desired a copy of the audit. The motion was tabled. Since Nancy is the new Treasurer she will have access to the Treasurer's records and Larry's audit.

Respectfully Submitted

Tom Goeller, Secretary

Reminder:

Troop 994 is having their Court of Honor/picnic Fri. June 14 7:00-9:00 at the bay. Sponsered by the Goellers.

Belmont Bay Community Association
Board Meeting Minutes
9 May 1996

Meeting called to order by Mike Polifko, Vice President, at 7:40.

In Attendance:

Mike Polifko	Larry Medlin	Gene Lear	Tom Goeller
Visiting:	Patty Edwards	Nancy Michels	

Secretary's Report

1. Minutes of the 25 April Board meeting approved with the following changes;
   - A. Change item 4 under New Business to read:
     4. Patty Edwards responded to Mike's last letter to her and to comments about her's and Ralph's letters that have been written over the last year, made during the board meeting by several board members, by clarifying that letter writing is a civil form of protest, and that if anyone's personal feelings were hurt, it wasn't our intention to do so.

This request was made by Patricia Edwards letter to the Board dated May 3, 1996. Wording is as she requested.

   - B. Add item of New Business, left out by secretary;
     6. The Board should check to make certain that Carol Ann is legally registered as a trustee.
   - C. Add item of New Business, left out by secretary;
     7. The Board is happy to accommodate Eric Adams request to hold a party down at the bay. However, the Board would like his parents to chaperon the event and to accept responsibility for insuring that there will be no underage drinking or other such activities that can occur with large unsupervised groups of teenagers. We have complete confidence in Eric. This request is not a reflection on him or his friends. We were all teenagers and know that large groups of teenagers always can use guidance at parties. We would like a written request from Mr. and/or Mrs. Adams for the use of the bay with acknowledgement that they will monitor and be responsible for the activity.
2. Two proxies for the upcoming elections were received by Larry Medlin.
3. Eighty-four dollars of expenses for copying and mailing, from January 1st to May 8th, were turned in for reimbursement.

Treasurer's Report

1. No Treasurer's Report provided.
2. Mike will check to make sure the insurance was paid.
3. Several dues were received by Mike.

Committee Reports

Park

1. Lawn was mowed. The contractor has agreed to keep the price the same. Mike feels the current contractor has done a good job, that the cost is low, the work good and the firm is licensed, bonded and reliable. Mike recommends the new Board continue with the services.

2. Tom and Brent Goeller picked up trash for an hour along the bay shore. Mike Polifko moved fallen trees and brush out of the grass cutting area. Jim Foster and Andy Wright moved the benches back into place.

BYLAWS

No report provided.

President's Report

1. Mike attended the Mount Vernon Council Dinner to honor a Citizen of the year. Mike recommends that the new Board provide funds and appoint members of the community attend Mt. Vernon Council and Mason Neck Association meetings.

Old Business

1. Work on bay was covered in Park Committee report.
2. Legal, Treasury and Secretarial documents will be open for inspection at the Community Meeting.
3. Trustees nominated a slate of officers and this slate was provided to all members.
4. Mike stated that Carol Ann was registered as a trustee when the annual incorporation papers were turned in this year.

New Business

1. There is concern that the Board is not informing the community of all local issues. Since this is not required as part of the bylaws, the Board recommends that the bylaw committee look into redefining the responsibilities of the Board. Currently, the Board and Association is only responsible for properties within the community boundaries. The Mason Neck Association keeps residents informed of local issues and has a direct link to Mt. Vernon Council. Individuals may belong to the Mason Neck Association for $10.00. This also gives the individual voting privileges.
2. Some items that will be part of the Community Meeting Agenda are listed here (not necessarily in order of presentation during next week's meeting):
   - A. Voting by only dues paying members.
   - B. Only one vote per family, organization land owner.
   - C. Vote on Budget.
   - D. Approve minutes of January Community Meeting.
   - E. Motion to establish a representative to the Mount Vernon Council and Mason Neck Association.
   - F. Tom Goeller's motion to insure a majority vote winner for each officer in cases where more than two persons are running for office.
   - G. Vote on officers.
   - H. Motion on Amnesty for owners who have not paid their dues in the past.

3. Boy Scout Troop 994 will have Court of Honor 14 June at Bay. Tom Goeller is Committee Chair.

Next Board Meeting:

To be determined by new Board.

Meeting adjourned 8:40

Tom Goeller, Secretary

NOTE: Community meeting will be **Tuesday, 14 May, 7:00 - 9:30, at Gunston Hall.**

See May 9, 1996 For Changes.

Belmont Bay Community Association
Board Meeting Minutes
25 April 1996

Meeting called to order by Larry Medlin, Vice President, at 7:40.

In Attendance:

Larry Medlin	Bill Foulois	Bob Drye	Gene Lear	Tom Goeller
Visiting:	Patty Edwards	Nancy Michels		

Secretary's Report

Minutes of the 28 March Board meeting approved without changes.

Treasurer's Report

Bob Drye stated that he had received cheques for dues and would be paying the insurance soon.

Committee Reports

Park

No discussion.

BYLAWS

Bill Foulois stated he had one meeting.

President's Report

None. President notified everyone he would be absent.

Old Business

1. Resolution on voting and committees.

Tom Goeller will be bringing a motion to the community general board to vote on a system whereby all elected officers are elected by a majority vote. Previous minutes have given a brief explanation. Tom will explain more fully at the meeting.

2. In March's minutes the following was proposed:

3. Mike still wants a budget committee established. Bob Drye is unable to have a budget meeting prior to the general membership meeting. Tom Goeller will host a budget meeting for members to include their input on Friday, May 10th at 7:00 at his home.

4. Attorney information. The corresspondence between attorneys and community members is available for photocopy. In addition, Nancy Michels identified several attachments to these documents that have been identified and are also available. The list of missing documents developed by Ralph Edward was found among the Treasurer's papers with the title "Secretary's Report."

5. Patty Edwards was provided a copy of Marshall L. Ware's resignation as a trustee.

5. Spring clean-up is still scheduled for 9:00 a.m. on 27 April. There was discussion that because of children's sports this was not a good time. Because it was too late to change the date, the date was kept.

6. Planned Community meeting will be **Tuesday, 14 May, 7:00 - 9:30, at Gunston Hall.** Please note there is a side entrance that will be open.

7. There is no known follow-up to Mr. Lee's shed on his property. Discussion concerning this issue revolved around whether or not the Board or Community in general had any rights over this issue. The issue was tabled because of time.

New Business

1. Elections for Officers at the next general meeting. Because there was concern that a slate of officers has always been available to absentee owners Bob Drye made a motion that the Trustees make a slate. This was seconded and passed by the Board. Mr. Lear stated he would get the Trustees together during the weekend to develop a slate of candidates.

2. Bob Drye made a motion that the grass be cut at the park this coming week and then let the new Board determine how they want to handle the grass cutting issue. The motion was seconded and unanimously passed.

3. Larry Medlin turned in a letter he had written, apologizing for his actions during the February Board Meeting.

4. Patty Edwards wanted to respond to Mike Polifko's letter to the members by stating that she considered her letters to be civil.

5. Ralph Edwards letter dated April 21, 1996. Again, all documents were at the meeting. Because of time, issues in his letter were not addressed. The documents requested were part of the attachments identified by Nancy Michels. These documents have been found and are currently being photocopied.

Next Board Meeting:

9 May 1996. 7:30 p.m. at Jane Goeller's home.

Meeting adjourned 9:00.

Tom Goeller, Secretary

NOTE: Planned Community meeting will be **Tuesday, 14 May, 7:00 - 9:30, at Gunston ~~Hall~~.**

Attachment: Nominating Committee Report
Proxy

Belmont Bay Community Association Trustees, as directed by the Belmont Bay Community Association Board, met on 28 April 1996, to develop a recommended list of names for Board positions for the upcoming General Membership Meeting Elections. All of the recommendations have agreed to serve if elected.

Trustees:

James Foster
Gene Lear
Carol Ann Wright

Recommended Board:

PRESIDENT:	Bill Foulois
VICE PRESIDENT:	Tom Goeller
SECRETARY:	Nancy Arnold
TREASURER:	Nancy Michels
DIRECTOR:	Andy Beard
DIRECTOR:	Ed Seara

TRUSTEE: Carol Ann Wright (automatic rotating member of the Board, not elected)

Respectfully,
Gene Lear
Chairman

Belmont Bay Community Association Trustees, as directed by the Belmont Bay Community Association Board, met on 28 April 1996, to develop a recommended list of names for Board positions for the upcoming General Membership Meeting Elections. All of the recommendations have agreed to serve if elected.

Trustees:

James Foster
Gene Lear
Carol Ann Wright

Recommended Board:

PRESIDENT:	Bill Foulois
VICE PRESIDENT:	Tom Goeller
SECRETARY:	Nancy Arnold
TREASURER:	Nancy Michels
DIRECTOR:	Andy Beard
DIRECTOR:	Ed Seara

TRUSTEE: Carol Ann Wright (automatic rotating member of the Board, not elected)

Respectfully,
Gene Lear
Chairman

Nominations for Officers and Directors of the 1996-1997 Belmont Bay Community Association

In the event you are unable to attend the upcoming community elections, please use the following proxy ballot and return to the secretary's or Board's mail box no later than 14 May 1996.

Board
Belmont Bay Community Association
P.O. Box 686
Lorton, VA 22199-0686

Secretary
Tom Goeller
P.O. Box 757
Lorton, VA 22199-0757

Proxy Statement

To the members of the Belmont Bay Community Association, in care of the Secretary of the Association. This signed and dated document is my proxy for the upcoming election of Officers and Directors of the Belmont Bay Community Association.

PRESIDENT:	Bill Foulois
VICE PRESIDENT:	Tom Goeller
SECRETARY:	Nancy Arnold
TREASURER:	Nancy Michels
DIRECTOR:	Andy Beard
DIRECTOR:	Ed Seara

CHECK ONE BELOW:

_____ Unless otherwise amended and initialled above, I vote for the above slate of Officers and Directors of the Belmont Bay Community Association.

_____ I support the above slate of nominees, unless otherwise amended and initialled above, but advise that Mr/Mrs _____ has been instructed to vote my proxy in the event necessary, such as run off elections, ties, or should any of the proposed candidates be unable to serve.

Name (print): _____ Date: _____
Address: _____
_____
_____
Signature: _____

Everyone

Belmont Bay Community Association
Board of Directors
April 15, 1996

Dear Residents and Lot Owners,

Attached for your information is a letter distributed to the Absentee Lot Owners of Belmont Bay Community Association, dated April 10, 1996. Since you, nor all members of the current board were included in this mailing, we thought your interests would be best served if you were included in the distribution.

In May of last year the community overwhelmingly supported the current Board. Other than myself, all of the current Board had no association with previous Boards. Although the previous Boards accomplished a great deal in cleaning up the Park and opening access to the Park, there were several personality issues that may never be resolved. It was our hope that with new representation, free of conflict with either side, we may have been able to reunite our community.

Unfortunately, this has not been possible. As you may gather from the enclosed letters, the hostility continues. While it is not our intent to further alienate members of the community, it would not be fair to the community not to address issues that may have been misunderstood.

Members of the Community who wished to speak at Board meetings were requested to advise the Board of their topic in advance of the meeting. In addition to permitting reasonable planning, the Board that meets in the Lorton Library, must accommodate the Library hours. We do not feel this request is unreasonable. Members are otherwise encouraged to attend our Board meetings, and we frequently have guests.

I am surprised by Mrs. Edward's concern about the renewal of the Lawn service. While serving as Secretary of the Association, Mr. Edward obtained bids from two other companies, the current lawn service was selected with the lowest price. They have done a nice job in keeping the park areas mowed and trimmed, and because of their performance and price, we do not feel that it is necessary to seek the lowest bid each year.

I am uncertain what Mrs. Edward is referring in relation to the dues and the submission of quarterly payments. The park is certainly one of our Community responsibilities, we pay liability insurance, the maintenance of the park, maintaining the road to the park, membership in the Mt. Vernon Council, mailing and reproduction cost, as well as State Incorporation fees. Our dues are $80.00 per year for residents and $40.00 for Lot Owners. This does not seem excessive. Hopefully, her intent in requesting quarterly payments is not to increase the cost to the community.

As you can see from the example above. The animosity that plagues our community, continues to alienate members of the community. While on occasion, members of the Board have become frustrated with the continued disruption. I must apologize to the Board and Community for being unable to conduct Community Business without insisting on order and civility.

I am uncertain how Mrs. Edward believes the Historic Overlay was an example of this Board's failing to represent the Community. As President of the Belmont Bay Community Association, I voted to oppose the historic "Belmont" site and the surrounding homes from being included in an area subject to an Architectural Review Board without the approval of the homeowners. This motion was opposed not only by the surrounding home owners but also the owners of the "Belmont" property.

I, too invite you to see what the Board has done with the Park Area. It is one of the most beautiful sites in Northern Virginia. It is yours to enjoy, and the Board hopes to once again have community activities during the Spring and Summer months.

With respect to concern about the budget, the Board has taken no action, other than that required to maintain the Park, distribute minutes, pay the insurance, and Incorporation fees. These items were approved by the general membership, are required or expected of the Board. Unfortunately the Annual budget was not approved because the previous Treasurer did not present the budget to the Community at the Annual membership meeting. However, the expenses outlined above were approved by Board as recommended by the 1995-1996 budget committee which included Mr. Edward.

In regard to the letter from Mr. Edward, the Secretary, Dr. Tom Goeller, organized and bound the minutes from the last four years into separate binders, they were not altered. They were previously filed in one large binder. As always, the minutes will be on file at our next General Meeting and are available for inspection at that time.

This Board, is supported by most of the Community because it represents neither of the previous Boards. It has made every effort to remain neutral, solicit the participation and represent the members of the entire Community. We hope you can attend, and participate in our upcoming meetings and elections. If you are interested in additional information, in order to cast an informed vote we encourage you to contact me at (703) 339-6013 or any of our current Board or Trustees.

Sincerely,

Mike Polifko,
President,
Belmont Bay Community Association

Belmont Bay Community Association
Board Meeting Minutes
28 March 1996

Approved No Changes

Meeting called to order by Mike Polifko at 7:34.

Members Present:

Mike Polifko Gene Lear Larry Medlin Tom Goeller

Members Absent:

Bob Drye Bill Foulois

Visiting: Ralph Edwards Charles H. Lee Ed Seara

Secretary's Report

Minutes of the 29 February Board meeting were amended as follows:

"Community input will be solicited to develop a mission statement on the community's position on future development."

Treasurer's Report

No transactions since the February meeting. Bills for annual dues were distributed with the February minutes.

Committee Reports

Park

No Report. Carol Ann has requested the use of the park on 4 and 5 May for a private party. The only other time the park is currently scheduled for a specific purpose is August 17th for Tom and Jane's Annual Community/Family Reunion Party.

BYLAWS

1. No report was given. Again, it was not believed that there was any meeting since the last Board meeting.

President's Report

1. Dave Walker, the person who did the work on the bay road and park, has been extremely ill and has been moved to a nursing home. He is not expected to survive. Those interested in helping his wife and family through donations or offering work should contact Jim Foster.

2. Mike attended the Mt. Vernon Council meeting on 26 March. The representatives OK'd a 10 percent increase in property taxes. Mike abstained because we did not have an official community vote.

3. Mr. Charles Lee, owner of lots 91, 92, 104-108, was contacted regarding the shed like structure on his property. The Board requested he review our Association By-laws along with county regulations to see if his structure is in compliance and to correct any problems. He was given a copy of the bylaws at the meeting and was asked to comply with community and county regulations where necessary. Follow up will proceed.

4. Mike still wants a budget committee established. If you have any special requests on the community budget you should contact Bob Drye (550-6987), Larry Medlin (339-6263), Tom Goeller (550-5681) or, Mike Polifko (339-6013).

Old Business

1. Election Procedure: To ensure that no elected person takes office with less than a 50% majority the following procedure is recommended:

When more than two persons are running for the same office, the top two vote recipients will be placed again on a ballot and a re-vote taken.

This proposal will be presented for community vote at the next general membership meeting. Community input is requested.

2. As stated in the February 29, 1996 Minutes, the Board proposes that association dues that are delinquent up to December 1995 be granted amnesty. Beginning January 1996, the board will pursue a collection policy. In addition, board and committee seats and voting privileges will be denied to those persons whose accounts are in arrears.

This proposal will be voted by the community at the next general membership meeting. Community input is requested.

3. Ralph Edwards request for Documents. Documents were available at the meeting.

4. Request for volunteers to attend Local/County Meetings. The Board still has not received any volunteers. Ralph Edwards declined the Board's request that he attend the Historical Task Force Meetings as the community representative. He declined, requesting that the Board should again ask for volunteers.

5. A copy of House Bill 451, sponsored by Dave Albo, and referenced in the minutes of February 29, 1996 was inadvertently omitted. Copy is attached here.

6. Attorney information: All documents have been assembled once again and were available at this meeting. Community members may request copies of any documents by notifying a board member of the request a few days prior to a meeting. Documents will be brought to the meeting and photocopied by the Secretary at the library at the requester's expense. No original copies will be removed from the files.

7. Patty Edwards gave a memo to Mike concerning issues from the last minutes. The memo states that a copy was distributed to "ALL LOT OWNERS, ALL NEIGHBORS." Therefore no copy is provided with the minutes. All the issues were discussed.

New Business

1. Patty Edwards requested a copy of Marshall L. Ware's resignation as a trustee. It was available at the meeting and will be provided to her during April.

2. Elections for Officers at the next general meeting. There will be no nominating committee. Those interested in running for office may inform community members and be present at the next general meeting.

3. We would like to schedule a spring clean-up at the park for April 27th starting at 9:00. Weather permitting, please come to help.

4. Tom Goeller made a motion that,

"Any new activities by the Board and/or Community will require a budget prior to being implemented."

The motion was seconded by Larry Medlin and unanimously approved.

5. The planned community meeting in May must be rescheduled because of the number of Board members who will be out of town on that date. We are working on an earlier date in May.

6. All items mentioned by the Board are always available for objective community input. When community input is not readily available or reasonably necessary the Board correctly operates within established parameters when it implements decisions for the community it was elected to represent. Dues paying community members have always been and will continue to be encouraged to assist in the running of the community.

Next Meeting:

April 25, 1996. 7:30 p.m. at Lorton Library.

Larry Medlin made a motion to adjourn, seconded by Gene Lear and approved. Meeting adjourned 9:00 p.m.

Tom Goeller, Secretary

Information Concerning the Attorney. This was not part of the meeting but is provided for your information.

The following information was obtained by Tom Goeller from the Community Minutes and our March 29, 1996 Board Meeting. Please understand that no minutes are available prior to 1992.

The first mention of an attorney is March 7, 1993 when George Arnold was to talk with an attorney concerning indemnity insurance for board members and review wording on the recommended changes to the bylaws. On April 19, 1993 it was recommended that an attorney review bylaws prior to articles of incorporation. The attorney, Mr. Jack Knowles, met with the Board to discuss incorporation on July 31, 1993. Mr. Knowles mentioned that he would need to contact a consultant at which time Fritz Vandenberg gave Mr. Knowles $500.00 to start the process. On September 1, 1993 the Board met with Mr. Knowles to discuss enforcing and amending covenants, assessing dues and possibly putting a lien on properties. On September 27, 1993 the community voted to proceed with incorporating the association. April 8, 1994 the minutes note that the president will begin work on the incorporation. At the September 12, 1994 Board meeting George Arnold noted that the association was incorporated on July 11, 1994 and, "Passed out articles of incorporation for review." During the October and November 1994 meetings Mr. Ralph Edwards asked who had copies of the incorporation papers. Ralph was provided this information and stated he would provide an inventory by the next board meeting. It was noted in the January 23, 1995 minutes an attorney bill was presented and that Ralph was given a copy and "Ralph has retained a copy for anyone interested in seeing it." The attorney fees are identified in the February 20, 1995 minutes as $77.75 for incorporation fees, $766.89 for outstanding attorney's bill along with the original retainer fee of $500.00. In the March 20, 1995 minutes it is noted that Ralph was given one week to review the bill and related paperwork and report his findings at the next board meeting. In the April 17, 1995 minutes Ralph reported that "...several documents were missing." The minutes note that Mike was not aware of the missing documents and that Ralph "...would contact the attorney directly, via letter, to get copies of documents and answers to the questions raised in reviewing documents on hand."

Since Ralph attended the March 29, 1996 meeting the Board asked Ralph directly what documents he thought were missing and if he had contacted the attorney about the matter. Ralph stated he had made a list of the documents he had received and that the list should be with the minutes. This list is not identified in any minutes. Tom Goeller stated that he did not find such a list in the secretary's records. In regard to contacting the attorney, Ralph stated that he did not follow through on the matter because he was not elected at the May 15, 1995 General Membership Meeting. The secretary papers were not turned over to Tom until July 1995 because Ralph wanted to turn them over in good order.

In review, because of Mrs. Nancy Michels' reminder during the January 1996 General Membership Meeting, Mike requested and has received from the attorney all papers the attorney sent to community members. We now have all the papers in one place. Those who would like a copy of these or any other records currently held by Board Members may do so by notifying a Board Member a few days prior to a meeting. Papers will be brought to the meeting and will be photocopied by the secretary at the Library at the requester's expense.

I apologize for not providing this information sooner. I was waiting until the audit of the financial books was completed so that I would know for certain what was paid to the attorney.

Respectfully,

Tom Goeller

Belmont Bay Community Assoc.

Regular Board Meeting

Agenda

March 28, 1996

7:00 Call to Order

" – Secretary's Report

– Treasurers Report

7:15 Committee Reports

– Bylaws - Bill Foulois absent

– Park.

7:30 Presidents Report.

7:45 New Business

Nominating Committee

Budget Committee

~~Spring~~ Cleanup

✓ Set agenda for GMM

Select representative for Mason Neck Task Force

8:45 Public time

9:00 Adjourn.

18 March 1996

Dear Neighbors and Lot Owners;

The next General Membership Meeting is tentatively scheduled for Thursday, May 30th at 7:00 at the Lorton Community Library on Route 1. Please contact any board member if you have any questions or agenda items. If you would like specific questions answered, please let us know before the meeting so we may bring appropriate documentation.

With the tenure of the current board drawing to a close, a review of board actions is in order:

1. Completion of park revitalization (access, drainage, clean up nature trail) has enabled the redirection of planning and funding toward upgrading the road to the park to all-weather conditions.
2. Street light was installed at the intersection of Haislip and Rio Vista Drive, heretofore a dark and troublesome area.
3. A successful policy for the placement of "for sale" signs advertising vacant lots has been enacted. According to the covenants these signs may only be placed outside community boundaries. The seller may stake the boundaries with identifiable tape. Other pertinent information can be written on these stakes. Any more information must be obtained through the seller or real estate agent.
4. An audit of the treasurer's books was completed and no discrepancies were found.
5. The Springfield Lawn Service was hired to cut the grass and clean up the park. They completed one season, stayed within budget and did a great job. We plan to renew their contract this year at the same price.
6. A policy for the replacement of a trustee was enacted. Basically the trustees replace themselves. The newest trustee is Carol Ann Wright who replaces Marshall Ware who resigned. Carol Ann has been a resident since 1962. The responsibility of the trustees is to assure that the community government is in order and carrying out the obligations to the park property.
7. The committee formed to revise the by-laws is working towards a presentation at the next General Membership Meeting.
8. We kept you informed. Interested neighbors attended most of the meetings. The meetings were recently switched to "neutral ground" by having them at the Lorton Library. Copies of our minutes of the regular board of directors and General Membership Meetings are now being sent to all residents and lot owners. An additional budget item will have to be made for this expense in the coming years budget.

The board has been faced with accusations of impropriety from a small but very vocal group of neighbors. Most of the accusations relate to their inability to work with past boards which they have carried over to the current board. Numerous requests for the general community to participate in subcommittees on the park and by-laws were ignored by all residents until recently. In the face of this relentless opposition we are likewise resolute in finding solutions to solve community problems with majority community input. We will continue such ways to

improve your community in the majority interests.

It is the intention of the board to establish a Park Committee with unlimited membership from the community. Committee meetings would be separate from board meetings and the committee chairperson would report directly to the board. The committee would be responsible for developing a master plan for the park (5, 10, 20 years) as well as maintenance of the common grounds. This plan could someday include a community dock, covered pavilion for picnics, more nature trails and a ball park etc.. Your input would be greatly appreciated.

The dues remain at $80.00 for residents and $40.00 for lot owners. This is the same fee as established in the 1960 original by-laws. In accordance with existing by-laws, voting privileges and service on committees will be denied to anyone whose 1996 dues are in arrears. The 1996 dues bill is included with this months minutes. The bills will be considered in arrears if not paid by May 15, 1996.

Please feel free to contact me or any other current board member with any questions. Lot owners, come and visit your lot. See for yourself what has and has not been done with your association dues.

Sincerely yours,

Michael Polifko
President, BBCA

Belmont Bay Community Association
Board Meeting Minutes
29 February 1996

Meeting called to order by Mike Polifko at 7:35.

In Attendance:

Mike Polifko Tom Goeller Bob Drye Larry Medlin

Visiting: Patricia Edwards Nancy Michels
John Arnold - Observing for Boy Scout Citizens Badge

Secretary's Report

Minutes of the 15 December 1995 Board Meeting accepted with no revisions.
Because minutes are being mailed, mailing, envelopes and labels need to be budgeted.

Treasurer's Report

No Transactions since the December meeting. Bills for annual dues will be sent out with the minutes from this meeting.

Committee Reports

Park

Volunteers are requested to set up a Park Committee. Nancy Michels was asked to head this group. She felt it was better to ask for volunteers before accepting the position.

BYLAWS

Bill Foulois was absent. No report was given. It was not believed that there was any meeting since the last Board meeting.

President's Report

1. Historic Overlay - Mike announced that at the last Task Force meeting held 26 February 1996 it was voted that only the Arnold's property would be covered by the overlay. When George Arnold determined that the Task Force would not include the entire community and the Task Force designated only the properties next to his home, he refused to include these other properties. Thus, the Task Force agreed with George and the neighbors impacted, only the Arnold's property is under the overlay.

2. It is the intension of the Board to develop a mission statement. Its purpose is to detail in writing what direction the community will take in the next 5, 10 and 20 years. It is the Board's intention to have the community vote on a mission statement at the next general membership meeting.

Community input desired.
↓
change from 28 march 96

Old Business

1. Resolution on voting and committees.

a. In fairness to dues paying members, voting priviledges and seats on the Board and committees will be denied to those resident members and non-resident lot owners who's dues are in arrears in accordance with

current By-laws.

b. Before votes are taken, the general membership will vote on a rule that would ensure any member elected is elected by the majority of owners voting. If more than two people are running for office, the nominee will only be considered elected if the top vote receiver obtains a minimum of 50 percent of available ballots. If less than 50 percent is received, the top two vote recipients will be placed on a ballot and a re-vote taken. This method insures no elected person takes office with a minority of votes.

2. Ongoing Searach for Equatible Solution on Delinquent Accounts. Mike would like to permit an amnesty up until 1996. Thus, anyone not paying up to this year would be forgiven. However, from now on the Board will pursue a collection policy that will be voted on at the next general membership meeting.

3. Request for Documents. Mr. Ralph Edwards requested copies of the Incorporation Papers and the Deed to Community Property. It is believed that these documents were given to him while he was Secretary. The Board will provide this information in the next week.

4. Volunteers attend County Meetings. The Board is looking for interested parties to attend County meetings that might have an impact on our community. Because the Board is small, there is no way Board members could possibly attend all meetings. Let us know that you are attending and provide information to the community.

New Business

1. Mike wants a budget committee established. If you have any special requests on the the community budget you should contact Bob Drye.

2, A letter will be written to the county to make sure they snow plow past the "Dead End" sign. Apparently the county has been inconsistent in doing this.

3. Attached to these minutes is House Bill 451 from Dave Albo. It suggests that we request the county to charge speeders through residential communities similar fines to those of speeding through work zones.

4. First Annual Heritage Fun Run. Date: April 20, 8:30 a.m. Where: Mason Neck State Park. What: 1/4 mile, 1 mile and 5 kilometer fun run sponsored by Gunston Elementary, Gunston Elementary PTA, Gunston Hall and the Mason Neck State Park. Over 300 are expected to participate. Fees are $12.00 for adults and less for children. Everyone gets a t-shirt and ribbon for registering and running. Call Gunston School for information. The Board voted not to be an official sponsor this year because of the $250 fee was not allocated in the budget.

5. Nancy Michels brought up the fact that the Board has not provided the community with information concerning the attorney fees. The community requested this meeting and voted on the request May 15, 1995. Because of not knowing this request would be made at this time and because there was no time remaining to stay at the library no new resolution was made. The Board will provide this information no later than the next Board meeting.

Next Meeting:

March 28, 1996. 7:30 p.m. at Lorton Library.

Meeting adjourned 9:00.

Tom Goeller, Secretary

make check Belmont Bay Community Account.
$80 ED.
$40 Lawn

Belmont Park Estates Community Association

To: Members of Belmont Park Estates Community Association
From: Mike Polifko, President
Re: Scheduled Board Meetings
Date: 21 February 1996

Future Board Meetings will be held the **last Thursday of each month**, starting the 29th of February 1996. Meetings will be held at the Lorton Public Library starting at 7:30 and ending promptly at 9:00 as requested by the Library Staff.

Everyone is invited and encouraged to attend. No refreshments will be provided but you are welcome to bring your own.

Non-Board Members desiring to speak to the Board should inform the President of the topic to be discussed at least one day prior to the meeting so time can be allocated.

Mike Polifko

Mike Polifko
President
Belmont Park Estates Community Association

Belmont Park Estates Community Association
General Membership Meeting Minutes
25 January 1996

Accepted With No Revisions

Meeting called to order by Mike Polifko at 7:05.
Lorton/Gunston Public Library

In Attendance:

Board Members
- Mike Polifko
- Tom Goeller
- Bill Foulois
- Bob Drye - Away in California
- Larry Medlin
- Gene Lear (Trustee)

Community Members
- Marty Jacobson
- Ralph Edwards
- Patty Edwards
- Gail Stepp
- Nancy A. Michels
- Carlos J. Fina (Lot 127)
- Bob Benson
- Bev Benson
- Darryl Michels
- Luella Medlin
- Jim Foster (Trustee)
- Kathy Foster
- Pete Galbaugh
- Charles H. Lee
- Carol Ann Wright (Trustee)

Mr. Lee was welcomed as a new property owner. Mr. Lee basically owns property at the end and to the left of Haislip Lane extended.

Secretary's Report

Minutes of the May 15 1995, the last general membership meeting, read by past secretary, Ralph Edwards. Minutes accepted with no revisions.

Treasurer's Report

Bob Drye was absent and no report was available.

President's Report

1) Reviewed accomplishments of current board
   - Procedure for advertising vacant lots in community established
   - Trustee slot filled with system for replacing future trustees
   - Street light at the end of Haislip Lane
   - Corner cleared of overhanging trees cleared by Fairfax County and Mr. Ariel
   - Community Financial Accounts audited

Park grass cut during the summer within budget
$750 budgeted for improving road to bay saved to be added to next year improving road budget.
Request for Park Committee still had no volunteers

2) Introduced Fairfax County proposed bicycle path from Mt. Vernon Highway, through Ft. Belvoir, down Old Colchester, along Gunston Boulevard to Pohick Regional Park.

Mike asked if he could say our community was in favor of this proposal. A motion was carried that community members wanted more information on this proposal before a vote on approval is made. The board will try to obtain information on this proposal and distribute as-soon-as possible.

3) Historic Overlay. Mike stated the process is still going on. Some members questioned Mike stating that the community is for the Historic Overlay without a Community vote. Some members stated the board had not been keeping them informed of the Overlay. Mike stated that he would no longer state the Community was for or against anything without a formal vote. It was also suggested that individuals concerned with the Overlay should represent themselves at the Mason Neck and Garry Hyland meetings.

Some members stated that our community was financially supporting George Arnold's membership on the Mason Neck Association and several Task Forces Mr. Arnold is on. The Board was not aware of this and will investigate.

4) Current Problems.

Some community property owners have not been paying their dues. What should we do about this situation?

The Board is concerned with keeping Mason Neck and especially the area around Belmont Park Estates from turning into high density housing. The primary concern is with the Huff and Lynch properties. Most of the current proposals from Mason Neck and Mr. Hyland's office recommend 5 acres per house. This seems to be acceptable to our community. It is recommended that we pull together to have a united front against proposals for higher density.

Committee Reports

Park

Tom Goeller mentioned that Bill Foulois and he had made requests to the neighborhood for volunteers to work on the committee with no success. Tom passed around a picture of a type of pavilion several community members would be interested in building down at the bay.

Nancy Michels stated she wrote to the past Board stating she would volunteer for the position.

Ralph Edwards asked who owned the park or to get clarification of the deed. Jim Foster explained this to the community. Mr. Edwards then requested a copy of the deed and the papers associated with the transfer of title to the community. The board will investigate this request.

BYLAWS

Bill Foulois wanted to thank the volunteers who attended his bylaw meeting. A motion was carried that the current committee remain a viable committee for the future, definitely past the upcoming Board elections.

A second motion was carried requesting the Board send all members of the community a copy of the incorporation papers.

Old Business

Mara Foulois thanked everyone in the community, especially Jim Foster, Wilcox and Michels for helping clear the snow.

New Business

1. Correspondence sent to the board

A. "TO ALL LOT OWNERS:" signed by Gail and Maria Stepp, Patty Edwards, Nancy A. Michels, William Wilcox and Marty Jacobson.

1) The letter was not sent to "All LOT OWNERS." It was sent to nonresident property owners. The Board received a faxed copy of the letter from a concerned member.

2) The board invited and made arrangements for the signatures to meet with the Board outside the Board or General Meetings to discuss the implications of the letter. None of the signatures showed up to the scheduled meeting.

B. Patty Edwards wrote the Board stating she would not attend the separate meeting.

2. Nancy A. Michels asked why the bylaws were not adequate. She put up a motion that instead of bylaws we could have policies and procedures. Motion not addressed at the meeting.

3. Bill Foulois stated that the only thing the Board was supposed to do according to the bylaws was take care of the park. The Board, however, has been involved in many other activities such as real estate signs, lighting,. etc. because of the concern by many members of the community. No where is it stated that the Board must keep all residents informed of everything that is happening with Mason Neck or the County.

Community discussion of the New Business items did not permit a vote on the several motions being presented. Because of the requirement to leave the Library at 9:00 the meeting just ended.

4. Next Board Meeting: 18 Febuary, 1996 at the Polifko's: 7:30.

Respectfully Submitted

Tom Goeller, Secretary

January 22, 1996

TO THE BOARD OF DIRECTORS, BBCA

I am writing to respond to the minutes dated 1/12/96.

Regarding the "To all lot owners" letter, I did not accuse, imply, or allege that the current board, as a group or individually, had committed misconduct, as was stated. Furthermore, I did not address this letter to the board. For the reasons mentioned, I decline to accept the board's invitation, and/or urging, to attend the meeting for the 5 signers of the letter.

In further response to your minutes, I, too, am very thankful for Frank's contributions to this community. Unfortunately, volunteer work can oftentimes be a thankless job, with little emotional reward for the time, money, talents spent. In spite of my feelings or yours, I object to the board's subjective decision not to replace Frank. By your own admission, these rights are protected under the by-laws, and the community should make that decision as a whole. I move that the board address this issue as a line item on the general membership meeting, whenever it may be held. I urge the board to discontinue this pattern and practice of selective enforcement as to whether or not to follow the by-laws.

The next line item that I request be placed on the board's community meeting agenda is perhaps the one that perhaps troubles me the most. I happened to call the home of a board member on the very day that this meeting took place on. I advised that because the December meeting minutes did not state the time, place, of the next board meeting, that I was requesting that this board member notify me of the next meeting. I was told that an "agenda meeting" was taking place that night, but it was not a board meeting. Obviously, by my receipt of the minutes of the same date, that was not true. I do not want, and I refuse to believe, that this person was intentionally giving me erroneous information. But the issue is, that the board did not even follow its own directives (see minutes dated September 17, 1995), by placing a sign out for the community's notification of a board meeting. Perhaps this is yet another example of the selective enforcement that is practiced.

The board consists of prudent, intelligent men, whom, I'm sure, understands that these meetings are public, and anyone is allowed to attend. These rights are protected under Virginia code. I believe it is the board's obligation to notify the community of their meetings, and not my obligation to track down this information. With the example set forth above, I believe that another solution is imperative. Since the directive about the sign being put out was not chosen to be followed, I am making the following motion for the board to address at the community meeting.

I would like to make a motion that a liaison be appointed, elected, and/or volunteered, to convey the board's meeting schedule. I move that anyone in the neighborhood, that wishes, could advise this individual that they would like to attend certain and/or all meetings. This person would then be in charge of notifying the interested community members of scheduled meetings. The board, of course, would be obligated to notify this person with any scheduling changes, additions, deletions to what is announced in the minutes.

The board should address, that in this set of minutes that I'm responding to, also did not state a date, time, place, for the next board meeting. I am requesting that I be notified of the next board meeting, and all future board meetings.

In closing, I would like to remind the board that you were elected to serve this community, and urge you to treat all requests by this community with respect and not some inconvenient aberration.

Thank you for your time and attention to these matters.

Sincerely,

Patty

Mrs. Patricia Edwards

cc:\ To all residents
To all lot owners

BBCA BOARD MEETING JAN. 12, 1996

A special Board of Directors meeting was called on the above date.

The purpose of the meeting was to review the letter sent to ALL LOT OWNERS signed by five memebers of the community implying certain misconduct of the Board of Directors and to make a decision regarding whether the Board should respond to that letter.

A motion was made not to respond to the letter and was passed with one descenting vote. The Board felt it would be more productive to meet with the five signers to discuss the specific problems mentioned in the letter.

A special Board meeting is scheduled on the 24th of January, 7:30 P.M at the home of Col. Foulois. Signers of subject letter are invited and urged to attend the meeting.

Other Business:

The by-laws state that any board member who fails to attend three successive board meetings may be removed from office. Frank Rapuano, due to his personal situation has not been able to attend meetings. It was agreed by all present that Frank not be removed as his contribution to the board has been highly valued. His duties have been temporarily absorbed by other members of the Board.

GENERAL MEMBERSHIP MEETING:

The general membership meeting is scheduled for January 25th, at Gunston School library at 7:30 P.M. If the school is not available on the above date all members will be notified of an alternate date.

BOARD MEMBERS PRESENT:

Mike Polifko, Larry Medlin, Bob Drye, Col. Foulois, Gene Lear

Gene Lear
For
Tom Goeller, Secretary

Belmont Park Estates Community Association
Board Meeting Minutes
15 December 1995

Meeting called to order by Mike Polifko at 7:35.

In Attendance:

Mike Polifko
Tom Goeller
Bill Foulois
Bob Drye
Larry Medlin
Gene Lear

Secretary's Report

Minutes of the 10 November 1995 Board Meeting accepted with no revisions.

Treasurer's Report

Balance at the time of the meeting was $1,511.31. The only outstanding debt was to pay for the mail box. Bob announced that we would no longer be charged business checking account fees but were required to pay the FDIC insurance. This amounts to 16 cents per $1000.00 on deposit per month.

In a review of the books, nine nonresidents have not paid their 1995 dues. This includes the Fairfax Water Authority that owns lots. Four residents have not paid. This amounts to a reduction of $680.00 in the community budget. $1560 has been lost over the last four years.

Everyone will receive their due bills in late January.

Committee Reports

Park

Because of work and the holidays, Bill was unable to schedule a park meeting. No one contacted him or any other board member between meetings. The board is still looking for interested persons to set up a park committee that would meet separate from the board and present its recommendations during board meetings. The desire is to have 5, 10 and 15 year plans for the park and surrounding areas. During the January General Membership meeting the board will be making its recommendation. Anyone desiring input should contact Tom prior to the meeting.

Mike and Bob checked out the park this past week. The road looked very good but will not handle heavy traffic in bad weather. The $750.00 budgeted for this year's road improvement was not considered sufficient to make any real difference in the current condition. It was unanimously voted that the amount be carried forward into the 1996 budget year.

It is requested that members refrain from using the road in wet weather. Drivers should have no problems during the dry or frozen season. Bob will be looking into the cost of making the road accessible for all weather.

BYLAWS

Bylaws are still being looked at by Bill. Anyone desiring input should contact Bill. The primary purpose is to be in compliance with State and Local Laws now that we are incorporated.

President's Report

Mike presented a letter he recently obtained that starts with, "TO ALL LOT OWNERS:." The letter was apparently sent to absentee lot owners as no board member or other resident (other than the signers) received a copy of this letter. One of the lot owners contacted a Trustee who informed Mike.

The board agreed that a response was necessary. It is hoped this response will be completed and distributed the last week of December. Anyone interested in obtaining a copy of the "TO ALL LOT OWNERS:" letter may contact a board member. A copy will be included with the board's response.

Old Business

1. Carol Ann Wright has accepted the position of Trustee.

2. General Membership Meeting rescheduled for Monday, 29 January has been rescheduled for Thursday the 25th of January. We still must confirm this date with the school.

3. Christmas Carolling is still scheduled. Notice attached. Because of various reasons, we anticipate walking through the neighborhood.

New Business

No real new business was brought up except the letter identified in the President's report.

However, because of the "Letter," minutes will be mailed to all property owners. I had been distributing them only to residents. Anyone who would like copies of old minutes since I became secretary may contact me at 703-550-5681 or writing 10909 Haislip Lane, Mason Neck, VA 22079.

Next Meeting:

General Member Meeting, Thursday, 25 January 1995.

Meeting adjourned 9:56.

Respectfully Submitted

Tom Goeller, Secretary

Belmont Park Estates Community Association
Board Meeting Minutes
10 November 1995

Accepted / no Revisions

Meeting called to order by Mike Polifko at 7:35.

In Attendance:

Mike Polifko
Tom Goeller
Bill Foulois
Bob Drye
Larry Medlin
Gene Lear

Visiting: Patty Edwards

Secretary's Report

Minutes of the 8 October 1995 Board Meeting accepted with no revisions.

Treasurer's Report

Bob Drye stated that the Community had $2,148.48 currently in the bank account. There is $150.00 due for mowing the park lawn still outstanding. He also stated that the bank is still charging us $10.78 as a service charge for handling the account. The board recommended that if the bank insists on charging for the account that he should find a new bank.

The board approved this balance as the official balance. No further auditing or discussion of previous bookkeeping is considered necessary. Although bookkeeping may not have been kept in proper accounting procedures, the board recognizes that the small amount of funds and expenditures, plus the closeness of the community did not require detailed business type bookkeeping (Receipts are kept but the ledger does not specifically identify reasons for deposits). No one on the board or the community ever considered that funds had been handled improperly. However, given that the association is incorporated and responsible for reporting financial matters to governmental agencies, future bookkeeping must be recorded more like a business.

During the month of January community dues will be sent out.

Committee Reports

Park

Tom and Bill's request for a park meeting on Friday 27, October did not occur. This meeting time was announced in the October minutes but no one contacted Tom or Bill. It may have been because that was when the planned Halloween Party was to be held. Since no one contacted Jane or Patty concerning the Halloween Party, Tom did not change the park committee date. The weather that night was also bad which may account for no shows. Nevertheless, the board does not want to make recommendations to the community concerning the future of the park until members of the community have the opportunity to discuss their desires. Bill will be sending out notices when the next meeting is scheduled.

BYLAWS

Prior Bylaws were distributed with October's minutes. Bill stated that several members of the community have agreed to work on the bylaws. Even if you cannot work during the times of the committee meeting, it

is recommended that you send Bill your input. All input will be considered by the committee. Bill has moved the last date for input back to the 22nd of November, from the original 15th.

The purpose of the committee is to develop a new set of bylaws that are relevant to our current community desires. Once developed, the recommended bylaws will be distributed to all property owners prior to being voted on for approval by the entire community. It is hoped that negotiation occurs during these committee meetings rather than at a Community Meeting so that the Community can vote on the new bylaws without major debate.

Audit

Larry Medlin completed his audit. The balance approved in the Treasurer's report is accepted as accurate. Although prior bookkeeping would be considered unacceptable for business purposes, no funds were considered unaccounted.

View

Some trees will be topped and others removed to help with the view.

President's Report

Mike wants us all to be aware that we need to be involved in associations representing the larger community such as the Mason Neck Association and the Mount Vernon Council. We need volunteers that can be called upon to represent our community to these larger organizations. Mike feels that these groups have a big impact on County actions. Some of the committees that we need representation include; education, transportation, environment, historical, zoning and, public safety.

George Arnold is current president of Mason Neck Association. He will know the current committee leaders. Anyone interested should contact George or another board member to find out when committees meet.

Currently these organizations are considering the Historic Overlay for Mason Neck. Gunston and Old Colchester Roads plus the Arnold's home are part of the Overlay.

Old Business

1. Mike stated that we have written confirmation that the County will place a street light at the end of Haislip Lane. No date for the installation has been set.

2. The Board that the Trustees recommended Carol Ann Wright as their new member. It is requested that she send an acceptance letter to a current Trustee and copy to Mike so we can have an official record.

3. General Membership Meeting Scheduled for 8 December is canceled. Mike wants the park committee to meet prior to a general membership meeting. **The new date is Monday, 29 January.**

4. Only a couple of families were interested in the Halloween Party at the park. Even without the rain this activity was cancelled.

5. Christmas Carolling is still scheduled. Expect to get started with preparations after Thanksgiving.

6. Request for a traffic light at the intersection of Gunston and Old Colchester has been forwarded to the Mount Vernon Council and will be brought up at their next meeting.

New Business

1. Bob is going to look into temporary measures to shore up the bay road for the winter. This will probably be placing gravel in some low spots. He will make recommendations for better corrections for action in the Spring.

2. The Mount Vernon Council is proposing a bike path routed from the Mount Vernon Parkway, through Fort Belvoir, down Old Colchester and along Gunston Road to Hallowing Point. The board voted to inform the Mount Vernon Council that the board agreed with this initiative. Mike and Bill have copies of the proposed route. They also have copies of letters you can send to voice your opinion to the Council.

3. It was recommended that a line item in the budget be made for distributing information to our community. No one on the board had asked for funds for printing the minutes or photo copying materials. However, it was felt that a line item would insure that there would be a reasonable limit. Currently the minutes and short notices have been photocopied by Mike at his business or printed by Tom's computer without charge to the community. Other items, such as the bylaws, were paid by turning in a receipt. A recommended amount will be brought before the general membership in January.

Next Meeting:

Friday, December 8th.

Meeting adjourned 9:23.

Respectfully Submitted

Tom Goeller, Secretary

10910 Belmont Blvd
Mason Neck, VA 22079
October 11, 1995

Dear Neighbors,

As you know, for the past several years the community association has been discussing the need for a new set of association by-laws. In fact a new set of by-laws has been drafted but not yet reviewed or approved by the community. As your new director in charge of the by-laws, I'd like to come to closure on this issue during the next several months.

I think we all would want our by-laws to be a product of community-wide input, and a product that everyone either accepts, or at least can live with, recognizing that we may not be able to come up with consensus on all aspects. In this regard the approach I'd like to take is to provide the entire community an opportunity to provide input and I'd like to have some volunteers help me with the rewrite. If necessary we will also meet to openly discuss the issues.

With this letter I've enclosed: 1. A copy of the original association by-laws (atachment 1); 2. A copy of the draft by-laws (attachment 2); 3. A copy of the by-laws from the Lake Ridge Parks and Recreation Association (attachment 3). I'd like to have everyone review the draft by-laws, as compared to the originals and the by-laws from the Lake Ridge Association, and provide comment back to me. I ask that the park trustees specifically review the drafts to be sure they concur with verbiage relating to the park. I'd also like to have a legal review of the final draft, before we vote, just to be sure we have covered any peculiarities that might result from incorporation of the association. The process I'd like to use is depicted by the following time-line:

	ACTION	COMPLETION DATE
1.	Community review draft by-laws and provide comment (no comment by this date will be assumed to mean concurrence).	Nov 15, 1995
2.	Volunteers named to assist with project.	Nov 15, 1995
3.	Revised draft out to community for review.	Dec 10, 1995

4. Comments on revised draft returned (No comment assumes concurrence). — Jan 15, 1996

5. Final draft out to community for review. — Feb 10, 1996

6. Final draft comments returned (no comment assumes concurrence). — Mar 10, 1996

7. Differences resolution meeting (if necessary). — TBD

8. Legal Review complete. — TBD

9. Community association general membership vote. — TBD

Anyone interested in helping me with this project please give me call (550-2385). If anyone has concerns/recommendations for my proposed approach to this issue please let me know; I have no pride of authorship in how WE tackle this project, so long as the WE is kept in it.

Thanks for your help. I look forward to working with you on this project.

Bill

Bill Foulois

Belmont Park Estates Community Association
Board Meeting Minutes
8 October 1995

Accepted / No Revisions

Meeting called to order by Mike Polifko at 7:35.

In Attendance:

Mike Polifko
Tom Goeller
Bill Foulois
Bob Drye
Larry Medlin

Visiting: Patty Edwards

Secretary's Report

Accepted with minor adjustments concerning Treasurer's Report. Larry Medlin felt the financial records were not acceptable for auditing purposes.

Treasurer's Report

Larry Medlin mentioned that he felt the financial record keeping needed to be more disciplined so that proper auditing could occur. Bob Drye requested 30 additional days to go over the books. This was granted. He felt that he could put together a good starting point with existing journal entries, bank deposits and, current bank balance. Mike noted that he got money back from the bank. The bank had been charging our account as if we were a business.

Committee Reports

Park

Tom and Bill's meeting did not come off because of mis-communication concerning the reviewing of the message. We will hold a park meeting at Tom and Jane's on Thursday, the 27th of October at 7:30. Please call so we know how many to expect..

No one contacted Mike about mowing the park. However, the park has been mowed recently. Mike noted that the company mowing the park has been paid to date.

BYLAWS

Prior Bylaws are being distributed with this minutes. See the attached notice for proposed meetings.

Audit

Refer to Treasurer's Report above. It was suggested that a possible bylaw change would be that a member of the board and a non-board member audit the books each time there is a change in treasurer.

View

No discussion.

President's Report

Mike spoke with the Markel's about the construction trucks driving fast through the neighborhood. Mr. Markel would make the drivers aware of the problem.

Mr. Markel also asked Mike to ask everyone in the neighborhood to stay off the Ware's dock. Mr. Markel noted that he has seen people on the dock. It is private property and not part of our park. Everyone should let the children know of this.

Old Business

1. Mike called the County and was informed that our request for a street light at the end of Haislip Lane has been approved. No one could say when the light would be installed.

2. It was recommended by the Board that the Trustees select their own members. This is in accordance with previous bylaws.

3. Shrubs and small trees have been removed from the intersection of Haislip and Belmont. No one seems to feel that more must be done at this time.

New Business

1. General Membership Meeting Scheduled for 8 December. Specific time and place to be announced later.

2. Neighborhood Christmas Caroling will be held on 22 December. Marie Polifko has agreed to hold practices. Specifics at a later date.

3. Patty and Jane are tasked with seeing if the neighborhood children would enjoy a Halloween Bon Fire on Friday the 27th or Saturday the 28th. The board approved $200.00 for food. Mike and others will set up the park.

Next Meeting:

Friday, November 10th, 7:30 at the Drye's.

Meeting adjourned 8:28.

Respectfully Submitted

Tom Goeller, Secretary

Belmont Park Estates Community Association

Board Meeting Minutes

September 17, 1995
amended
12 October 1995

Meeting called to order by Mike Polifko at 7:35.

In Attendance:

Mike Polifko
Tom Goeller
Bill Foulois
Gene Lear

Visiting: Patty Edwards

Secretary's Report

Accepted with minor adjustments to how sale property stakes should be labeled.

Treasurer's Report

Mike read letter written by Larry Medlin. Larry completed audit. (removed: All financial information appears to be in order.) Financial record keeping was unacceptable for auditing purposes.

Committee Reports

Park

Tom and Bill will hold a meeting to get community members involved in planning the park's future. Separate notice should be coming out soon. Mike gave a list of ideas.

Mike stated the road to the park needs some work, possible gravel. He mentioned there is $750.00 in the budget for this type of work. Grass mowing for the summer has been paid. The board will take bids from anyone, including community members who would like to get paid to mow the park area. One more mowing is probably needed. Mike asked Patty if Ralph would be interested since he had mentioned interest earlier.

BYLAWS

Bill found the current 1974 Operating bylaws and 93 and 94 drafts. He brought a letter he wants to send out to the community requesting volunteers with a time line for finalizing the bylaws. So far, only Nancy Michaels has volunteered to help Bill.

Audit

Refer to Treasurer's Report above.

View

Mike wants a committee. Suggests each landowner identify on map trees blocking views.

President's Report

Mike wants a spokesman for the board. He wants to make sure that what people hear about the board meetings is accurate. It was agreed that Mike should be responsible for being the official voice of the board.

Mike received two letters from the Edwards.

One dealt with the informality of the board changing meeting times this past summer. Patty and some board members showed up for meetings that were cancelled because too many board members were away in order to hold a quorum. It was agreed that the minutes will be posted near the Belmont Sign as you enter the neighborhood. It will be printed in white. The minutes has the next scheduled board meeting. If the meeting date/time is changed, the minutes will be replaced with a color paper. Neighbors interested can then check on the notice or call Mike or Tom to find out about the rescheduled meeting. It is still best to call a few days prior to the meeting.

The second letter dealt with construction trucks speeding down Belmont Boulevard. The Edwards were concerned for the children in the neighborhood. It was decided that Mike would personally talk to the owners of the property where the construction is occurring. If this does not curtail the problem, a formal letter will be sent. Mike reminded us that it is the parent's primary responsibility to safeguard the children and keep them out of the street.

Old Business

1. Fritz VandenBerg declined his election to the board of Trustees. Gene recommended Carol Ann. The board tabled further discussion until everyone is contacted. Mike asked Tom to try to find the duties, rights, responsibilities and criteria for Trustees. Mike said that this information was noted in the minutes of earlier meetings.

2. Mike wrote a letter to get a street light at the end of Haislip Lane. As of the meeting date there was no response.

3. John Aerial stated he would personally remove the trees from the intersection of Haislip and Belmont. After doing so he would work with us if it was not satisfactory.

New Business

1. Post Board Meeting Times - see earlier discussion.

2. Consider a possible sign at the beginning of the neighborhood informing drivers that children are present. This was tabled and will be discussed at future meetings.

3. There will be a Mason Neck Run in the Spring. The run is organized by Gunston Elementary with the coordination of Gunston Hall. The organizers just felt that they didn't have enough time to do the run in the fall.

4. Tom is starting a neighborhood newspaper. It is hoped that children in the neighborhood will volunteer as reporters. Older children (high school) will be recruited and rotated as editors. Call if interested or Tom will call you..

5. If you need a junk car removed, call Bob Drye at 550-6987.

Next Meeting:

October 8th, 7:30 at the Foulois'

Meeting adjourned 10:02.

Respectfully Submitted

Tom Goeller, Secretary

Belmont Park Estates Comm. Assoc.
7417 Old Spring Dr.
Mason Neck, VA 22079
8/25/95

County of Fairfax
Utilities Planning and
Design Division
1200 Government Center Parkway
Suit 449

Attention: Greg Amblis

Dear Sir:

As you suggested, this letter comes as a follow up to your recent telephone conversation with Marvin (Gene) Lear concerning the need for a streetlight at the intersection of Haislip Lane and Rio Vista Drive in Belmont Park Estates.

The corner has become a mecca for lovers with attendant (and dangerous) trash, poachers and the butchered remains of their illegal take, and stolen cars, stripped, abandoned, and left for our residents to clear. The area is dark and unsafe and very inviting for unwelcome intruders to do what they wouldn't dare attempt in their own well-lit neighborhoods. Left as is, the situation poses a continuing threat to the community. Given the number of children who live and play on Haislip Lane, the potential for even more serious crime is only too obvious.

There is an existing utility pole at the area. You indicated to Mr. Lear that this would greatly facilitate the installation of a light. Your prompt attention to this matter would be greatly appreciated.

Sincerely,

Michael Polifko

Michael Polifko
President
BBCA

22 August 1995

TO: PRESIDENT
BELMONT BAY COMMUNITY ASSOC.
P. O. BOX 686
LORTON, VA 22199-0686

SUBJECT:: AUDIT OF COMMUNITY ASSOCIATION TREASURER'S ACCOUNT

Dear Dr. Polifko,

As directed by the Board of Belmont Bay Assoc. at their 6 August meeting I collected the books, check book and other treasure's correspondence on 9 August 1995 and on 17 August 1995 began an audit on said account (see attachment 1).

To my dismay I find it near impossible to conduct an audit. Stated below are some of the discrepancies which contribute to the aforementioned statement:

1. There is no evidence that the account has ever been audited.

2. The general ledger only has sparse entries from the beginning of the account until March 1990. (This may be due to the fact that no accounts were entered prior to 1973,) In any event the entries made from 1973 through February 1990 would not allow an audit to be conducted due to lack of information, i.e., no bank statements, no cancelled checks, no minutes, etc.

3. The only available bank statements began in March 1994 and none have been reconciled.

4. There is an unsigned document from the treasurer that the amount of $565.91 was received from the previous treasurer on 22 May 1995.

5. It appears that most, if not all, of the bank statements are intact in the account and I will attempt to audit that which is available.

6. The last bank statement has been received, reconciled, and is attached for the treasurer's acceptance of the transfer.

AUDIT 1994 - 1995

STATEMENT DATE	BEGINNING BALANCE	DEPOSITS	CHECKS WRITTEN	ENDING BALANCE
3 Jun 94	$1099.36	$120.00 81.55	$250.00 485.00	$ 565.01
1 Jul 94	565.91	160.00	-0-	725.91
3 Aug 94	725.91	60.00 160.00	-0-	945.91
2 Sep 94	945.91	-0-	-0-	945.91
3 Oct 94	945.91	-0-	-0-	945.91
3 Nov 94	945.91	-0-	-0-	945.91
2 Dec 94	945.91	-0-	-0-	945.91
3 Jan 95	945.91	-0-	-0-	945.91
8 Feb 95	945.91	-0-	5.00	940.91
3 Mar 95	940.91	80.00 320.00 80.00 200.00 160.00	35.00	1745.91
3 Apr 95	1745.91	160.00 240.00 420.00 80.00 1.94	77.75 13.75	2556.35
3 May 95	2556.35	2.06	25.00 10.00 589.14	1934.27
18 May 95	1934.27	360.00 80.00 .97	-0-	2375.24
31 May 95	2375.24	1.98	-0-	2377.22
30 Jun 95	2377.22	40.00 4.15	256.00	2165.37
31 Jul 95	2165.37	4.23	10.78	2158.82

Attachment 1
Page 1 of 2

1. There is a receipt for the post office box rental however, no check for payment and no deduction from the account.

2. The $1.94 deposit is for interest paid to the account.

3. The $2.06 deposit is for interest paid to the account.

4. The $ .97 deposit is for interest paid to the account.

5. The $1.98 deposit is for interest paid to the account.

6. The $4.15 deposit is for interest paid to the account.

7. None of the checks cited authorization from the minutes to make disbursement.

8. None of the deposits showed source of funds.

9. The $4.23 deposit is for interest paid to the account.

10. The $10.78 deduction is for a service charge, not further defined. This is the first time a service charge has been assessed and the present treasurer should communicate with the bank concerning this charge. I went to the bank to discuss the service charge. It will be returned.

It was also noted that all checks for disbursement were signed by the treasurer alone. It is my opinion that the account should require two signatures for all disbursements or insure that all expenditures be approved by the board and so annotated.

It also is my opinion that there has been no improprieties with the account - just lack of experience in proper administration by all previous treasurers and a lot of sloopy bookkeeping.

It is my recommendation that the board and newly appointed treasurer accept the account as stated.

It is also my recommendation that the president(s) impress and stress to the treasurer(s) the importance of keeping exact records and accountability of all transactions in this type of custodian account of public funds.

Treasurer's reports should be submitted at stated meetings, i.e., monthly or quarterly as required. The report also should be disbursed or made available to the residents of the community.

The treasurer should insure that minutes of the board meetings which approved disbursements should be maintained to support all transactions.

Respectfully submitted,

Lawrence N. Medlin

Copy to: Bob Drye

No Meeting in July

Belmont Bay Community Association Board Meeting

Minutes for Meeting 6 August 1995.

Members Present

Lawrence Medlin
Bill Foulois
Bob Drye
Gene Lear
Tom Goeller
Mike Polifko

Meeting called to order 7:30 p.m..

Secretary's Report

Tom Goeller Presented the minutes of June's meeting. It was approved.

Treasurer's Report

No treasurer's report prepared this month. Lawrence Medlin will begin audit this month.

Committee Reports

Park

Frank Rapuano was absent. No Report Made. Mike will be calling homeowners concerning the community bay view.

By-Laws

Bill Foulois stated he will send copies of old and samples of other community by-laws. He is looking for volunteers to work with him. He will set up a meeting at his home.

Audit

Larry Medlin stated he would audit the books once obtained from Marie Stepp.

View

Mike stated he would be calling members concerning the view.

President's Report

Mike stated that the Fairfax County Parkway will open from Braddock Road to Route 66 this Fall. He did not know when the Parkway would make it all the way to Route One.

The Mason Neck Association is attempting to raise funds to have Old Colchester and Gunston Roads listed on the Historic Overlay.

Old Business

It was unanimously voted that Mike should contact appropriate people to consider a light or warning at the intersection of Gunston and Old Colchester.

Mike again reminded us that he would work on presenting the incorporation legal arrangements.

New Business

Marshall Ware officially resigned as a trustee. Fritz VandenBerg was voted in as the new trustee.

Mike stated that members complained when a for sale sign was placed on vacant property on Haislip Lane. The Board established guidelines which will be used until voted on by the complete membership this fall. A copy of the guidelines is attached.

Board Members have agreed to bring to the general membership a request for junk cars be removed from properties. Bob Drye stated he would move any junk car free. Paragraph 4B of the Community Covenants dated August 30, 1960 was cited as the justification for the request.

It is requested that Community Members Coordinate Parties with the Park Chairperson so there are not conflicts. This is not to prohibit someone from using the park when others are having a planned party. It is to have one person knowledgeable of scheduled parties so if you plan a party it can be scheduled around previously scheduled parties. It also can be beneficial

in sharing expenses for "Outside John's." Frank Rapuaono will currently be keeping this community calendar.

Gene Lear stated he was going to ask the Aerial' to remove the trees at the intersection of Haislip Lane and Belmont. He will also be calling the County to see about putting a light at the end of Haislip Lane. A letter is attached.

Manny Espina asked the board to approve a variance for an addition to his property. This question was tabled because it was known that several community members were previously against the variance in the past. The question will be brought before the full community meeting.

Tom Goeller mentioned that next years community dance will be held 17 August. Even though it rained over 90 people enjoyed dance and food at his home.

Meeting Adjourned at 9:35.

Respectfully Submitted,

Thomas G. Goeller, DBA
Treasurer

Next Meeting:

Jane and Tom's House, Sunday 17, September, 7:30. Because of everyone's busy schedule, it is always best to call Friday before to verify meeting time.

Belmont Bay Community Association Method for Identifying Vacant Property for Sale.

1. Property Owners who wish to Sell Vacant Property may not place a sign on their property.

2. They may place survey stakes at end points of the property.

a. Survey stakes are to be made of 1 X 2 inch wood with the lot # printed on the stake.

b. Stakes may stand no taller than 24 inches above the ground.

c. Stakes may have an orange survey tape tied or stapled to the stake not exceeding one foot in total length.

3. A map identifying the property may be placed in a box attached to a conventional real estate sign that is located somewhere off the community property. One recommended location is the intersection of Belmont Boulevard and Gunston Road. A copy of such a map is included marking all known property currently for sale in Belmont Park Estates.

Adjusted by 96
17 September ~~Board~~ Minutes

Belmont Park Estates Comm. Assoc.
7417 Old Spring Dr.
Mason Neck, VA 22079
8/25/95

County of Fairfax
Utilities Planning and
Design Division
1200 Government Center Parkway
Suit 449

Attention: Greg Amblis

Dear Sir:

As you suggested, this letter comes as a follow up to your recent telephone conversation with Marvin (Gene) Lear concerning the need for a streetlight at the intersection of Haislip Lane and Rio Vista Drive in Belmont Park Estates.

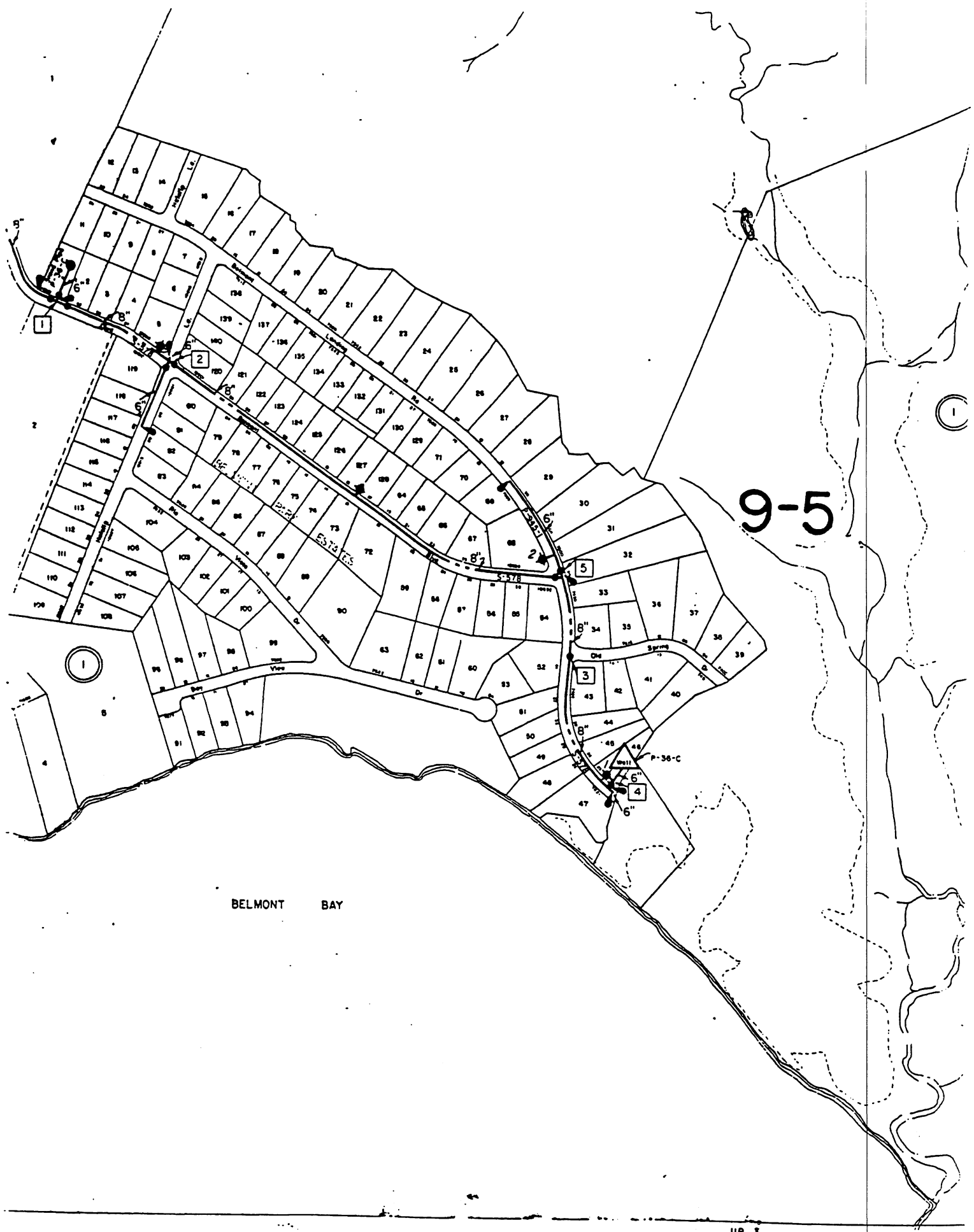
The corner has become a mecca for lovers with attendant (and dangerous) trash, poachers and the butchered remains of their illegal take, and stolen cars, stripped, abandoned, and left for our residents to clear. The area is dark and unsafe and very inviting for unwelcome intruders to do what they wouldn't dare attempt in their own well-lit neighborhoods. Left as is, the situation poses a continuing threat to the community. Given the number of children who live and play on Haislip Lane, the potential for even more serious crime is only too obvious.

There is an existing utility pole at the area. You indicated to Mr. Lear that this would greatly facilitate the installation of a light. Your prompt attention to this matter would be greatly appreciated.

Sincerely,

Michael Polifko

Michael Polifko
President
BBCA


9-5
BELMONT BAY
P-36-C
P-345-1
S-578
Estates
Drive
Spring
View
1
2
3
4
5
6"
8"

ert
altors
Arlington Office
4420 N. Fairfax Drive
Arlington, VA 22203
(703) 527-3300

ly 10, 1995

Mr. Mike Polifko, President
Belmont Bay Community Association
7417 Old Spring Drive
Mason Neck VA 22079

Dear Mr. Polifko:

Re: Lots 5, 109-115, Belmont Bay & Belmont Park Estates

With this letter, I request that your Association grant an exception to the covenant restricting placement of "For Sale" signs on vacant land in your community.

My client, Firstfac, Inc., has hired our firm to sell the above-referenced property for them. The lots were obtained in one parcel and it is the seller's intent to sell the property in the same manner. Current zoning is R-E, and my client does not contemplate a change in zoning.

Our client furnished us with a set of covenants which run with the property, but they did not furnish us with the more general set of covenants which restrict sign placement.

Since we placed the property on the market we have received several phone calls from your neighbors; some were businesslike and others were appropriately anonymous. I visited the site today to determine that the sign, the brochure box and the large signpost have been removed.

Approaching the site, I noted that Remax Select has a sign on vacant land, and so does Avery-Hess. Surely the sign we had posted was no more obtrusive than those.

It is important to achieving my clients' goal that we have a sign on the property. We respectfully request your cooperation.

Sincerely,

Ann Blonston

New address: 1211 N Glebe Road, Arlington VA 22201
New phone: 243-6300
FAX: 522-6838

Offices located throughout Connecticut ■ New York ■ New Jersey ■ Pennsylvania ■ Delaware ■ Maryland ■ Virginia ■ West Virginia ■ Washington, D.C.

Belmont Bay Community Assn
C/o 7417 Old Spring Dr
Mount Vernon, Va 22079

July 18, 1995

Ms Ann Blonston
Weichert Realtors
1211 N. Glebe Rd
Arlington Va 22201

Dear Ms. Blonston

I recieved your letter concerning "For Sale" signs on vacant lots in the Belmont Park Estates Community.

Unfortunately our board meeting scheduled for July 16th was cancelled ~~cake~~ for lack of a quorum. It was rescheduled for August 6 when I was assured a quorum would be present. Your "For Sale" sign problem is on the agenda. I am aware of your concerns and will attempt to schedule an earlier date if the proper number of people can be present. You will be notified of the boards actions and suggestions immediately after the meeting.

Sincerely
Michael Polk

6 Aug 1995

Dear President of Belmont Park Estates,

Please do what you can to remove junk cars from the community.

Sincerely,

Tom Kelly

Approved 6 Aug 95

Belmont Park Estates Community Association

Board Meeting Minutes

June 12, 1995

Purpose of Meeting:

First get together, committee assignments and preliminary scheduling of future meetings.

Minutes:

Meeting called to order by Mike Polifko at 7:35.

In Attendance:

Mike Polifko
Frank Rapuano
Bob Drye
Tom Goeller

1. Committee Leader Assignments:

Frank Rapuano - Park and Vista Drive
Establish Long Range Plan
Determine Maintenance and Grass Cutting Budget

Bill Foulois - By-Laws

Larry Medlin - Audit

Tom Goeller - Parliamentarian

Mike Polifko - Bay View Obstruction

Role of Committee Leader:

To be the community central point of contact for the committee. Members of the community should contact the appropriate committee leader to present their ideas of how to better the community. Committee Leaders or members of the community working through the Committee Leader may call meetings. Committee Leaders or their designates will make presentations during board meetings.

Members of the community are strongly encouraged to contact these committee leaders to present ideas and discuss areas of personal interest.

2. Meeting Schedule:

The board will meet monthly. General Membership Meetings will occur in the fall (probably September) and Spring (probably May) each year. Community members can request additional meetings through the board. Emergency meetings will be held when necessary.

Current Schedule:

Board Meetings

July 16, Sunday, 7:30 Mike Polifko's House

August 14, Monday, 7:30 Tom Goeller's House

3. Community Representatives:

Mike suggested that members of the community should be assigned/volunteered to represent Belmont Park at area meetings concerning education, history, environment, zoning, etc.. Any member of the community who desires to attend local, county and state meetings for our benefit should contact a board member so we know we have representation at these meetings. It is expected that more that one person be part of these special interest groups just in case of schedule problems. Initial volunteers include:

Historical: Tom Goeller

Educational: Jane Goeller

Mt. Vernon: Mike Polifko

Mason Neck: George Arnold (Currently President of Mason Neck Association)

4. A written report will be provided to the community by the Fall General Membership Meeting concerning two areas of past concern - 1993 road and park renovation and use of attorney by the board. The purpose of the report is to inform community members what happened, why and provide lessons learned for the future.

5. Discussion and vote on the Edwards' Application for Addition to their House:

At the request of the community the Edwards submitted appropriate materials concerning the ongoing addition to their home. Because the person whose view was altered singed approval for the addition, the board approved the addition.

The aim of the board in this matter is consistency. Therefore, in accordance with the existing covenants, the board expects plans for all future construction projects on any home or property be submitted for approval prior to beginning work. Please bear in mind that the function of this covenant is protective, not restrictive.

In the absence of any obvious infractions of the covenants and any legitimate objections by neighboring property owners, approval will be routine.

6. Board Meeting Guidelines:

All members of the community are invited to Board Meetings.
Those members wishing to give a presentation during a Board Meeting should notify a Board Member prior to the meeting so they may be placed on the agenda.
Presentations are limited to three (3) minutes.
Non Board Members may stay during the meeting to listen, but not participate.

7. Meeting adjourned at 10:16.

Respectfully Submitted

Tom Goeller, Secretary

To: Board Members, Belmont Park Estates Community
From: Mike Polifko, President
Re: Board Planning Meeting
Date: 7 June 1995

An initial planning meeting for board members of Belmont Park Estates is scheduled for:

Date: 12 June 1995
Time: 7:30 p.m.
Place: Mike Polifko's Home

Agenda, not currently in final order:

I. Plan Yearly Agenda

A. Quarterly Community Meetings
1. Dates
2. Time
3. Use of Rules of Order

B. Appoint Committee Chairs
1. Park
2. Review Bylaws and Covenants
3. Audit
4. Parliamentarian
5. Covenant Overseer
6. Bay View

II. Budget Review

III. Old Business

A. Document what occurred with road and park area during 1993 concerning Walker leveling the road and landscaping park area

B. Document relations with Attorney

IV. New Business

A. Appoint Local Political Action Committee Representatives
1. Mason Neck
2. Mount Vernon
3. Educational
4. Environmental
5. Historical

B. Organization of Quarterly Meetings

C. Vote on the Edwards' Application for Addition on House

Submitted

Michael Polifko
President

May 31, 1995

Belmont Bay Civic Association
Lorton, Virginia

Dear Sir,

I, Marshall L. Ware, would like to resign as Trustee of the Civic Association due to my relocation out of the area. I am no longer able to attend the meetings.

Sincerely,
Marshall L Ware

May 15, 1995

To Whom It May Concern:

We have reviewed the Edwards' plans, per Mike Polifko instructions, for the renovation of their closed-in porch, and it meets the provisions of the covenants.

Darryl Michels, Vice President

Frank Rapuano, Vice President

Full Copy

May 15, 1995

SECRETARY'S REPORT

I would have liked to have had time on the agenda to advise of the work I did concerning the research regarding the attorney's fees, which totalled over $1,000, what correspondence was made available to me to review, and what documents I could find, as a layman, missing from the secretary's records. I understand that there will be only an election tonight, so I will attempt to sum up in an a brief manner as possible some things that, as a matter of record, I demand the new board address:

I would like to first start out with advising you what documents were missing that were referred to in what I did review, concerning the attorney that was consulted to incorporate us:

A) No billing from the Mr. Diamond, consulting attorney, to Mr. Knowles. This perhaps would shed some light on how the attorney's fee got so high.

B) There is mention made in a bill of a letter addressed to Fritz dated 9/8/93, with a draft of Trustees' Deed of Gift of Parcel A to the Association. That was not included in the correspondence file and unable to be found.

C) There was a letter dated August 10, 1993 from Mr. Knowles to Mr. Diamond with a list of questions. I was unable to locate any written response from Mr. Diamond to Mr. Knowles. If this were conveyed verbally to someone, I would demand that person provide those answers to us at the next general membership meeting. The community should have knowledge of these answers.

D) Draft By-laws done by Mr. Knowles.

This is a small community, if an attorney is consulted on the community's behalf, there is no reason why every member of this community shouldn't have the same full knowledge as board members, especially when the community's dues are paying his bill.

There are other documents missing in the secretary's file unrelated to the attorney. Some examples are: Certificate of Incorporation, along with two other documents provided by the state; letter dated 7/19/94 to George Arnold; five different enclosures that were mentioned in that letter; receipt for fees for filing the Articles of Incoporation, annual corporation requirements, notice to all employers.

From various members of the community, I learned that a survey has been done to the park area. There is no documentation in the secretary's records reflecting this. This should be obtained to ensure full and accurate records, and to ensure that we comply with any wetlands (EPA) rules and regulations.

The secretary should have possession of all legal documents in this community so any member could review them at any time. As a matter of record, if I'm not elected, the secretary of the 1995-1996 board should gain posession of these documents as a matter of old business, and make them available to any community member desiring to review them, under the Virginia Property Owner's Association Act, code no. 55-510.

I made the board aware of my findings previously. I plan, if I serve another term, to try and gain control of these documents, so that the secretary's file will be complete for everyone's benefit.

Your friend,

R. J. Edwards, Jr.

File

BBCA GENERAL MEMBERSHIP MEETING
5/15/95 AT GUNSTON ELEMENTARY SCHOOL
7:42 p.m.

PRESENT: Mike Polifko, Darryl and Nancy Michels, Odean Wilcox, George and Nancy Arnold, Luella and Larry Medlin, Fritz Vandenberg, Frank Rapuano, Ralph and Patty Edwards, Gail and Marie Stepp, Cathy and Jim Foster, Manny Espina, John and Leslie Arial, Gene Lear, Mara Foulois, Tom and Jane Goeller, Carol Ann Wright, Marty Jacobson, Chris Adams, Bob and Sharon Drye, Sally Spangler, Percy Ruffner, Terry Munro, Peter Galbaugh.

M. Polifko opened the meeting with reflection of some "good deeds" done by community members; all involved with the X-mas caroling, Mr. Stepp opening ditch line in park area, nominating committee. He further went into his perceived problems with the 1994-1995 board.

R. Edwards read the minutes from the last general membership meeting dated May 3, 1994. J. Arail made motion to pass, G. Stepp 2nd, discussion opened by N. Michels. R. Edwards read revised general membership minutes. N. Michels read from a prepared statement concerning the previous election and discrepancies from the last general membership meeting. G. Arnold addressed, confirming that 2 different meetings were held to resolve the prior discrepancy. T. Goeller made motion to end discussion, G. Lear 2nd, M. Stepp opened discussion concerning if the minutes from G. Lear were valid according to the by-laws. G. Arnold explained the method of G. Lear assuming the position of secretary. Minutes approved with 5 abstentions.

F. Vandenberg voiced concerned if everyone present has voting rights. R. Edwards made motion that past procedures be followed allowing all to vote even if dues were not paid, P. Edwards 2nd, motion carried.

M. Polifko asked for treasurer's report/proposed budget. M. Stepp declined to give treasurer's report/proposed budget due to failure to have a prior board meeting before general membership meeting according to the by-laws under Article IV. M. Polifko asked R. Edwards to read from the last board meeting minutes dated 4/17/95 to reflect that a proposed budget had been worked on as well as other business.

Discussion followed involving the general membership. S. Spangler mentioned the need for following the save the bay and EPA laws. M. Polifko feels that there is tremendous assets in the community and wants the by-laws reviewed and revised. Many different grievances were discussed at this time. Discussion continued with various members of the community mentioning everything from 1957 on concerning the covenants and by-laws. M. Polifko mentioned the lack of prior active boards. P. Edwards advised that many meetings were held with Mr. Wilcox being president. D. Michels acknowledged Mr. Stepp as being a prior

president as well. M. Jacobson expressed being offended that the board communicated through the real estate agent the community's desire to not have her sign on her property. D. Michels would like to see more neighborly gestures amongst the community members. It was resolved to move on to the elections. P. Edwards, chairman, and J. Goeller, committee member, of the nominating committee took the floor to conduct the elections.

ELECTIONS

PRESIDENT: R. Edwards, M. Polifko, F. Rapuano were nominated
F. Rapuano declined.
VOTES: M. Polifko - 13; R. Edwards - 7

VICE-PRESENT: F. Rapuano, L. Medlin were nominated
VOTES: L. Medlin - 16; F. Rapuano - 6

SECRETARY: T. Goeller, R. Edwards were nominated
VOTES: T. Goeller - 15; R. Edwards - 7

TREASURER: M. Stepp, B. Drye were nominated
VOTES: B. Drye - 12; M. Stepp - 10

DIRECTOR: F. Rapuano, N. Michels, R. Edwards, B. Foulois were nominated
VOTES: F. Rapuano - 15; B. Foulois - 18;
N. Michels - 3; R. Edwards - 8

SOME MEMBERS CAME IN LATE AND DIDN'T VOTE IN THE EARLIER ELECTIONS*

L. Medlin made motion to audit Treasurer's books, S. Spangler added to do it within 90 days, C. Foster 2nd, motion carried. M. Polifko called for volunteers. L. Medlin volunteered and will chair the committee of two.

C. Wright mentioned she would like see Robert's Rules followed. She would like to see minutes continued to be passed out to the community. M. Polifko assured the community that this will be done and the community will be informed of the board's actions.

M. Polifko will select by-laws committee. M. Polifko requested that G. Arnold volunteer to assist this committee. M. Polifko's goal will be to have a draft of the new by-laws by the general membership meeting this time next year. M. Polifko will try to have 4 general membership meetings, but stated, in reality, may only be able to have 2 general membership meetings. The membership is welcome to board meetings. M. Polifko will keep everyone informed. Discussion again leaned towards the EPA issues, and past issues concerning the park area. G. Arnold stated that fire department inspected the park area, and Liz Hartwell representing the wetlands walked the area. G. Arnold mentioned making our area an historic district.

N. Michels made motion to have detailed itemization of attorney's bill, R. Edwards 2nd, discussion opened, and G. Arnold volunteered to address all issues concerning the attorney at the next general membership meeting, motion carried. G. Lear made motion to adjourn. C. Foster 2nd. Motion carried.

Meeting adjourned 10:05 p.m.

Respectfully submitted,

R.J. Edwards, Jr.

BELMONT BAY COMMUNITY ASSOCAITION

ANNUAL Homeowners MEETING

MAY 15, 1995

AGENDA

Call to order

Approval of Secretary's Minutes

Approval of Treasurer's Report-Vote on Budget

Committee Reports

President'sReport

Election of Officers

New Business

Old Business

Adjournment

1) Reading of Last meeting
- [illegible] improvements mapped & budgeted
- Park guidelines
- Cleanup / Potluck
- BBCA - By Laws
- Nomination from Floor
- Trustee (declined)
- Election of Officers (1994)

1994 Secretary's meetings Approved

Treasurers report, was declined by M. Stepp, not advised to present minutes.... objections sited...

Bylaws Committee...
Quarterly meetings - minutes
Announced/Schedule board meetings.
[illegible] regulations.

BELMONT BAY COMMUNITY ASSOCAITION

ANNUAL Homeowners MEETING

MAY 15, 1995

AGENDA

Call to order

Approval of Secretary's Minutes

Approval of Treasurer's Report-Vote on Budget

Committee Reports

President'sReport

Election of Officers

New Business

Old Business

Adjournment

File Copy

Belmont Bay Community Association
c/o 7417 Old Spring Drive
Mason Neck, VA 22079
May 12, 1995

Mr. and Mrs. Ralph Edwards
10906 Belmont Blvd
Mason Neck, VA 22079

Ralph and Patty:

The Board of Directors of the Belmont Bay Community Association respectfully requests that you submit detailed plans of the construction project currently underway on your home. The Board's request is simple and routine and in no conceivable way isolates you from the rest of the community who agreed to abide by its covenants.

Your allegations of Board retribution are silly and unfounded. Your unjust perception of organized persecution is an affront to the integrity of any community member who has devoted no less of his non-existent spare time than you towards building a viable coalition of neighbors from a collection of fractious individuals. There is no room here for bunker mentality and inappropriate, groundless accusations verging on libel.

You are once again asked by the Board (at the request of your neighbors) to align yourself with the community covenants. These guidelines were carefully developed to protect you, as well as them, and all future Belmont residents. If homeowners' covenants are to maintain any worth beyond the paper they are printed on, precedent for willful disregard by individuals, for any reason, is legally unwise and should be discouraged. Please understand the Board's position as a conduit for the concerns of your neighbors, and agree to submit plans for your project by May 22, 1995. Compliance with this traditional and reasonable community covenant is in everyone's best interest. Friendly dialogue and fair compromise are still effective cornerstones of successful neighbor relations.

Sincerely,

Michael Polifko

Michael Polifko, President
Board of Directors
Belmont Bay Community Association

Mike Politko

May 7, 1995

President of Belmont Bay Community Association

Mike,

We request you as President of BBCA advise the Edwards of community covenants, including the building of additions.

We request that building be stopped until reviewed and approved by the community.

Thank you.

George Rheinard

Bill Fuller

Nancy Arnold

Mrs Fuller

Pete Yarborough

Joanna Yates

Thomas P. Gallo

Joan Gallo

File copy

10904 Belmont Blvd.
Mason Neck, VA 22079
May 9, 1995

Dear Neighbor,

JUST TO LET YOU KNOW ...

I volunteered to be the chairman for the nominating committee in an effort to bypass what happened at the last set of elections. Last year, unfortunately, the elections were disorderly, unclear as to who was running, changing people from one nomination to another, then at later meetings, one half of the board said this person was elected and the other half of the board said something different. Believe me, I do not need to create work for myself, I have plenty.

I personally called every person in this community and invited them to run, except Fritz. The reason I did not call Fritz is because Jane, who agreed to be on my committee, spoke with him herself. I followed proper parliamentary procedure by asking for a motion to be made and voted on, which was done in the last board meeting, to create a nominating committee with myself volunteering to chair it. I also asked two others, Jane and Beverly, to be on my committee so that the community would feel comfortable that everyone interests were being represented.

* Unfortunately, I feel that the integrity of the parliamentary procedure was breached when I, as chairman, was not invited to attend a meeting in which a slate was decided, with proxy votes attached and possibly cast. As I understand, that proxy has been passed out to the community members without my prior approval. So I have enclosed a slate including other members of the community who volunteered to run, since that information was not provided to you in the other nomination/proxy document and a replacement proxy ballot is attached.

Setting that aside for the moment, I have been advised through Mike, President, that he, representing the board and community members, has put us on notice that actions maybe taken against Ralph and I on an unrelated matters. I can only assume that this is in response to perhaps my being a nominating chairman, or perhaps the two nominating committees members I chose, or also, maybe certain members of the community do not want Ralph to run for secretary, since his pledge was and I'm sure his continuing pledge would be to provide minutes to every member. I am sorry to say that the community should be very concerned when threats and actions like this take place. Perhaps we didn't thank people loud enough, or perhaps we disagreed on a particular issues.

I would have liked to have had the opportunity to talk with the general membership directly about the above matters, but Mike advised me that there will be nothing on the agenda but elections.

I did my best to run this committee in a democratic fashion. I thank all of you who took the time to receive my calls and talk with me, and those of you who had the courtesy of returning my calls. I look forward to seeing you all at the meeting.

Sincerely,

Patty

1995 - 1996 SLATE OF NOMINEES

PRESIDENT:	Mike Polifko Ralph Edwards**
VICE PRESIDENT:	Larry Medlin (Since Larry is out of town, I was unable to confirm his acceptance for this nomination, but I was assured he accepted.) Frank Rapuano**
SECRETARY:	Ralph Edwards** Tom Goeller
TREASURER:	Marie Stepp Bob Drye
2 DIRECTORS:	Bill Foulois Frank Rapuano** Nancy Michels

ROTATING TRUSTEE/DIRECTOR: Gene Lear (not on the election ballot)

**Ralph and Frank both agreed to run in whatever positions the community felt they needed them the most. These were the two positions they were nominated for. Obviously, they will only accept one for election.

Dear Neighbor,

In the event that you're unable to attend the upcoming community elections, please use the following proxy ballot and return to Ralph or our drop box right inside our fence at any time before the meeting on Monday.

PROXY BALLOT

PRESIDENT:_____

VICE-PRESIDENT:_____

SECRETARY:_____

TREASURER:_____

DIRECTOR:_____

DIRECTOR:_____

Signature_____

Address_____

_____

Date_____

In no event shall this proxy be valid beyond the May 15, 1995 meeting.*

Nominations for Officers and Directors of the 1995-1996
Belmont Bay Community Association

In hope that the community may work in harmony, families of the community met and nominate the following slate of Officers and Directors. Each nominee has agreed to serve the community in the capacity proposed. Each has agreed to uphold community By-Laws and Covenants.

We request Jane Goeller introduce this slate to the Nominating Committee as proposed and request the slate be introduced in its entirety, independent of any other nominations which may occur.

President	Mike Polifko
Vice-President	Larry Medlin
Secretary	Tom Goeller
Treasurer	Bob Drye
Director	Bill Foulois
Director	Frank Rapuano

The rotating Trustee/Director's position will be filled by Gene Lear.

Proxy Statement

To the members of the Belmont Bay Community Association, in care of the Secretary of the Association. This signed and dated document is my proxy for the upcoming election of Officers and Directors of the Belmont Bay Community Association.

CHECK ONE BELOW:

_____ Unless otherwise amended and initialled above, I vote for the above slate of Officers and Directors of the Belmont Bay Community Association.

_____ I support the above slate of nominees, but advise that Mr/Mrs..... have been instructed to vote my proxy in the event necessary, such as run off elections, ties, or should any of the proposed candidates be unable to serve.

Name (print) ..... Date: .....
Address .....
Signature .....

APRIL 24, 1995

DEAR NEIGHBORS,

YES, IT THAT TIME AGAIN!!! TIME FOR THE YEARLY BOARD ELECTIONS FOR OUR COMMUNITY. I WOULD LIKE TO LET YOU KNOW THAT MYSELF (PATTY), AND JANE GOELLER, AND BEVERLY BENSON HAVE VOLUNTEERED OUR TIME TO TRY TO ORGANIZE THE ELECTIONS THIS YEAR THROUGH A NOMINATING COMMITTEE. THIS WAY, WE CAN ALL HAVE AMPLE TIME TO REFLECT ON THE CHOICES THAT WE HAVE, AND VOTE FOR WHO WE ALL THINK WILL BEST SUIT OUR COMMUNITY. ALSO, THIS WILL HOPEFULLY MAKE THE ELECTIONS GO IN A MORE CLEAR AND ORDERLY FASHION.

PLEASE, IF THERE IS ANY AMOUNT OF TIME THAT YOU CAN SPARE FOR THE BENEFIT OF OUR COMMUNITY, PLEASE CONTACT THE NOMINATING COMMITTEE AT OUR HOME NUMBERS, LISTED BELOW. PLEASE DO NOT WAIT UNTIL THE LAST MINUTE TO LET ME KNOW. THE SOONER I CAN GET THIS INFORMATION OUT TO THE COMMUNITY, THE MORE EDUCATED CHOICES WE CAN ALL MAKE.

THE BOARD POSITIONS TO CHOOSE FROM WILL INCLUDE THE FOLLOWING, PER THE BY-LAWS, ARTICLE III, SECTION 2, UNDER ADMINISTRATION:

PRESIDENT
VICE PRESIDENT
TREASURER
SECRETARY
2 DIRECTORS

(THE BOARD ALSO INCLUDES 1 ROTATING MEMBER OF THE BOARD OF TRUSTEES. THOSE MEMBERS INCLUDE: JAMES FOSTER, GENE LEAR, MARSHALL WARE. SINCE THESE ARE LIFE-LONG POSITIONS, NO ELECTION OF THIS POSITION IS NECESSARY, UNLESS THROUGH RESIGNATION OR DEATH)

THANK YOU!!!

PATTY, CHAIRMAN, 550-8050
JANE, 550-5683
BEVERLY, 339-6882

Ralph's copy

APRIL 23, 1995

DEAR MIKE:
DARRYL:
MARIE:
RALPH:
GEORGE
GENE:
FRITZ:
JIM:
FRANK:

PLEASE REVIEW THE FOLLOWING LETTER WHICH I WOULD LIKE TO GET OUT TO THE COMMUNITY NO LATER THAN WEDNESDAY, APRIL 26TH.

PLEASE LEAVE ANY ADDITIONS AND/OR DELETIONS ON MY ANSWERING MACHINE BEFORE TUESDAY NIGHT, APRIL 25TH. IF I HAVENT HEARD FROM YOU BEFORE THAT TIME, I WILL ASSUME THE LETTER HAS THE BOARD'S BLESSING.

PLEASE LET ME OR THE OTHER NOMINATING COMMITTEE MEMBERS KNOW OF YOUR INTENTIONS TO RUN FOR ANOTHER TERM AS SOON AS POSSIBLE.

DONT HESITATE TO CHECK WITH ME DURING THIS TIME TO SEE WHAT RESPONSES I HAVE OBTAINED.

MY GOAL IS TO HAVE A SLATE PRESENTED BY THE BOARD, AND ALSO OTHERS WHO HAVE VOLUNTEERED TO THE COMMUNITY BY MAY 8TH, WHICH IS ONE WEEK BEFORE ELECTIONS.

THANKS, PATTY, 550-8050

APRIL 24, 1995

DEAR NEIGHBORS,

YES, IT THAT TIME AGAIN!!! TIME FOR THE YEARLY BOARD ELECTIONS FOR OUR COMMUNITY. I WOULD LIKE TO LET YOU KNOW THAT MYSELF (PATTY), AND JANE GOELLER, AND BEVERLY BENSON HAVE VOLUNTEERED OUR TIME TO TRY TO ORGANIZE THE ELECTIONS THIS YEAR THROUGH A NOMINATING COMMITTEE. THIS WAY, WE CAN ALL HAVE AMPLE TIME TO REFLECT ON THE CHOICES THAT WE HAVE, AND VOTE FOR WHO WE ALL THINK WILL BEST SUIT OUR COMMUNITY.

PLEASE, IF THERE IS ANY AMOUNT OF TIME THAT YOU CAN SPARE FOR THE BENEFIT OF OUR COMMUNITY, PLEASE CONTACT THE NOMINATING COMMITTEE AT OUR HOME NUMBERS, LISTED BELOW.

THE BOARD POSITIONS TO CHOOSE FROM WILL INCLUDE THE FOLLOWING, PER THE BY-LAWS, ARTICLE III, SECTION 2, UNDER ADMINISTRATION:

PRESIDENT
VICE PRESIDENT
TREASURER
SECRETARY
2 DIRECTORS

(THE BOARD ALSO INCLUDES 1 ROTATING MEMBER OF THE BOARD OF TRUSTEES. THOSE MEMBERS INCLUDE: JAMES FOSTER, GENE LEAR, MARSHALL WARE. SINCE THESE ARE LIFE-LONG POSITIONS, NO ELECTION OF THIS POSITION IS NECESSARY.)

THANK YOU!!!

PATTY, CHAIRMAN, 550-8050
JANE, 550-5683
BEVERLY, 339-6882

Belmont Bay Community Assoc.
P.O. Box 686
Lorton, VA 22199

To all Residents,

We are currently collecting dues for the 95-96 year & working on a proposed budget for Belmont Park Estates.

Tentative plans call for:

1. Certified survey of park property.
2. Maintenance of access road to park.
3. Improvements to park.
4. Reserve fund for emergencies.
5. Petty cash fund for park picnics, clean-up, postal supplies, ETC.

This is your association and your money. Your suggestions and comments are important. Please drop a note or call Ralph Edwards at 550-8050 or Marie Stepp at 339-9821 (eve), with any additions or deletions to this budget. Let us know what is important to you.

Sincerely,

Marie E. Stepp
Treasurer

R. T. Edwards
Ralph Edwards
Secretary

Proposed Budget 1995-1996
Belmont Bay Community Association

Liability Insurance Park	$ 250.00
Dues- Mount Vernon Civic Assoc.	35.00
Dues- Mason Neck Civic Assoc.	70.00
Mailbox Rental	8.50
Registered Agent Fee	25.00
Flower Fund	100.00
Treasurers Fund	
(a) Stamps	32.00
(b) Envelopes, Paper, Copying, New Forms	100.00
Secretary's Fund	
Paper, Envelopes, Copying, Newsletters	150.00
Maintenance Fund Park Road + Ditches	750.00
Reserve Fund	500.00
Party Fund	
Park, Holidays, or Children Acty.	150.00
Park Improvements + maintenance	500.00
GRAND TOTAL	$2,670.50

Presented at the board meeting on 4/17/95 This is a Draft only

File copy

BBCA EXECUTIVE BOARD MEETING
4/17/95 AT GUNSTON ELEMENTARY SCHOOL
8:10 p.m.

PRESENT: Mike Polifko
Ralph Edwards
Marie Stepp
Jim Foster

Mike opened the meeting, and confirmed that enough board members were present for a quorum. Agenda passed out. Minutes were read and approved.

Marie presented Treasurer's report. After paying final attorney's fees (77.75 and 589.14), the balance is $1,965.27. Marie discussed with the board about paying dues, and not paying dues. Several ideas were discussed.

Marie presented a draft budget. After an open discussion, Mike made motion, Jim 2nd, draft budget carried, to be voted on at the general membership meeting.

Ralph reported findings of the attorney's bill to the board. He reported that several documents were missing in the file that Mike had turned over to him. Mike is unaware of where the documents that are missing are at this point. Ralph made a motion that he contact the attorney directly, via letter, to get copies of documents and answers to the questions raised in reviewing documents on hand. Marie 2nd. Motion carried. Mike to review.

Mike would like any community member to write him 24-hours in advance, if they wish a particular problem addressed on the agenda at the general membership meeting. Mike mentioned that he will provide a slate to the community recommended by the board. He will work on agenda for the community meeting.

Luella and Larry were the unfortunate victims of vandalism. Their ceramic cat was stolen from their front yard.

Ralph would like to let the community know that PFC John Harris is the police officer assigned to our community. His number is:

EMERGENCY 911
NON-EMERGENCY 691-2131
FRONT DESK 922-0889
BEEPER 313-1054

Ralph brought up the tabled motion from the last board meeting to elect a nominating committee. Patty will chair. Marie 2nd. Mike opened the floor for discussion. Motion carried.

Ralph made motion to adjourn meeting at 10:15. Jim 2nd. Motion carried.

GENERAL MEMBERSHIP MEETING, MAY 15TH, GUNSTON SCHOOL LIBRARY, 30.** Please be prompt. We have to be out of the building by 10:15.

Respectfully submitted,

R.J. Edwards, Jr.

Belmont Bay Community Assoc.
Board of Directors
Marie Stepp, Treasurer
Ralph Edwards, Secretary

This is in responce to the tentative 95 - 96 budget.

Regarding survey of park property

Joseph Berry, a certified land surveyor, surveyed this property as well as Parcel A (the park property) in 1956. This is available at Fairfax County. All the meets and bounds are certified and pins were put in the ground. There has been a lot of undergrowth on the property since then but I imagine the original pins are still there. With some looking I think that most of them could be located. Why doesn't the Board of Directors walk the bounds of the property area or anyone else that would like to know where the property is located? Walking the bounds was done in Colonial times and I think that it would be very appropriate to do that for the park area property as well as a nice outing.

Let's save the money a survey would cost at this time and apply it to the up keep of the property such as having someone come in and mow the grass. If you are going to put a building on the property, then I think that would be the time for a survey to be done.

Jim and I have enjoyed several sunsets recently from the park area - and it is very relaxing and pleasant watching the wildlife that abounds there. This is a wonderful, peaceful area right in our own back yards to enjoy and unwind after a hectic day.

Petty Cash Fund

The Board of Directors should have already voted at least $100 for a petty cash fund for the treasurer for mailing and postage. Since the postage has gone up you may need $125 for the petty cash fund.

Two items that need to be budgeted

1. Mailbox rental
2. Dues for Mt. Vernon Council

One last item that I'm interested in are the By-laws for the Association. Gene Lear and I spent many hours working on these, and sorry that Ralph was unable to help us on some of our last meetings as there was sickness in his family. We thought that we had the final draft almost ready to go except, for a couple of items, that we almost had finalized before the last membership meeting. These should be out for the members of the Association as a final draft. What has happened to all of our hard work?

Thank you for taking the time to consider my suggestions.
Cathy Foster

TO: BBCA 17 March 1995

REFERENCE: Suggestions on the Proposed Budget.

We do not support the first three items in the tentative plans.

1. Certified survey of park property.

The property has been surveyed at least once and believe twice since belonging to the Community. Does surveying the property again add anything to enhance its use or make it a better park? What is the net gain from this survey?

2. Maintenance of access road and park.

The road is ok. Park maintenance -- If one desires to mow the lawn for a specific function, that is fine, but we don't want to be on a lawn maintenance schedule. Free time is so precious to all of us, why should it be spent bickering over who is suppose to mow the grass each week when we have public parks nearby with great facilities.

3. Improvements to park.

We believe before money is spent improving the park a poll should be taken to find out the actual use and time spent at the park during the year 1994, current use, and projected use in the future. Upon the findings --- only then decide the improvements.

4. We support the following:

a. Reserve fund for emergencies.

b. Petty cash fund (set an amount) for postal, supplies, cards, etc.

5. Recommendations:

a. Obtain a mowing service contract for the entrance only.

b. If funds are available, professionally landscape/beautify the entrance to Belmont.

Marty and Jack Jacobson
10917 Belmont Blvd.

LUELLA N. MEDLIN

10901 Belmont Boulevard Lorton, VA, 22079 (703) 339-6263

March 15, 1995

To BBCA: In answer to the suggestions on the proposed budget.

1. Certified survey of park property.

   There was probably a certified survey done back in the 1970's. Wouldn't this survey still be accurate? Think this may be unnecessary, and why do we need it?

2. Maintenance of access road to park.

   There's a good road there now, lets keep it maintained.

3. Improvements to park.

   What else would you like to include? A picnic table would be nice, but I doubt that I would do more than walk to the Bay and enjoy the scenery and wildlife.

   I am personally for having a mowing service at the Bay however often it is necessary to keep the grass cut there. Those that want to take their equipment to the Bay and mow fine. I'll support the majority, but for those that aren't in Virginia during the summer, or can't be outside with bugs, etc, lets have an alternative. If there is enough money in the dues to keep the park the way we want it, then I suggest going that route.

   As I understand it, the Bay Park collectively belongs to ALL property owners in this community. I believe EVERYONE is responsible for their share of the Bay's insurance payments, even if they don't support other benefits.

4. Reserve fund for emergencies.

   It would be ok to keep some money in reserve....$ 200 perhaps, or combine it with the Petty Cash Fund.

5. Petty Cash Fund.

   Definitely have a petty cash fund, and set an amount that Marie can spend on postal supplies, cards/flowers, etc. that doesn't have to be ok'd by the Board each time.

Belmont Bay Community Assoc.
P.O. Box 686
Lorton, VA 22199

To all Residents,

We are currently collecting dues for the 95-96 year & working on a proposed budget for Belmont Park Estates.

Tentative plans call for:

1. Certified survey of park property.
2. Maintenance of access road to park.
3. Improvements to park.
4. Reserve fund for emergencies.
5. Petty cash fund for park picnics, clean-up, postal supplies, ETC.

This is your association and your money. Your suggestions and comments are important. Please drop a note or call Ralph Edwards at 550-8050 or Marie Stepp at 339-9821 (eve), with any additions or deletions to this budget. Let us know what is important to you.

Sincerely,

Marie E. Stepp
Treasurer

R. T. Edwards Jr
Ralph Edwards
Secretary

2/20/95

Belmont Bay Community Association
Board Meeting Agenda
7:30 PM, Monday March 20, 1995
Gunston Elementary School, Room 8

7:30 Meeting Called to Order:

- Secretarys' Report: minutes of last Board Meeting

7:40 - Treasurers Report:

7:45 - Committee Reports

- Park - Nancy Michels
  - a review the list of suggestions from the members at the last board meeting plus any others from the membership and develope a final list to present to the membership.
- Budget Committee
  - finalize budget to present to the general membership.

8:45 Old Business:

- Attorney fees for incorporating assoc. M. Mem

9:00 New Business:

- Slate of Officers for FY 95-96
- set date for General Membership Meeting
- develop an Agenda

9:30 Adjournment.

Pike Copy

BBCA EXECUTIVE BOARD MEETING
3/20/95 AT GUNSTON ELEMENTARY SCHOOL
7:45 p.m.

PRESENT: Mike Polifko
Darryl Michels
Ralph Edwards
Frank Rapuano
Fritz Vandenberg
Marie Stepp
George Arnold
Jim Foster
Jane Goeller

Mike called the meeting to order, passed out agenda, and after a review of the last month's minutes, the following changes were noted on the 2nd page of last month's minutes:

> "the decision to send the letter was theirs and that no prior approval was needed" should be changed to "that we thought we were operating under instruction given"

Treasurer's report was given and approved. The balance on hand is $2352.16, which does not include paying the outstanding attorney's bill. Marie advised that Lynch's handyman, Mr. Munzo, died and she sent a card on behalf of the community. Marie received a letter from Mary Beth Wright, and Mrs. Benson sent a thank you note. Pohick Church sent a letter requesting volunteers for their Garden Club. For the record, 11 people in the community has not paid their dues. A reminder will be sent. Also, it should be noted that this balance reflects several neighbors who paid dues in advance. For the record, books have not yet been audited, nor were they ever audited from the previous administration. Marie would like to have this done.

Jane Goeller spoke about view and wanted help etc. to resolve tree problems. Ralph mentioned that he had spoken with Tom just recently about this issue. Jane said she thought some of the trees in their view were along the Vepco lines going down to park area and can Vepco clear this. Jane informed the board that she wanted to have a combination birthday/graduation party for her family in August at the park area, and presented a flyer. She will discuss this further at the community meeting.

Jim and Mike spoke about the wires going down to the park area. They will check into getting them removed and/or having electricity brought down to the park area and have right-of-way cleared.

Please continue to keep Marie notified of any changes in the neighborhood, so she may send a card on community's behalf.

Mike mentioned the need of getting an agenda together for the

community meeting. Discussion about slate of officers and who may run from the current board.

Ralph read the 3 letters that he received from neighbors concerning the budget committee letter that he and Marie had sent out. Ralph and Marie requested to have more time before submitting a proposed budget to the board to allow neighbors a few more weeks to contact them with their ideas and/or suggestions. Any neighbors with additional ideas or suggestions please contact them before the next executive board meeting. It's important to let your ideas/suggestions be known so that the budget can reflect the community's wishes.

Mike spoke about attorney's bill and wanted to pay it. Motion was made and Fritz 2nd. Ralph opened discussion on the motion. It was decided that Ralph would have 1 week to review the bill and what paperwork there is relating to this bill and if he had any problem with it, he would notify Mike, and, if needed, call a special meeting. The motion including Ralph's review was made, 2nd, and carried. Ralph will report his findings at the next board meeting.

Darryl voiced concern about the rash of accidents and near misses that have occurred at the intersection of Gunston Rd and Old Cholchester. Darryl suggested having the county or state look into putting up a warning light and/or sign, such as "hidden intersection", "slow down", "caution", etc. Mike requested George to look into this through his other association contacts.

Ralph suggested assembling a nominating committee for the upcoming elections. Discussion tabled until the next meeting.

Next executive board meeting, Gunston School, Room 8, April 17th 7:30 p.m.

****GENERAL MEMBERSHIP MEETING, MAY 15TH, GUNSTON SCHOOL LIBRARY, 7:30.*****

Meeting adjourned 10:10 p.m.

Respectfully submitted,

R.J. Edwards, Jr.

Belmont Bay Community Assoc.
P.O. Box 686
Lorton, VA 22199

To all Residents,

We are currently collecting dues for the 95-96 year & working on a proposed budget for Belmont Park Estates.

Tentative plans call for:

1. Certified survey of park property.
2. Maintenance of access road to park.
3. Improvements to park.
4. Reserve fund for emergencies.
5. Petty cash fund for park picnics, clean-up, postal supplies, ETC.

This is your association and your money. Your suggestions and comments are important. Please drop a note or call Ralph Edwards at 550-8050 or Marie Stepp at 339-9821 (eve), with any additions or deletions to this budget. Let us know what is important to you.

Sincerely,

Marie E. Stepp
Marie E. Stepp
Treasurer

R. T. Edwards
Ralph Edwards
Secretary

Extra

BBCA EXECUTIVE BOARD MEETING
2/20/95 AT GUNSTON ELEMENTARY SCHOOL
7:32 p.m.

PRESENT: Mike Polifko
Darryl Michels
Ralph Edwards
Frank Rapuano
Fritz Vandenberg
Marie Stepp
George Arnold
Jim Foster
Nancy Michels

Mike called the meeting to order, passed out agenda, and after a review of the last month's minutes, they were approved.

Treasurer's Report was given by Marie and approved.

Mention was made that community members thought the "flower fund" was no longer in existence. It was clarified that the flower fund was actually downsized to a card fund and that anyone wishing to donate directly to a flower fund may do so. Marie should be notified if any community member is ill, so she may send a card on the community's behalf.

The floor was given to Nancy, and she, again, mentioned that she will draw up a calendar for the community to share in the responsibility in cleaning up the park area. Darryl brought up to hear suggestions from the board concerning the park and the benefit of getting input directly from the board members. This prompted an open discussion, and a myriad of ideas was discussed between the board members. Mike brought up the idea and felt strongly for a 5-year master plan.

George once again spoke of many, many issues concerning our neighborhood and surrounding areas. These are just a few: New police captain, Capt. Mike Lomonaco, District Commander; crime on Rt. 1; neighborhood watch, he would like to see that on the agenda; re-development of Rt. 1 corridor; subsidized housing in this area; different issues concerning the school; Mason Neck task force.

As part of the agenda, Mike brought up the attorney's fees for incorporating the community. Ralph brought up questions about the bill. Heated debate over this issue. Mike has a file on this matter concerning lawyer's bill and will give us a final report. He is still in negotiation with attorney. For incorporation fees, $77.75 was requested and approved by board. The outstanding attorney's bill as of this time is $766.89, per Mike. This amount does not include the retainer fee of $500.00 that was paid for the consultation regarding the by-laws.

Next on the agenda was Budget Committee. Mike expressed concern over the letter that was submitted to the general

membership from Ralph and Marie, because it was submitted before he reviewed and approved it. Marie mentioned that since she and Ralph were the budget committee, the decision to send the letter was theirs and that no prior approval was needed, and asked if there was problems with the letter that should be addressed. Another heated discussion occurred between board members over this issue. After discussion, no changes were made to the letter and it was approved and will stand as is.

The next board meeting will be at Gunston School, Room 8, March 20th, 1995 at 7:30 p.m.

Mike would like a general membership meeting. Ralph volunteered to check into getting a room from the school that would accommodate the members.

Meeting adjourned 9:45 p.m.

Respectfully submitted,

R.J. Edwards, Jr.

10906 Belmont Blvd.
Mason Neck, VA 22079
February 1, 1995

Mike Polifko, President
Belmont Bay Community Assoc.
7417 Old Spring Dr.
Mason Neck, VA 22079

RE: Committee of Education
Mount Vernon Citizens Assoc.

Dear Mike,

I'm sure you're well aware that I haven't been able to attend these Committee of Education meetings representing our community. I am most sorry that my schedule has not allowed me to be of service in this area. I keep hoping that my schedule will let up and it only seems to get worse.

I hope that you'll be able to find another concerned parent in our community to help out with this worthy cause.

Sincerely,

Patty Edwards

File copy

BBCA EXECUTIVE BOARD MEETING
1/23/95 AT GUNSTON ELEMENTARY SCHOOL
7:32 p.m.

PRESENT: Mike Polifko
Darryl Michels
Ralph Edwards
Frank Rapuano
Fritz Vandenberg
Marie Stepp
George Arnold

Mike called the meeting to order and a review of the minutes prompted this correction in the 2nd paragraph, 2nd line, to add the words "by the county":

"Frank spoke about why it wasn't initially approved by the county."

Marie gave treasurer's report and it was approved. The only change was $5.00 paid to Gunston School, which board approved this fee to be able to hold the board meetings there.

Fritz made a motion to increase dues to absentee lot owners to full amount in '96 to equal what current "live-in" lot owners pay. Motion was seconded by Frank, Mike. Ralph expressed a desire to discuss matter. After discussion, the board has elected to let the general membership vote on this recommendation. For '95, everything stays the same.

Darryl presented in Nancy's absence, a list of work desired to be done at the park. Calendar will be issued.

George gave to the board a copy of the attorney's bill for incorporation. Ralph has retained a copy for anyone interested in seeing it. George presented the following information related to our community:

Hyland having meeting on Jan. 28th, Ralph will retain flyer; scores and testing on Rt. 1 corridor of schools below average; crime is a concern; legal issue on zoning of school property to improve it; discussed overlay plan on Mason Neck; you are able to now request driver's license with Mason Neck as the address instead of Lorton. Mention was made that George needed to request to see supervisor to have this done at DMV, but it was done; mention was made of a wildlife corridor on Rol- - - county

By mandate, requested by the 94-95 board, Mike presented the minutes of the special meeting of the 93-94 board of directors. Discrepancies were noted concerning the election of officers:

"Fritz Vandenberg was elected as a Director and to serve as Park Committee Chairman."

Discussion ensued that Park Committee Chairman was not on original ballot, just director was on the original ballot. After discussing this issue, it was decided to table this to be resolved at the next general membership meeting.

Meeting adjourned 10:15 p.m.

Respectfully submitted,

R.J. Edwards, Jr.

Next board meeting Feb 20, 1995 7:30
Gunston School, Rm 8.

JOHN F. KNOWLES
ATTORNEY AND COUNSELLOR AT LAW
8712 LINTON LANE
ALEXANDRIA, VIRGINIA 22308
(703) 360-0286

January 10, 1995

Mr. George E. Arnold
10913 Belmont Boulevard
Mason Neck, VA 22079

Dear George:

Further to our telephone conversation on December 31, I am writing this letter to record certain key facts concerning my relationship with your association.

At my first meeting with the association's Board of Directors, Trustees, and Officers on July 31, 1993, you and your associates made clear to me that the association's prime objective was to have the undoubted legal power to levy annual and special assessments on every lot owner in the Belmont Park Estates Subdivision to pay for the cost of maintaining and improving the Parcel A common area, to require payment of unpaid assessments in arrears, and to require a delinquent lot owner to pay for any attorneys' fees involved in enforcing an association assessment. You and your associates also expressed an interest in incorporating the association in order to obtain the benefits of limited liability available to the directors and officers of a nonprofit corporation under Virginia law.

As the July 31 meeting was coming to a close, Frits Vandenberg asked me (and you rephrased his question which I had not understood) what compensation I would want for my services. I replied that I would ask for $500 for incorporating the association and for providing Bylaws consistent with the requirements of Virginia corporation law and that my charge for any other services would be at the rate of $80 per hour. I said that it might be necessary for me to consult on the association's behalf with another attorney with expertise on certain matters which I did not possess. I asked for, and understood that I was given, authority to engage a consultant if I found it necessary. Frits asked me how much of an advance retainer I wanted. I simply replied that my first concern would be to be able to pay any consultant for his or her services without undue delay and to cover my own expenses. Frits then handed me an amount of cash which I later ascertained was $500.

As you know, I did in fact find it necessary to engage a consultant. Enclosed are copies of my statements dated September 14 and December 2, 1993 giving your association an accounting of my use of Frits' cash advance to pay the consultant's fees and my expenses. On each statement I noted that "legal services rendered will be billed separately."

I am also enclosing for the information of your association a copy of my letter dated August 10, 1993 to the consultant, Attorney Robert M. Diamond. You and your association will see from Attorney Diamond's letter to me dated August 13, 1993, copy enclosed, what one law firm with expertise in this area of law charges for its services.

On September 1, 1993, I met again with your Board of Directors, Trustees, and Officers. I reported on my meeting with the consultant and the various steps which he said would have to be taken to achieve your association's objective of having the power to levy mandatory assessments on every lot owner for the maintenance of Parcel A. Most importantly, an amendment to the Declaration of Covenants by Belmont Park Estates, Inc., dated August 30, 1960, would have to be executed by as many lot owners as possible and filed among the Fairfax County land records. The amendment would give your association the responsibility for maintaining Parcel A and the power to impose assessments on every lot owner and would provide for the provisions of the Property Owners' Association Act to apply to your association. In addition, the Trustees should execute a Deed of Gift, transferring Parcel A to your association. (I sent Frits a draft Deed of Gift by letter dated September 8, 1993, with a copy to you.) Other steps to be taken included incorporation and the adoption of new corporation Bylaws.

At the September 1 meeting, I gave you draft Articles of Incorporation and draft Bylaws. I recall that you passed the draft Bylaws on to others present and asked them to review the Bylaws and give you their comments.

On September 3 and again on September 10, 1993, I discussed with the consultant the type of voting rights and assessment provisions which you had said the new corporation's documents and the new covenant should contain. I was advised, and I then informed you, that the desired provisions would in all probability not be possible. The obstacle was not any specific provision of law but rather the policies of the secondary mortgage market. If your association's voting rights and assessment provisions were not in accord with those policies, a prospective purchaser of a lot in your subdivision might not be able to obtain a mortgage loan and the owner of a lot might not be able to sell his property. To guard against such an outcome, Attorney Diamond recommended that voting rights and assessment provisions be informally cleared with the major companies in the secondary mortgage market such as Fannie Mae and Freddie Mac in advance. I informed you of Attorney Diamond's advice by telephone on September 14, 1993 and awaited word of your association's wishes in the light of this new and unexpected development.

There matters remained until on or about this past July 10 when you informed me that your association wished to proceed with the incorporation. My letter to you of July 19 informed you that the association had become incorporated on July 13 and advised you of the steps to be taken to complete the organization of the corporation.

The one and only bill which I have sent to your association for my services,

dated December 27, 1994, contained illustrations, not a complete list, of my work for the association. It did not, for example, include my research and advice that your association does not qualify to date under the Virginia Property Owners' Association Act nor my research and advice that your association would not qualify for Section 501(c)(4) federal tax-exempt status unless the association were willing to have the Parcel A common area open to the public.

You and your association may be sure that I have always been acutely aware that your association, like many other civic or homeowner associations, has very limited financial resources. Accordingly, I have billed your association for only a small fraction of the more than 50 hours of my time and 15 hours of my Legal Assistant's time spent on your association's behalf.

Sincerely,

Enclosures:

1. Copy of my statement dated 9/14/93
2. Copy of my statement dated 12/2/93
3. My letter to Attorney Diamond dated 8/10/93
4. Attorney Diamond's letter dated 8/13/93

cc: Michael Polifko

Belmont Bay Community Association

MINUTES OF THE SPECIAL MEETING
OF THE 93-94 BOARD OF DIRECTORS, BBCA
January 5,1995
at the home of Dr. Michael Polifko

MEMBERS PRESENT: Gene Lear, Cathy Foster, Luella Medlin, Fritz Vandenberg, George Arnold and Mike Polifko.

MEMBERS ABSENT: All members present.

CALL TO ORDER: 93-94 Board of Directors President, Mike Polifko. To cary out the mandate of the 94-95 board, the meeting was convened for the purpose of clarifying current board membership.

- Secretary,s Report: Gene Lear
  - The minutes of the May 3, 1994 general meeting of the membership were read by Secretary Gene Lear. It was unaminously acted upon that the membership was to elect six(6) board members. The language of the minutes was therefore amended to reflect that intent. Changes are as follows:
    - George Arnold was elected as a Director and to serve as Steering Committee Chairman.
    - Fritz Vandenberg was elected as a Director and to serve as Park Committee Chairman. *Chairmen not part of original Ballot Tabled to the resolved at [illegible]
    - Trustee/Director: Was announced to be Jim Foster to serve on the 94-95 Board as it was his turn in rotation. board approved ok full

ADJOURNMENT: Motion to adjourn - Luella Medlin; second Cathy Foster. Meeting adjourned at 8:15 PM.

Respectfully submitted,

Gene Lear

Gene Lear
Secretary

File copy

Jan 4, 1995

Mike just a reminder that you need to provide to board members an agenda 5 days in advance of the next meeting. We need to keep a handle on these meetings and try to limit discussion to 10-15 minutes

Thanks
R. F. Edwards II

This went out with time table for board meetings at school Jan 4, 1995

File copy
Del on Jan 4, 199

FOR BBCA BOARD MEETINGS

The school has been reserved for the following dates, the 3rd Monday of every month, except for January (school is closed that day) per the boards instructions.

Jan. 23rd
Feb. 20th
March 20th
April 17th
May 15th

We need to plan in advance for the summer months, since the school will be closed. The library might be able to accomodate the board during those few summer months.

Also, the board has room 8, which is a small room, if we plan on a general membership meeting, we need to make special arrangements for that to have a larger room available.

The very last minute we will be allowed in the building is 10:15 pm.

Ralph, 550-8050

File copy
4th set of minutes
done by me

BBCA EXECUTIVE BOARD MEETING
11/14/94 AT THE POLIFKO RESIDENCE
7:37 p.m.

PRESENT: Mike Polifko
Darryl Michels
Nancy Michels
Manny Espina
Ralph Edwards
Frank Rapuano
Fritz Vandenberg
Jim Foster

Mike opened meeting with his prepared agenda, other members expressed desire to start the meeting with the old business that is pending. Mike declined the request, but assured they would be address later. Ralph wanted it recorded that he is opposed to not addressing old business first. At this time, Ralph also suggested that Manny be allowed time to address the members first since he was a guest. That was agreed upon.

Manny spoke about addition to his house. Frank spoke about why is wasn't initially approved. Various members took the floor during this time including, Jim, Ralph, and then Manny again explained his position, and Frank again spoke explaining why it was opposed. It was suggested that Manny get with the architectural review committee.

Last month's minutes were address and were decided as follows:

Regarding the issue of what is a quorum:
Ralph made motion to have 51% of the board members be a quorum. Mike 2nd motion for now, subject will be brought up for general membership to decide.

Regarding the issue of cancelling meetings:
Darryl made motion for President to consult Vice-Presidents before cancelling meeting. Motion 2nd and carried.

Regarding length of time for discussions:
Mike will provide to board members an agenda 5 days in advance of the next meeting in hopes of getting a handle on the meetings, and limiting discussiion time to 10 - 15 minutes per topic .

Regarding incorporation and various other legal documents:
Mike turned over to Ralph a folder, which Ralph has agreed to provide an inventory of what is in that folder at the next board meeting. Also, Mike said that George has the other legal documents in question, such as seal of incorporation, etc.

Ralph presented Treasurer's report in Marie's absence and it was approved.

Mike gave floor to Nancy to discuss park plans. Once again, a committee was suggested to be set up. Nancy is looking for volunteers, please call her if you're interested.

Mike gave floor to Fritz and he brought up that Lot 99 had made a request to build on the waterfront lot bordering the park instead of the top lot, which is actually Lot 99. Gov. Allen wants to stop funding for Gunston Hall and privatize it. Gunston School and its renovations were mentioned.

Ralph made a motion that meetings now to be held at Gunston School. Mike 2nd and motion carried. Ralph will check to see what is the latest time that the board will be allowed to stay. A one time fee of $5.00 is the charge for those priviledges. Mike has requested that the meetings be held the 3rd Monday of each month starting in January. That was approved pending the consent of Marie.

The floor was given back to Nancy and she voiced concern about Fritz's role on the board. Mike stated he will provide a certified letter stating from the old board that they met and agree that Fritz was named a director. The meeting at this time got out of control with Mike and Nancy in a very heated debate over the issue of Fritz being voted a director. Attempts were made by other board members to bring the meeting back to order, to no avail. It was requested that the board leave, the meeting was never officially adjourned.

Next board meeting will be January 16, 1995, 7:30, Gunston School, Room 8.

Respectfully submitted,

R. J. Edwards, Jr.

Original File copy
3rd set of minutes
done by mk

BBCA EXECUTIVE BOARD MEETING
10/3/94 AT THE STEPP RESIDENCE
8:05 p.m.

PRESENT: Darryl Michels
Nancy Michels
Marie Stepp
Ralph Edwards
Frank Rapuano

Meeting was called to order by Vice-Presidents Darryl and Frank in Mike's absence. Meeting was started with discussion if quorum was met in this meeting with so many other board members not in attendance. A motion was made by Marie, and Darryl 2nd, on the following items, to be discussed and decided upon at the next board meeting before any old or new business is discussed:

1.) Decide what constitutes a quorum in this community, since this is a gray area in the by-laws.

2.) Decide on a procedures for cancelling already scheduled board meetings.

3.) Decide on procedure to be followed in board meetings on the length of time a particular subject should be discussed, before it is tabled, or possibly dropped, or for a special board meeting to be set up to address the particular subject, so as not to engage in hour after hour discussion on one particular subject as in meetings past which in essense makes the board ineffective.

4.) Certificate of Incorporation was mentioned, who has it and shouldn't it be in the secretary's records as well as the seal. Also, where is deed to parcel A (the park), and shouldn't that also be a part of the secretary's records.

Nancy Michels requested time on the floor at the next meeting to go over Park Committee. Marie stated Treasurer's report remains the same as the last set of minutes.

General Membership meeting that was tentatively scheduled for October 17th, 1994, has now been cancelled due to lack of quorum to set time, date, and place.

Next board meeting to be Monday, November 14th, 1994 at 7:30 p.m. at Mike Polifko's residence.

Respectfully submitted,

R. J. Edwards, Jr.

Original file copy
3rd minutes done by m.

BBCA EXECUTIVE BOARD MEETING
9/12/94 AT THE STEPP RESIDENCE
7:30 p.m.

PRESENT: Mike Polifko
Darryl Michels
Nancy Michels
Marie Stepp
Jim Foster
Ralph Edwards
Frank Rapuano
George Arnold
Jerry Lyons

A guest speaker, Jerry Lyons, presented overview of Old Colchester Road, and would like to see it remain a historic district. He would like letters sent to Gerry Hyland concerning this matter from associations as well as individuals of neighborhoods no later than one month from today's date.

Mike passed out LVC Newsletter for members to review.

Minutes were the next item on the agenda, and discussion ensued. Ralph presented some suggestions for the board to consider on appropriate method of getting minutes out in a timely fashion to general membership. One of three suggestions was made into a motion by Marie, seconded by Darryl, and carried. The following will be included on all future minutes, and the rule that I will follow is "Minutes should be done within 1 to 2 weeks after the board meeting, and passed out in the 3rd week, so membership can be informed to the goings-on of the board."

**These minutes have not yet been approved by the executive board. These will be discussed, and will be voted on at the next executive board meeting and any changes will be reflected in the next set of minutes.

At this time, a very lengthy discussion again was held concerning Fritz and his role on the current board, with very divided and heated opinions on this topic. Some members feel that the minutes of the last general board meeting are incorrect concerning the nomination and election of Fritz as one of the directors at large. Frank made a motion to send the minutes back to the old board to review and amend in a timely fashion, Jim 2nd, motion carried.

Discussion resumed about minutes. Minor changes were noted and are as follows: SUGGESTION WAS MADE THAT DARRYL OR FRANK RESIGN AS VICE-PRESIDENT TO TAKE OVER THE PARK COMMITTEE CHAIRMAN, DARRYL DECLINED, FRANK HAD NO COMMENT. DISCUSSION ON THE BENSEN LETTER CONCERNING THE USE OF THE PARK, MIKE WILL RESPOND AND RALPH WILL REVIEW THE REPLY LETTER. At this time, the prior minutes were approved.

Marie gave Treasurer's Report. Funds are the same as last report $945.91. Discussion turned to delinquent dues and decided to write letter about back dues. Marie mentioned sickness and illness in the neighborhood and how to address the matter. Board will send card and notify community. Marie took on responsibility for that task. Marie would like to see books audited pending when Luella gets back.

Mike asked Nancy about if anything was new on Park Committee. Nancy said no, but members had contacted her. Mike suggested she start a committee. Nancy said she wants to ask the general membership for volunteers at the next general membership meeting.

The topic of trustees attending meetings was brought up as follows: A.) Should trustee serve 1 year attending meetings, or B.) Should alternate trustees alternate attending meetings. This was tabled.

George Arnold says incorporation is a go as of July 11th, 1994. Passed out articles of incorporation for review. Mention was made that by-laws have to be looked at and approved. Also, someone is needed to be on By-Law Committee, will discuss at further board meetings.

Darryl had concern over Mr. Jacobson's property sign on the adjacent lot and why he couldn't have it. Mike responded by saying it's in the covenants and another long discussion was held about covenants not being enforced and when enforced whether it was being done in a discriminatory manner. George said Architectural Committee should review and report findings to the board.

George made mention on the school rezoning and enlarging the present school. George made a motion, Mike 2nd, to keep zoning the same and not to up zone for further development. Mention was made again about Old Colchester and making it an historic district and not developed like Rt. 1. Ft. Belvoir improvements were mentioned to the waterfront area.

Anyone interested in volunteering for any committees in our extended area, please contact George.

Ralph mentioned that the lock on the cable going down to the park area was broken. After discussion, Mike asked Jim Foster to look into getting new lock for cable.

Discussion to change the next board meeting so George could attend. Not approved. The next executive board meeting will be held October 3rd. Meeting adjourned 12:30 a.m.

Respectfully submitted,

R. J. Edwards, Jr.

BBCA Board Meeting

Sept 12, 1974

AGENDA

Call to Order

Jerry Lyons - will make a presentation on the Plan amendments to include both sides of Old Columbia Rd. in the Maple Neck Planning Sector.

Approval of Secretary's Minutes

Approval of Treasurer's Report

Committee Reports By-laws & Park

New Business

- Plan General Membership meeting
- Have park committee get ready to present park proposal at general meeting.
- Read Zoning news letter (Editorial) and ask for comments
- ask for volunteers for the Park committee
- ask for volunteers for Maple Neck Govt.

Old Business

Adjourn

Sept 3, 1994
Responce to letter to Mike & Darryl
dated Aug 10, 1994

PLAN OF ACTION FOR
EXECUTIVE BOARD MEETING MINUTES

Since I'm not convinced that it is appropriate for executive board meeting minutes be approved by myself and two other members, I am submitting the following suggestions for your consideration and, of course, I am open for other suggestions:

A) Minutes should be done within 1 to 2 weeks after the board meeting, and passed out in the 3rd week, so membership can be informed to the goings-on of the board. If any board member would like a copy of the minutes before the 3rd week pass out schedule, he or she should contact me directly. It is the upmost importance that membership be informed on a timely basis.

B) Put a footnote on the bottom making note to the membership that these are subject to the board's changes and approval.

EXAMPLE: **These minutes have not yet been approved by the executive board. These will be discussed, and will be voted on at the next executive board meeting, and any changes will be reflected in the next minutes.

C) Pass out the notes to the membership as I prepare them and make note of any changes to the minutes when the next month's minutes are passed out.

Please let me assure that I, the same as the last board made note of, am not a professional recording secretary. I will do my best to accurately reflect what goes on in the meetings. I have no intention of reflecting any of my own personal views, except what comes out during the board meeting, itself. Hopefully, we, as a entire board, will not offend anybody or ourselves.

Respectfully submitted,

R. J. Edwards, Jr.

Burdick

8-16-1994

DEAR WHOM,

THE INTEND OF THIS LETTER IS, TO INFORM THE BOARD THAT I, FRITS VANDENBERG HAVE NOT RESIGNED FROM THIS BOARD, AND HAVE NO INTENTION OF DOING SO IN THE NEAR FUTURE.

WHILE ON VACATION, I HEREBY AUTHORIZE THE PRESIDENT OF THIS BOARD TO CAST MY VOTE EITHER JAY OR NAY ON ANY ITEM THAT COMES BEFORE THIS BOARD AND NEEDS TO BE VOTED ON.

SINCERELY YOURS

Mr. & Mrs. Edward

August 12, 1994

I Nancy A. Michels, accept the position of Temporary Director of Park Committee until the General meeting on October 17, 1994, then I will be nominated and the General Membership will vote on who they would like for Park Committee. I hope to see you at the meeting and look forward to working with each and every one of you, attached you will find the letter I wrote to Mike Polifko shortly after Fritz Vandenberg declined the position as Park Director.

Attached you will find a few of my ideas on the park improvement as well as a list of some of the things we have already accomplished in June. If you have any suggestions for the park, please let me know I appreciate any and all suggestions on/for the park. Thanks Again!

Nancy A. Michels

Future Considerations For The Park Area

The following list is presented to the Board Of Director's for review. If, approved by the BOD, we will then have final approval, which will occur at the next General Membership Meeting.

1. Concrete Slab for tables and grills. (We could enclose in the future)
   a. (2) Picnic Tables (donated by Mr. & Mrs. Espina)
   b. (2) Grills (donated by Mr. & Mrs. Michels)
   c. (1) Oak Veneer trash cabinet (donated by Mr. & Mrs. Michels)
      (donated by Mr. & Mrs. Stepp)
   d. (2) Wood Swings , could be made from old tires and ropes to hang from trees.

   The following is only a recommendation:
   a. One grill will be positioned at south end corner of Open-Pit
   b. One grill will be postiioned at north end corner of Open-Pit

2. (3) Plastic Garbage Cans 30 to 36 Gallons each to put inside Oak Veneer Trash Cabinet. (Need to purchase)
   a. Mrs. Stepp has volunteered to purchase Garbage cans at the Price Club.
   b. need a volunteer to apply a protector seal. (Thompson Water seal); or build a cover for Oak Veneer Trash Cabinet.

3. Baseball Diamond
4. Bird Boxes (donated by boy /girl scouts or bird watchers society)
5. Game Area for Volleyball or badminton
6. Floating Dock
7. Port-A-Potty (Don's John)
8. Fishing Post (to insert your fishing pole - on the shore line)
9. Cleaning Post (to clean fish or cut-up for bait - block table of some sort)
10. Monthly Clean-Up during the summer months from (April - September)
11. Telephone List Update
12. Purchase Trash Bags
13. Need (2) volunteer's to host the next clean-up for July and set a date for a Sunday 1:00 - 3:00 or 2:00 - 4:00 p.m.
14. Build another open-pit at the north side of the shore line.
15. Begin Phase I - Planning (Need everyone's input by August 2)
16. Discuss Phase II - Design, at July's BOD Meeting - July 11, 7:30 p.m.
17. Horseshoe Pit
18. Screened-In Porch
19. Purchase a Cabana
20. Gate for the top of Rio Vista
21. Path on the shore-Line 10 feet from the shore line (Mike's suggestion)

August 10, 1994

Mike/Darryl,

RE: Review of minutes

I have enclosed this last board meeting minutes for your review before they are passed out, per our previous agreement. Please review, make any changes you deem necessary, and initial at your earliest convenience and return to me by Wednesday, August 17th or sooner.

After reflection on this arrangement, I'm not sure that this is really an appropriate procedure. I think that minutes should not be approved by just by me and two other members. For our protection, I would respectfully request that this decision should be put on the agenda for the next meeting to be decided by the entire executive board. At that time, I will have a few suggestions on a plan of action for the executive board to review and discuss.

Also, Mike did you want to attach a copy of your speech?

R. J. Edwards, Jr.

Hdmended Copy
Approved minutes
with noted
changes

BBCA EXECUTIVE BOARD MEETING
8/8/94 AT THE POLIFKO RESIDENCE

PRESENT: Mike Polifko
Darryl Michels
Nancy Michels
Marie Stepp
Jim Foster
Ralph Edwards
Frank Rapuano
Fritz Vandenberg

Fritz was in attendance, but left before the meeting actually commenced. Mike opened the meeting at 7:45 p.m. with a short speech about goodwill, friendship, and vision for the neighborhood. Mike then read from prior minutes (May 4, 1994), discrepancies were noted, and corrected. Long discussion ensued over Park Committee Chairman.

Suggestion was made that Darryl or Frank resign as Vice-President to take over the Park Committee Chairman and ~~both~~ declined. Marie Stepp made motion that Nancy Michels take the temporary position of Park Committee Chairman until the general membership could vote. Darryl and Frank seconded, motion carried.

Marie presented Treasurers' Report, $900.00 in bank after expenses.

Mention of thanks was made to Gail Stepp for lots of hard work, free use of his equipment, and much volunteer time for maintaining and opening the ditch lines and grading in the park area.

Thank you to Nancy Michels for preparing a calendar for park maintenance and a "Things To Do List" and a "Future Consideration List".

Incorporation discussion and questions brought up by Ralph. Mike assured us that incorporation is a go, but George Arnold has all the details and will fill us in later. Mike also talked briefly about the Mason Neck overlay being historic district. Also, zoning paper was mentioned with the plans of only 2 families per household being considered. George Arnold will discuss these issues with us at a later date.

Neighborhood watch was brought up [illegible] ct any board member.

Mike wants to open back up tl [illegible] , tree problems. Ralph volunteer[illegible] e volunteered Gail to be on that [illegible] l interested parties to contact him.

Ralph suggested tape recording the meetings, so as to not have any discrepancies in the minutes. After discussion, no motion was made and Mike said that he and Darryl will review Ralph's minutes before they are passed out to general membership in lieu of tape recording.

Discussion held about who should attend the board meetings. We welcome the membership to attend.

Mike made a motion to cut a walking path around shore line and not to exceed $120.00, motion carried.

Discussion on the Bensen letter, Mike will respond and Ralph will review the reply letter.

The next executive board meeting will 9/12 and 10/3, at Marie Stepp's house. TENTATIVE general membership meeting on October 17, 1994, Monday. Hope to see you there!

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

R. J. Edwards, Jr.

Original File Copy
1st minutes done by me as new recording secretary

BBCA EXECUTIVE BOARD MEETING
8/8/94 AT THE POLIFKO RESIDENCE

PRESENT: Mike Polifko
Darryl Michels
Nancy Michels
Marie Stepp
Jim Foster
Ralph Edwards
Frank Rapuano
Fritz Vandenberg

Fritz was in attendance, but left before the meeting actually commenced. Mike opened the meeting at 7:45 p.m. with a short speech about goodwill, friendship, and vision for the neighborhood. Mike then read from prior minutes (May 4, 1994), discrepancies were noted, and corrected. Long discussion ensued over Park Committee Chairman.

Suggestion was made that Darryl or Frank resign as Vice-President to take over the Park Committee Chairman and both declined. Marie Stepp made motion that Nancy Michels take the temporary position of Park Committee Chairman until the general membership could vote. Darryl and Frank seconded, motion carried.

945.91

Marie presented Treasurers' Report, $900.00 in bank after expenses.

Mention of thanks was made to Gail Stepp for lots of hard work, free use of his equipment, and much volunteer time for maintaining and opening the ditch lines and grading in the park area.

Thank you to Nancy Michels for preparing a calendar for park maintenance and a "Things To Do List" and a "Future Consideration List".

Incorporation discussion and questions brought up by Ralph. Mike assured us that incorporation is a go, but George Arnold has all the details and will fill us in later. Mike also talked briefly about the Mason Neck overlay being historic district. Also, zoning paper was mentioned with the plans of only 2 families per household being considered. George Arnold will discuss these issues with us at a later date.

Neighborhood watch was brought up, any volunteers? Contact any board member.

Mike wants to open back up the committee for the water view, tree problems. Ralph volunteered and was approved and Marie volunteered Gail to be on that committee. Mike wants all interested parties to contact him.

Ralph suggested tape recording the meetings, so as to not have any discrepancies in the minutes. After discussion, no motion was made and Mike said that he and Darryl will review Ralph's minutes before they are passed out to general membership in lieu of tape recording.

Discussion held about who should attend the board meetings. We welcome the membership to attend.

Mike made a motion to cut a walking path around shore line and not to exceed $120.00, motion carried.

Discussion on the Bensen letter, Mike will respond and Ralph will review the reply letter.

The next executive board meeting will 9/12 and 10/3, at Marie Stepp's house. TENTATIVE general membership meeting on October 17, 1994, Monday. Hope to see you there!

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

R. J. Edwards, Jr.

FCC Copy

THE MASON NECK OVERLAY TASK FORCE REPORTS

Article by GEORGE ARNOLD

Early this year Supervisor Gerry Hyland commissioned a Task Force to establish an Overlay for Mason Neck which was first approved by the Fairfax County Board of Supervisors in 1990, and included in the current Comprehensive Plan. The Overlay is to provide a unique level of protection for the historic, archeological, and environmental resources of Mason Neck.

The Task Force chosen by Gerry Hyland is co-chaired by **Gary Knipling** and **Marvin Miller**. Community members selected include **Marylyn Amoroso**, President, Mason Neck Citizen's Assoc; **George Arnold**, past President, Mason Neck Citizen's Assoc; **Robert Dost**, President, Hallowing Pt Community Assoc; **Nick Felicione**, immediate past President, Mason Neck Citizen's Assoc; **Charles Hooff**, land owner and realtor; **Odin Knudsen**, President, Harbor View Community Assoc; **Tom Lainhoff**, Director, Gunston Hall; **Jerry Lyons**, President, The Friends of Mason Neck; **Betty Marshall**, Wiley Subdivision; **Bob Schlesinger**, Springfield Farms; and **Barbara Wyatt**, President, Gunston Manor Community Assoc.

Other members are **John Byers**, Mt. Vernon Dist. Planning Commissioner; **Fred Milton**, Mason Neck Wildlife Refuge; **William Foster**, Mason Neck State Park; **Linda Stanley**, Office of Comprehensive Planning; and **Darrell Windslow**, No. Va. Regional Park.

The first meeting was held May 16, 1994. During May, discussions included organization, and review of the Mason Neck Planning Sector with presentations by Jim Chandler, Regional Park Authority, Yvonne Schultz, the Mason Neck Wildlife Refuge; Jeff Foster, Va Park Authority, and Tom Lainhoff, Director of Gunston Hall. Except for Gunston Hall, which is seeking to expand programs to the community, each presenter advised of limited growth and financial restraints, noting programs would be maintained with less staff.

On May 23rd the Task Force supported the proposed Amendment to the Comprehensive Plan reuniting the town of Colchester and both sides of Colchester Rd back to the Mason Neck Planning Sector.

During June, Allen Hooge explained the status of the Lower Potomac Pollution Control Plant and County efforts to protect the environment in future plant expansion and operations. Maury Cralle, Deputy to the Commander for Development, provided an information briefing concerning Ft. Belvoir expansion, including Tompkins Basin Recreation Center, but was less informative about the expected use of the facilities, or effect on our community and the environment. Charlie Criegton, of the National Audebon Society reported on Harry Diamond Labs, noting support was necessary to assist Fish and Wildlife's acquisition of the property.

Bruce Douglas, County Office of Comprehensive Planning, provided an overview of environmentally sensitive areas and current land-use on Mason Neck. Ross Fugil, County Soil Science Office, provided a report of the soil conditions.

Also during June, the Task Force mission statement was formalized and adopted as follows: *To safeguard and preserve the unique natural environment and historical resources of Mason Neck in harmony with limited and reasonable land use.*

On July 11, Dennis Hill, Co. Director of Environmental Health, discussed septic systems providing information of various septic systems used, and procedures for approval. Anne Cahill, Office of Research and Statistics provided demographics of Mason Neck and

surrounding area, projected the population of Mason Neck to exceed 8,000 by the year 2020. Bruce Kriviskey, Heritage Resources discussed how resources are evaluated, classified, and preserved, citing 13 historic districts in the County, noting 27 historical, and over 2000 archeological sites on Mason Neck. Mike Johnson, County Archaeologist, described the archaeological process; status of excavation on the Hartwell site, and artifacts from the Colchester area and explained the underwater archaeological survey of Mason Neck.

Task Force members discussed changes experienced while residing in Mason Neck. These include establishment of the State Park, reduction of wooded areas, shoreline erosion, increased residential development, traffic on Old Colchester and Gunston Rds, and increased recreational horseback riding, boating, and bicycling. The large increase in residential, industrial and commercial development surrounding Mason Neck was mentioned by several.

At the July 26 meeting, discussions included perceptions of Mason Neck in twenty years, offering concerns and recommendations for the future of the community. Members agreed development would continue to occur, but recommended planning for low density residential use, and planning Mason Neck as a single community, not as a series of subdivisions. Everyone's primary objective however, was environmental, archeological and historic preservation, including protection of the character of the public lands within Mason Neck.

Discussion on large land holdings included efforts to plan without penalizing land owners. Some suggestions included expansion of public land holdings; institutional uses, including colleges, museums, solariums, colonial and naturalist libraries, cultural centers, and other recreational usages. Recommendations also included establishing a National Register District to include Heritage Resource Parks along Old Colchester Road to the Town of Colchester, and along Gunston Road to Gunston Hall.

The Task Force rejected concepts including limited commercial, industrial, or high density development as necessary to establish a greater sense of community within Mason Neck. However, the County Planning Staff was invited to present an example of a well designed clustered residential community which set-aside large open spaces.

Some of the concerns discussed included the effect 5 to 10 acre development may have on future buyers; and that current political concern for the community may change with new political representatives.

The Officers and Directors of Mason Neck Citizen's Association, the Task Force, and Gerry Hyland know the efforts to establish this Overlay to protect the natural and historic resources of Mason Neck is important to the community. The Citizen's Association will provide updates on the Task Force activities in upcoming Newsletters, special updates, and presentations during citizen association meetings. The Task Force minutes are posted at the Library for review and meetings are open to the community. They are normally scheduled for 7:30 pm, the second and fourth monday of the month, at Gunston Hall. The Task Force schedule includes the preparation of a preliminary report by the end of September.

The 1989-1990 Mason Neck Citizen's Association committee which worked diligently obtaining the support of the Board of Supervisors for the overlay for Mason Neck was chaired by Paul Haluza. That committee included Janet Cole, Liz Hartwell, Mike Horwatt, Sally and Gerry Lyons. They supported by many other members of the community,

developed a concept which could preserve Mason Neck as a natural, historic, archeological resource site for all who to visit and enjoy.

June 10, 1994. Outgoing BBCA Board Members Welcome New BBCA Board Members at party hosted by Jim and Cathy Foster.

Attending were George and Nancy Arnold, Jim and Cathy Foster, Gene Lear, Luella Medlin, Darryl and Nancy Michels, Mike and Marie Polifko, and Gail and Marie Stepp.

After a gourmet buffet, President Mike Polifko called a meeting of all those present.

First, to thank Jim and Cathy for hosting this event. Mike wants to continue and finish what past President George Arnold began with the By-Laws. We are a unique neighborhood and we want to protect that. Communication is number one, and to have everyone involved. We are a whole community, and to be aware of what is happening in the community. Not knowing could be too late. We cannot isolate ourselves. People will be buying and moving in to our neighborhood who demand leadership.

Board meetings to be held the second Monday of the month, from 7:30pm to 9pm, meeting every 1 or 2 months. They will follow an agenda, NO surprises, and people not on the Board can help out on committees. Bensons' letter will be discussed at first meeting. Encourage everyone to work together and keep everyone informed. Need to plan for park BEFORE putting in permanent structures, ie. grills, etc. Would like to rotate meeting places. (July 11 is Mike's B'day).

Mentioned: Frank Rapuano had surgery, Nancy Michaels had set up a work calendar, Girl Scouts would be camping at Bay and Mike would show them how to look for arrowheads. Do not disturb stakes that will be placed offshore...an archaeology team will be looking for an Indian Village.

Enjoy your neighborhood and park.

(submitted by Luella Medlin, for Ralph Edwards, Secretary).

Sorry folks I was out of town for this meeting, but by working together Luella filled in for me

R. J. Edwards Jr

June 2, 1994

I understand the position of Director, Of Park Committee is open. I volunteer to serve as the new Park Director and will work with the President, Board of Directors (BOD) and fellow members to make our park a place of interest to everyone. We have a neighborhood of talented people, lets all join together to make this community the beautiful place we know it can be.

I will chair a working group to coordinate the work needed to make our park multi-functional and develop a community overall plan of action. This effort will be under the overall guidance of Mike Polifko.

I have enclosed a list of things to do and bring for the June 5, 1994 clean-up. Carol Ann Wright and Cathy Foster are coordinating the food effort and will be calling members for contributions. Future Considerations are also enclosed as well as a calendar for the next 4 months. I would appreciated any and all suggestions on/ for the park and welcome volunteers to assist with various projects.

All inquiries regarding this matter should be directed to Nancy A. Michels, Director of Park Committee, 339-0212.

Things To Do List
For Clean-Up

1. Mow Grass in Two Parts: (Riding Lawn Mowers)

   a. Front Entrance and New Trail
   b. Water Front Park
   c. Weed Eater in areas as needed (Community Helpers)

2. Deliver Picnic Tables to the park area. (Donated by Mr. & Mrs. Espina)

   Mr. Espina has requested this be done by 13 June.
   Mr. Michels and Mr. Stepp have volunteered to pick-up.
   Could use some extra help 1 or 2 people.

3. Remove Debris from beach front.

4. Trim Tree Branches where needed.

5. Clean-Up and Rake Beach Area.

6. Empty Trash.

7. Insert hole in Blue trash can to drain water out of.

8. Back Hoe for ditches.

9. Bull dozer to remove debris from beach front and level the common area.

10. Regular Lawn Mower

11. Telephone Tree

THINGS TO BRING TO THE CLEAN-UP

13 Gallon Trash Can
Hoe
Lawn Chairs
Rake
Shovel
Trash Bags - Large Heavy Duty
Wagon
Weed Eater
Wheel Barrow
Work Gloves

File Copy

MESSAGE FROM THE SECRETARY

I would like to let all the neighbors know who the new elected board members are:

PRESIDENT:	Mike Polifko
VICE-PRESIDENTS:	Darryl Michels
	Frank Rapuano
SECRETARY:	Ralph Edwards
TREASURER:	Marie Stepp
STEERING COMM.:	George Arnold

Let's all give a big thanks to the out-going board members for their hard work and efforts.

I, as recording secretary, will do my best to get the minutes out in a timely fashion to the community, because an informed community is a knowledgable community.

Ralph J. Edwards, Jr.

R. J. Edwards, Jr.

On May ~~9~~ 22, 1994, I, Marie Stepp, accept the Belmont Bay Community Association Treasurer records from Luella Medlin.

The books show: May 3, 1994 Ameribanc Stmt Balance:		$ 1,099.36
Checks outstanding:		
# 21 5/6/94 Hartford Insurance	-	250.00
# 22 5/7/94 Frits Vandenberg for Dave Walker, grading	-	485.00
Deposits outstanding:		
Dues, Payne $ 40, Rapuano $ 80. 5/7/94	+	120.00
Petty Cash $ 81.55 into Acct. 3010031341	+	81.55
Balance on Hand	$	565.91

May 13, 1994

Dear Neighbor,

REMINDER: Sunday, May 22nd is community clean-up day.
2:00 -- ????

We are going to have pot luck that day. Please call me IF YOU ARE PLANNING TO ATTEND and let me know what you will bring. We all can't bring chips!!!!

Leave a message on my machine, 550-8050

Thanks,

Patty.

May 13, 1994

Dear Neighbor,

In an effort to let you know ASAP, Faye's and Niah's girl scout troop will be camping out at our park area on the night of the 10th of June and leaving the site on the 11th in the morning.

JUST TO ALLEVIATE SOME POSSIBLE CONCERNS:

1.) All the girls will be dropped off at my house, 10906, with their gear in the late morning of the 10th, so they will be hiking down by foot to the park area.

2.) Only the leaders will drive their vehicles down to the park area. I told them that our road could not accomodate even moderate car traffic.

3.) This is being viewed as a community project, so the girls will be doing clean-up, etc. in the area. Plus, of course, we have wonderful leaders and they will not leave ANY trash behind.

4.) Obviously, since this is a girl scout approved event, their layer of insurance will cover any adverse event, if one should happen.

Faye and Niah are quite proud that they live in a community with so many fun things to share. Call me with any questions.

Patty, 550-8050

P. F. E.
Secretary of
B. C. A.

Undated
1994

Dear Beverly and Bob

In response to your May 10th letter, the Board of Directors of the Belmont Bay Community Association (BBCA), after careful consideration has concluded that your proposal is not consistant with our having a community area that belongs to everyone.

While we appreciate your interest in the Belmont Bay Community, the board agrees, that all of the Park should belong and remain accessable to all community members.

Thank you for your thoughts on this matter.

Sincerely,
Michael Polych

Belmont Bay Community Association

Ameribanc Commercial Now Account # 301 0031341

BBCA TAX ID Number # 54-1666017

Hartford Insurance Policy for Belmont Bay Park Area

Policy # 42 UECAL 5288 (April to April)

Agent: Patterson/Smith Associates
P.O. Box 1407
Merrifield,Va. 22116-1407
Telephone: (703)-698-0788
or (703)-876-1844

Diane Hellwig/ Debbie Frakes

Belmont Bay Community Association, Petty Cash Record

				Balance
7/16/93	started petty cash with		$ 100.00	
6/28/93	Safeway, flowers, Lear (accident)	-	9.92	$ 90.08
7/08/93	Safeway, flowers, Pat Stepp		10.96	79.12
7/08/93	Basics, drinks, road crew		6.65	72.47
7/16/93	Jamesway, envelopes		.92	71.55
7/21/93	L&G Lithographics, 30 Bylaws		9.77	61.78
7/22/93	Hechingers, lock for Rio Vista Rd.		9.39	52.39
7/21/93	9 pages, addresses		.18	52.21
9/15/93	copies, Gen.Meeting & Agenda		5.50	46.71
10/04/93	100 $ .29 US Postage Stamps		29.00	17.71
12/24/93	deposited $ 100. in petty cash	+	100.00	117.71
12/24/93	Ralph Edwards, stain benches, Bay	-	24.16	93.55
4/26/94	Indep. Photo, copies Gen.Meeting & Ag.		12.00	81.55
5/09/94	Deposit balance back into #3010031341		81.55	-0-

Belmont Bay Community Association, Petty Cash Record

			Balance
7/16/93	started petty cash with	$ 100.00	
6/28/93	Safeway, flowers, Lear (accident)	- 9.92	$ 90.08
7/08/93	Safeway, flowers, Pat Stepp	10.96	79.12
7/08/93	Basics, drinks, road crew	6.65	72.47
7/16/93	Jamesway, envelopes	.92	71.55
7/21/93	L&G Lithographics, 30 Bylaws	9.77	61.78
7/22/93	Hechingers, lock for Rio Vista Rd.	9.39	52.39
7/21/93	9 pages, addresses	.18	52.21
9/15/93	copies, Gen.Meeting & Agenda	5.50	46.71
10/04/93	100 $ .29 US Postage Stamps	29.00	17.71
12/24/93	deposited $ 100. in petty cash	+ 100.00	117.71
12/24/93	Ralph Edwards, stain benches, Bay	- 24.16	93.55
4/26/94	Indep. Photo, copies Gen.Meeting & Ag.	12.00	81.55
5/09/94	Deposit balance back into #3010031341	81.55	-0-

BBCA GENERAL MEMBERSHIP MEETING
May 3, 1994

LOCATION OF THE MEETING; The Arnold residence.

The President, Mr. Arnold opened the meeting at 7:45 P.M.

Copies of the agenda were passed out. Seventeen (17) families were in attendance.

The meeting opened with severe criticism by some members of the method of operation of the Board of Directors relative to dissemination of information to the membership. There was also criticism of the improvement of the road and Park and expenditure of funds. Some of the remarks made were valid and some were not valid, but the hostile atmosphere created difficulty in attempting to explain why things were done. Considerable time was spent on this discussion.

Mrs. Wright moved that the meeting proceed and the agenda be followed. Motion seconded and approved.

The treasurer presented a detailed account of money collected, and expenditures.

The Recording Secretary read the minutes of the last general membership meeting.

Mrs. Wright moved that a copy of the treasurer's report and minutes of regular meetings be distributed to the membership. Motion carried by all members present.

A motion was presented that future Park overlay plans and budget be put in writing with a sketch using tax map and formal procedures. Motion seconded and approved. Two members opposed.

Mrs. Michaels moved that there be no Park rules established. Motion seconded but there was no vote. The motion was amended to state that instead of the word rules, the word guidelines be substituted, and that draft guidelines be presented to the membership for review and approval. Motion seconded and carried.
t
There was a discussion and suggestion that a work party be assembled on a voluntary basis to clean out the ditch. A pot luck was suggested to be included on May 22. The membership agreed.

It was pointed out that other clean up tasks should be done, such as cutting grass, etc. It was agreed that June 5, would be a good date for most of the membership. Time 2 P.M.

Mrs. Foster, Chairperson of the By-laws committee reported on the status of the By-laws. She indicated some changes must be made due to the Incorporation of BBCA

A motion was presented to waive the rules that a member must be in good standing to hold an office for purposes of this meeting only. Motion carried.

The President informed the membership that no slate of officers had been prepared, and that all nominations would come from the floor. He asked for nominations from the floor.

The following officers were nominated and duly approved by the membership.

PRESIDENT; Dr. Michael Polifko

VICE PRESIDENT; Frank Rapuano and Darryl Michaels. When votes were counted there was a tie vote. It was agreed that the above candidates would both serve.

RECORDING SECRETARY; Ralph Edwards

TREASURER; Marie Stepp

STEERING COMMITTEE; George Arnold

PARK COMMITTEE; Frits Vandenberg

TRUSTEE: Mr. Stepp was nominated for the position of Trustee. He declined. No other nominations were offered.

The meeting adjourned about 11: P.M.

Marvin E. Lear,

Recording Secretary

General Meeting, BELMONT BAY COMMUNITY ASSOCIATION May 3, 1994

Began 1993 w/Balance on Hand	$ 675.09	
Deposited Dues	3,225.00	
Earned Interest	21.76	
Ariail bought guard rail	9.25	
Donation, flower fund	25.24	
Donation, Bay grading	120.00	
	$ 4,076.34	Amount Deposited

1993 Expenses were:

Misc; sign, stamps, env.	$ 153.93
Petty cash	200.00
Insurance on Bay Prop.	250.00
Lawyer, Mr. Knowles, for Advice on Incorporaing	500.00
P. O. Box, 2 keys	7.25
Grading, at Bay & Road	2010.00
Guard Rails	84.50
Hay	115.24
Community Picnic	74.06
	$ 3,394.98

ReCap:	1993 Deposits	$ 4,076.34
	Less Expenditures	3,394.98
	Balance on Hand for 1994	$ 681.36

Began 1994 w/Balance on Hand	$ 681.36	
As of 5/3/94 Deposited Dues	1308.00	
	$ 1,989.36	Amount Deposited

1994 Expenses were:

Mt. Vernon Council Dues	$ 35.00
Grading, at Bay & Road	1000.00
	$ 1,035.00

(Other Expenses out of Petty Cash)

ReCap:	1994 Deposits	$ 1,989.36
	Less Expenditures	1,035.00
	Balance on Hand 5/03/94	$ 954.36

1994 Bills Outstanding:

Insurance on Bay Prop.	$ 250.00
Grading at Bay & Road	485.00
	$ 735.00

There is a balance of $ 81.55 Petty Cash
10.86 Credit from Mr. Knowles, Lawyer

There is NO Budget submitted, as we have $ 219.36 after ALL BILLS ARE PAID, until we collect outstanding dues.

Respectfully Submitted
Luella Medlin, Treasurer

BELMONT BAY COMMUNITY ASSOCIATION
1994 SLATE OF OFFICERS

Attached is a list of Officers and Directors positions of the Association as authorized by the By-Laws of the Association. The listing includes the primary responsibilities of the office.

A nomination for Officers and Directors will be requested, candidates seconded will be voted. In accordance with the by-laws, voting is limited to one vote per household. Members and nominees must be in good standing (dues paid) to vote, or hold office.

PRESIDENT: ( )

VICE PRESIDENT: ( )
Architectural committee chair

SECRETARY: ( )
Association records

TREASURER: ( )
Association finance and budget

DIRECTOR: ( )
Chairperson of Steering Committee

DIRECTOR: ( )
Park Committee

TRUSTEE/DIRECTOR:* ( )
Trustee serves as a Director, on a rotation basis or as selected by majority vote of the Trustees. Trustees may not otherwise serve as Executive Officers of the Association.

Jim Foster
Gene Lear
Gale Stepp

OTHER COMMUNITY REPRESENTATION:
Mt. Vernon Council of Citizens' Associations:

General Council	Public Safety
Planning and zoning	Consumer Affairs
Environment and recreation	Health and Human Services
Education	Budget and Finance

COMMITTEES and other functions served by community members:

Patty Edwards:
Representative to the Mt. Vernon Council of Citizens' Association Education Committee.

Kathy Foster and Sally Spangler:
Contributing writers for the MASON NECK NEWSLETTER.

George Arnold:
Mt. Vernon Council of Citizens' Associations,
- o Co-Chair of the Association
  Cognizants of Education, Planning and Zoning, and SFDC Committee functions
- o Member of the Planning and Zoning Committee.

Mason Neck Citizens' Association
- o Vice President
- o Land Use and Environmental issues Committee
- o Nominating Committee
- o Alternative Sewer Solution Committee

Fairfax County
- o Citizens' Task Force for the Gunston/Wiley septic systems
- o Citizens' Task Force For review of 1994 Proposed Comprehensive Plan Amendments
- o Citizens' Task Force developing Historic, Environmental, and Archeological Overlay for Mason Neck.

BELMONT BAY COMMUNITY ASSOCIATION

P.O. BOX 686

MASON NECK, VIRGINIA 22199

Dear Resident / Landowner: April 26, 1994

Enclosed you will find an invoice for the 1994 dues/assessments for the Belmont Park Estates, Belmont Bay Community Association. We would appreciate your payment by May 10. If you have already paid, Thank You.

The funds are used to improve and maintain the park and common areas, pay insurance, as well as support the community participation in the Mason Neck Citizen's Association and the Mount Vernon Council of Citizen's Associations.

We started 1993 with ambitious plans to improve the road, establish a walking trail, make modest improvements to the park, and contract mowing of the grass in the park. Although we spent some of this years' budget, we exceeded our goals.

The road, while still needing work, was made accessible to vehicles. However, it still should not be used during inclimate weather. The park was not only cleared, but enlarged. The trash and growth were removed from the cleared waterfront and the beach was leveled. The ditches along the road were cleared, and drainage to the Bay was altered to provide sedimentation control. The walking trail was cleared and seeded. Split-log seats facing the waterfront were installed and treated.

These efforts wee accomplished due to many contributions, including money, materials, volunteer labor, and the dues. In celebration, the Association sponsored a community picnic. There was a childrens' fishing tournament and games including a parent vs child volleyball tournament. The park was what we hope it will remain, a place of pleasure and recreation, offering a sense of community for the members of Belmont Park Estates.

The Park Committee's plans for 1994 and 1995 are equally ambitious. The plans, yet to be approved by the membership, include; improvement of the drainage on the south end of the park, clearing an additional area of 75 ft. on the north side of the park as a recreational area, with an additional 50 ft. of wooded area thinned to provide additional scenic and picnic sites.

We have budgeted for 1994 the maintenance of the road and some adjacent ditch improvements. We hope to have enough funds to lay wood chips on the walking trail. There are also plans to establish several eagle roosts and additional clearing of the park waterfront.

The 1994 budget proposed by the Board of Directors will be offered for approval at our General Membership meeting, 7:30 pm, May 3, 1994, meeting at George and Nancy Arnold's. Your suggestions and comments are welcome.

We are checking the Farmer's Almanac for the appropriate date to schedule the Spring Clean-Up and Icebreaker with a pot-luck lunch at the park-site. We hope to schedule a date and an alternative date at this Membership meeting.

We appreciate your cooperation concerning the continued resolutions to maintain the community covenants.

During the fall meeting the membership requested that the Board work with both home and land owners to find ways to remove vegetation obstructing homeowners view of Belmont Bay. We recognize this places a hardship on those wanting trees and shrubs, as well as landowners unable to maintain vegetation growth on vacant lots. We would appreciate your comments and suggestions as we work toward solutions to these and other problems.

On behalf of the Officers and Directors, we would like to thank the community for their many contributions during the year. We thank those who suffered with us as we met, planned, reported, agreed, disagreeed, worked, failed, and succeeded. We are grateful for the support you provided as well as your patience and understanding.

We can't always agree about everthing, but we can all benefit from working together. Working to improve the community benefits every property owner and resident. Your contributions of time and labor, your payment of dues, and your suggestions help us make this a community effort.

Thank You,

George Arnold,
President
Belmont Bay Community Association

BELMONT COMMUNITY ASSOCIATION
GENERAL MEETING AGENDA
7:30 PM, Monday, May 3, 1994
10913 BELMONT BLVD

7:30 Meeting called to order:
Secretarys' Report: minutes of the last General meeting and subsequent Board Meetings.

7:40 **Treasurers' report:**
The treasurers report for the current year, and review of the previous years' expenditures.

7:45 **Committee Reports:**
Park Committee
1. Park improvement proposal and budgets
2. Park rules proposals
3. Scheduling the Spring "ice-breaking" clean-up and pot-luck.

By-Laws Committee
1. Discussion of revision of proposed By-Laws.
2. Status of the incorporation of the Association

8:30 **Board Resolutions**
1. A proposed amendment to the by-laws establishing criteria or nominating trustee of the Association.
2. Ratification of the Boards' nomination of Gale Stepp as trustee of the Community Association.

9:00 **Presidents' Report**
1. A discussion concerning community schools, and a request to ratify the appointment of Mrs. Edwards as the community representative to the Mt. Vernon Council of Citizens Association's, Education Committee.
2. Status of the Gunston/ Wiley " pump and haul " sewer plan.
3. Status of the "Lane appeal" of Board of Zoning Appeals denial of a permit to discharge treated septic waste water off-site into a ditch.
4. Status of the MASON NECK Overlay.
5. Status of the Fairfax County amendments to the Comprehensive Plan.
6. The Woodrow Wilson Bridge Study.

9:30 **Election of Officers**
1. The President will offer a proposed slate of officers for the Association.
2. Nominations will be requested from the membership

9:45 Other Community Discussions

10:00 **Adjournment.**

Belmont Bay Community Association
P.O. Box 686
Lorton, Virginia 22199
April 19, 1994

Mr. and Mrs. Eugene Burcher
4116 N. Garland St.
Alexandria, Virginia 22304

Dear Mr. and Mrs. Burcher: Re: Lots # 57 and # 58.

I want to thank you for your Belmont Bay Community Association dues for 1994.

I received your note that 1993 dues had been paid. I try to keep an accurate account of all dues received, and double check my record keeping with the bank statements, however, I may be in error.

If there is anyway your bank could make me a copy of your 1993 check, I'd be grateful to correct my bookkeeping.

We just had a Board Meeting last night, (instead of the scheduled General Meeting). Our General Meeting will now be held on Tuesday night, May 3, at 7:30pm at the home of our President, George Arnold. His address is 10903 Belmont Blvd. We would love to see you there.

Also, we are quite proud of the work that has been done at the Bay, and we'd like you to use it as well, for picnics or just enjoying the sunset. One member has split tree logs for seats, and there is always driftwood available for a bonfire. There is a lock at the top of Rio Vista Drive, the combination is 0339. We hope to see you.

Sincerely,

Luella N. Medlin, Treasurer

Treasurers' Report, for Executive Board Meeting, only.

April 18, 1994 (corrected report, April 19, 1994)

$ 794.36	On deposit with Ameribank
80.00	Two checks not yet deposited at Ameribank
10.86	Credit from Mr. Knowles, (Lawyer) as of Dec. 2, 1993
93.55	Petty Cash
$ 978.77	Balance on Hand

Outstanding Expenses:

$ 9.25	Lorton P.O. and 2 keys
34.80	Postage to mail 4 newsletters a year to non-residents
485.00	For road grading. Payment due to Frits Vandenberg, who has already paid Dave Walker.
250.00	Insurance for BBCA
$ 779.05	

As of April 18, 1994, leaving BBCA $ 199.72 after above expenses have been paid.

Anticipated income from 1994 dues (basis are those who pd. in 93)

$ 60.00	Bensons	$ 40.00	Carpenters
80.00	Michels	40.00	Hurvitz/Foster
80.00	Rapuano	40.00	Matthews
25.00	Spangler	40.00	Nedelcovych, Dr.
80.00	Stepp	40.00	Payne
80.00	Ware, Richard	40.00	Shriners
80.00	Wright, Myron Jr.	40.00	White
$ 485.00		$ 280.00	

Respectfully Submitted:

Luella N. Medlin, Treasurer

BBCA BOARD OF DIRECTORS MEETING
April 8, 1994

PLACE OF MEETING; The Foster residence.

The meeting was called to order by the President at 7:30 P.M.

The President presented to the board a copy of the letter sent out to all residents, outlining accomplishments during the past year.

The Treasurer presented an intrum report for guidance of the Board. A complete report will be presented at the next regular meeting of property owners. (members).

PARK COMMITTEE: The committee reported that the first priority would be to clean up the roadside, to establish rules of use and operation of the park, and erect proper signs.

It was suggested that a date be established for a neighborhood clean-up at the park, and perhaps have a pot luck lunch. It was agreed that a date would be set later.

BY-LAWS COMMITTEE; The By-laws committee consisting of Mrs. Foster, chairperson, Mr. Vandenberg, Mr. Polifko, and Mr. Lear met at Mrs. Foster's home on April 21st. to incorporate changes to reflect proper wording for the purposes of incorporation. Gene Lear typed a draft based on the above and Mrs. Medlin typed and copied the final document.

INCORPORATION; The President will begin work on the incorporation.

Mr. Mkickelvetch attended the meeting, due to a confusion regarding the date of the regular meeting. He was invited to remain as he is a property owner.

The nominating committee will present a slate of officers at the next regular meeting.

Marvin E. Lear

Recording Secretary

DRAFT
of 5/94 mtg

BELMONT COMMUNITY ASSOCIATION
GENERAL MEETING
7:30 PM, MONDAY, APRIL 18, 1994
10913 BELMONT BLVD.
AGENDA

7:30 Meeting called to order:
Report of minutes of the last General meeting and subsequent Board Meetings.

7:45 Treasurers' report:
The treasurers report for the current year, and review of the previous years' expenditures.

8:00 Committee Reports:

Park Committee
1. Park improvement proposal and budgets
2. Park rules proposals
3. Scheduling the Spring "ice-breaking" clean-up and pot-luck.

By-Laws Committee
1. Status of the proposed By-Laws.
2. Status of the incorporation of the Association

Board Resolutions
1. A proposed amendment to the by-laws establishing criteria for nominating trustees of the Association.
2. Ratification of the Boards nomination as trustee Community Association.

9:00 Presidents' Report
1. A discussion concerning community schools, and a request to ratify the appointment of Mrs. Edwards as the community representative to the Mt. Vernon Council of Citizens Association's, Education Committee.
2. Status of the Gunston/ Wiley sewer plan.
3. Status of the Lane appeal of Board of Zoning denial of permit to discharge treated septic waste water off-site, and into a ditch.
4. Status of the MASON NECK Overlay.
5. Status of the Fairfax County amendments to the Comprehensive Plan.

9:30 Community discussions

9:45 Election of Officers
1. The President will offer a proposed slate of Officers for the Association
2. Nominations will be requested from the membership

10:00 Adjournment.

Treasurers' Report, for Executive Board Meeting, only.

April 18, 1994

$ 794.36	On deposit with Ameribank
80.00	Two checks not yet deposited at Ameribank
93.55	Petty Cash
$ 967.91	Balance on Hand

Outstanding Expenses:

$ 9.25	Lorton P.O. and 2 keys
34.80	Postage to mail 4 newsletters a year to non-residents
485.00	For road grading. Payment due to Frits Vandenberg, who has already paid Dave Walker.
250.00	Insurance for BBCA
$ 779.05	

As of April 18, 1994, leaving BBCA $ 188.86 after above expenses have been paid.

Anticipated income from 1994 dues (basis are those who pd. in 93)

$ 60.00	Bensons	$ 40.00	Carpenters
80.00	Michels	40.00	Hurvitz/Foster
80.00	Rapuano	40.00	Matthews
25.00	Spangler	40.00	Nedelcovych, Dr.
80.00	Stepp	40.00	Payne
80.00	Ware, Richard	40.00	Shriners
80.00	Wright, Myron Jr.	40.00	White
$ 485.00		$ 280.00	

Respectfully Submitted:

Luella N. Medlin, Treasurer

BBCA Board of Directors Meeting
March 8, 1994

The purpose of this meeting was to set the date for the regular membership meeting and to discuss the agenda.

The president presented a draft of the letter to be submitted to residents and lot owners outlining accomplishments Re the park and access to the park.

A motion was presented to add two new members to the Park Committee. Motion carried.

Mrs. Medlin submitted the treasurers report.

The agenda for the regular meeting is to include the park committee report, trees and signs, Incorporation, by laws, and the Gunston-Wiley community regarding the sewer problem. The above is only a portion of what may be discussed at the meeting.

There was a discussion regarding filling the vacancy of Trustee. It was suggested that Dr. Polifko speak to Mr. Stepp to see if he would be willing to fill the vacancy.

Marvin E. Lear

Recording Secretary

Treasurers' Report Belmont Bay Executive Meeting March 8, 1994

In 1993, BBCA collected:	$ 1785.	1993 Resident Owners Dues
	720.	1993 Absentee Landowners Dues
	560.	1994 Resident Owners Dues
	40.	1994 Absentee Landowners Dues
	80.	1995 Resident Owners Dues
	40.	1995 Absentee Landowners Dues
	40.	1996 " " "
	40.	1997 " " "
	$ 3305.	

In 1994, if all Residents and Absentee Landowners remit their dues that paid last year, we can predict to collect

$ 1145.	from Resident Owners
640.	from Absentee Landowners
$ 1785.	

93.55	Petty Cash
761.36	Ameribank
80.00	1994 dues, not deposited
10.86	Credit from Mr. Knowles as of Dec. 2, 1993
$ 945.77	Balance on Hand

According to our latest budget:

$ 34.80	postage to mail 4 newsletters a year to non-residents on a quarterly basis.
250.00	Annual Insurance on Bay Property
100.00	Maintenance Fund for gas, broken blades, for local residents maintaining Bay Property
35.00	Mt. Vernon Council Membership
9.25	Lorton P.O. Box and 2 keys
500.00	Maintenance Road Grading to/at Bay Property
$ 929.05	

Bills Outstanding:

$ 1485.00	Dave Walker, 1993 Road Grading, Bay Property (no bill has been officially presented to Treasurer)

$ 945.77	Balance On Hand
+ 1785.00	Anticipated Dues
$ 2730.77	
- 2414.05	Proposed Budget and Outstanding Bill
$ 316.72	Estimated Balance After Dues Collected & Budget Expenditures.

Respectfully Submitted,
Luella N. Medlin, Treasurer

Mount Vernon Council of Citizens Associations Inc.

January 15, 1994

ANNUAL DUES NOTICE

Membership dues for the Mt. Vernon Council (MVCCA) are due and payable as of January 1, 1994. Dues are based on the number of households within the boundaries of your association. There has been no change from 1993 in the 1994 dues schedule, which was approved by the MVCCA General Council at the Annual Meeting on November 23, 1993. The 1994 dues are as follows:

One to 75 households	$35
76 to 150 households	$45
151 to 249 households	$60
250 to 499 households	$75
500 or more households	$85

As in 1993, the dues provide for up to seven (7) free subscriptions to the MVCCA's monthly Record. Additional subscriptions may be requested for an annual price of $5 each. Enclosed is a copy of our current mailing list of your association's subscribers to the Record. Membership in the MVCCA entitles an association to representation on the various MVCCA standing committees.

PLEASE COMPLETE THE OTHER SIDE OF THIS PAGE, INDICATING THOSE PERSONS WHOM YOUR ASSOCIATION APPOINTS AS YOUR ASSOCIATION'S REPRESENTATIVE TO THE GENERAL COUNCIL AND AS REPRESENTATIVES ON VARIOUS MVCCA COMMITTEES.

PLEASE DESIGNATE ON THE REAR OF THIS NOTICE YOUR ASSOCIATION'S SUBSCRIBERS TO THE MVCCA Record.

PLEASE COMPLETE THE BOTTOM OF THIS PAGE AND RETURN WITH YOUR PAYMENT (payable to MVCCA) to MVCCA, P.O. Box 203, Mt. Vernon, VA 22121.

Please call Tim Berkoff (tel: 660-8517) if you have any questions. Thank you.

:	Bay Community Assoc	Foster	Cathy		339	6522	7454 Belmont Landing
ont	Bay Community Assoc	Arnold	George	President	339	7511	10913 Belmont Blvd
ont	Bay Community Assoc	Drye	Bob		550	6987	7528 Belmont Landing Rd.
ont	Bay Community Assoc	Lear	Gene	Secretary	339	6836	10905 Haislip Ln
ont	Bay Community Assoc	Medlin	Luella	Treasurer	339	6263	10901 Belmont Blvd
ont	Bay Community Assoc	Polifko	Mike		339	6813	7417 Old Spring Dr
ont	Bay Community Assoc	Vandenberg	Frits	Vice President	339	5398	10901 Haislip Ln

12/2/93

Minutes missing

Steve Fear

Belmont Bay Community Association

Treasurers' Report, December 2, 1993

1/01/93	Cash on hand			675.09
1993	DEPOSITS, Dues		+ 3145.	3820.09
	1993 Resident dues	1705.		
	Absentee dues	720.		
	1994 Resident dues	480.		
	Absentee dues	40.		
	1995 Resident dues	80.		
	Absentee dues	40.		
	1996 Absentee dues	40.		
	1997 Absentee dues	40.		
1993	Interest earned		+ 21.76	3841.85
3/03/93	Flower fund		+ 25.24	3867.09
6/15/93	Contribution for grading		+ 120.00	3987.09
9/15/93	Guard Rails, Airial		+ 9.25	3996.34
EXPENSES				
3/03/93	Edwards, BBCA sign			
	Medlin, Stationary supplies		153.93	
3/09/93	Insurance on Bay Property		250.00	
6/03/93	Dave Walker, grading	560.		
7/21/93	" " "	500.		
9/15/93	" " "	500.		
10/25/93	" " "	450.	2010.00	
7/15/93	Guardrails		84.50	
7/16/93	Petty Cash		100.00	
8/04/93	Hay for Bay area		115.24	
8/12/93	Retain Lawyer, to Incorporate		500.00	
10/26/93	Postmaster, P.O. Box 686, Lorton		7.25	
11/08/93	Edwards, Community Day Picnic		74.06	
12/02/93	Cash on hand		- 3294.98	701.36

To: Belmont Park Estates Community Association

From: Tom Goeller

Re: Suggestion for collection of Dues

Date: 5 October 1993

In order to collect annual dues from property owners the following recommendation is made.

Community property should be handled as a country club. Only due paying members may use the facility.

All current owners of property, starting 1 January 1994, are members in good standing.

If a member fails to pay his/her dues then they are not permitted to use the facilities and are no longer members.

Anyone who sells/transfers their property rights may transfer the rights to the community property if they are in good standing.

Property owners not in good standing have no rights to the community property and therefore the new owner has no rights to the community property.

A new owner who obtains property from an owner not in good standing may obtain membership by paying all back dues plus 12 percent interest, calculated compounded annually.

Example:

Assume Mr. Lear sells his property to Mr. Jones. Since Mr. Lear is current in his dues Mr. Jones only needs to continue the dues in order to enjoy the community property.

Assume Mr. X sells his property to Mr. Jones. Since Mr. X has not paid his dues in the past 10 years, Mr. Jones currently has no priviledges to community property. If Mr. Jones would like access to community property then he must pay all past dues for the last 10 years plus 12 percent compounded interest. If the dues were $80.00 each year for the past 10 years, Mr. Jones would owe approximately $1,403.90. This could be called the Membership Fee. After this amount is paid, Mr. Jones may pay the regular annual fees.

Benefit:

The primary benefit of this method is no lien is required on the property of owners not willing to pay the annual fee. Also, non-paying property owners attempting to sell their property would not be permitted to include the benefit of the bay access without making their payments current. Potential purchasers would

hopefully include the membership fee cost into the purchase price of the home. This would accomplish the same as placing a lien on the property.

Interest is required because debters usually pay their least expensive debt off last. Debts that do not accrue intersest are obviously the least expensive. It is also only fair to those who have kept their payments current. The interest rate should be high enough to encourage payment but reasonable. Twelve percent is suggested because it is still lower than credit cards.

Enforcement:

Two programs must be implemented in order to enforce this fee payment method.

1. On the Belmont Park Estates Sign at the entrance of the subdivision should be a statement such as:

A waterside community with Potomic River Access and Park Facilities Owned and Operated by Membership.

This type of notice would key potential property investors to at least investigate the cost of membership.

2. Supervision of use of the community property. It is expected that all members would keep an eye on the property. However, certain individuals could be empowered to notifty appropriate sources (police) should there be a problem. If for example Mr. Foster were this person, then if Mr. Goeller had talked to some people fishing on the property who were not members or guests then Mr. Goeller could contact Mr. Foster who could then contact the police. This would mean the police would have only one contact person. Also, Mr. Foster could verify the problem if he felt it necessary.

All members should be notified of who is and who is not a member. Thus, by having one contact person, this could alleviate problems.

No one person should have the full responsibility of keeping an eye on the community property. Not everyone should be empowered to call the police in the name of the Association.

September 29, 1993

Mr George Arnold, President
10913 Belmont Blvd
Lorton VA 22079

Re: Resigning Membership

Dear George:

It is with deep regret that we submit our resignation to the Belmont Bay Community Association. We have tried very hard to understand the actions taken by select members of the Association during the last few months and to condone your conduct at the most recent community meeting. We find that we cannot do this and no longer wish to be part of this organization.

Sincerely,

Gail Stepp
Marie E Stepp

Gail Stepp
Marie E. Stepp

BBCA General Membership Meeting
September 27th, 1993

The President, Mr. Arnold opened the meeting at 7:35 P.M.

Ten families were represented at the meeting.

The Treasurer report was submitted my Mrs. Medlin.

The Park Committee reported on status of road and park. The cleaning of the ditches on the road has been completed except clearing the debris from the edge of the lots bordering the road. It was reported that this debris would be eventually cleaned up as the Committee received additional money. Also if anyone wanted the wood it was there for the taking. The trail has been cleared and is usable for walking. Wood chips may be added when available. A discussion followed concerning mowing the park and general clean up. It was suggested that the membership be scheduled to cut the grass, or that a tractor be purchased for that purpose in lieu of hiring the work done. Mo action was taken on this suggestion.

It was recommended that park rules be drawn up concerning maintenance and use of the park.

A community yard sale was suggested to help raise money. It was generally agreed that this would be a good idea. This was approved. It was suggested that the 16th of November would be a good date. Also a motion was made that the community picnic be held on the 24th of November. The Community would supply hamburgers and hot dogs and sodas. Everyone would bring a dish of their choice. This motion was carried with one opposed.

A discussion and explanation of the by-laws followed. Mr. Arnold asked for suggestions regarding dues.

A discussion regarding incorporation of BBCA, with an explanation as to the benefits of such a move.

A motion was presented to proceed with incorporation. Motion carried.

There was a general discussion regarding clearing the view to the Bay. The general feeling of those present was the problem of enforcing the covenants in order to accomplish this. No action was taken, however it was agreed that the Board would check all properties affected and identify views that were blocked and request that owners clear the obstructions. The President suggested to notify all lot owners that they should have a right of a view to the bay. The Board will check with owners to determine where views are blocked and make recommendations.

The meeting adjourned at 10:30 P. M.

Treasurer's Report. September 27, 1993

1993

Deposits

1 January	Bank Statement	$ 675.09	
	1993 dues, collected to date	2285.00	
	Future dues, " " "	720.00	
9 June	Donation, flower fund	25.24	
15 June	Donation, for Park grading	120.00	
13 September	Purchase of Guard Rails, Ariail	9.25	
	Interest earned, to date	21.76	
			$ 3856.34

Withdrawals

February	BBCA Stamp, Stationary Supplies, Stamps, Invoices	$ 78.93	
	R. Edwards, Belmont Park sign	75.00	
9 March	Insurance	250.00	
3 June	Dave Walker, grading at Bay and on Rio Vista Road	560.00	
15 July	Guard Rails for Bay	84.50	
16 July	Petty Cash fund	100.00	
21 July	Dave Walker, grading	500.00	
	Hay for Bay	115.24	
12 August	Retainer, Jack Knowles, lawyer	500.00	
15 September	Dave Walker, grading	500.00	
			- $ 2763.67

27 September Balance On Hand $ 1092.67

Bills Outstanding

Dave Walker, grading $ 1000.00

For 1994

Maintaining Road, Grading $ 500.00

Respectfully Submitted,

Luella N. Medlin, Treasurer

mailed ~ 9/15/93

9[illegible]

Belmont Bay Community Association
P.O. Box 686
Mason Neck, Virginia 22199

Dear Neighbors and Lot-owners,

Please mark your calendars for the following important events.

1. The **QUARTERLY MEMBERSHIP MEETING** is scheduled for Monday September 27, at 7:00 at Nancy and George Arnold's. Please Contact any Board Member if you have any questions or agenda items .

2. A **COMMUNITY YARD SALE** has been suggested and is being planned for Saturday, October 16, starting at 8:00 am.

3. A **COMMUNITY PICNIC AND FAMILY RECREATIONAL OUTING** has been proposed for Saturday, October 23,

I want to thank everyone for their efforts in renewing our park, especially Jim Foster, Frits Vandenberg, and Mike Polifko. Ralph Edwards did an excellent job providing the new sign for Belmont Park Estates. It all looks great! Although we exceeded this years budget, we accomplished a lot more than we planned. The new dues allowed us to clean out the ditches and along the access road, clear and establish the walking nature trail, clean up and improve the park site, the entrance, the beach, establish new erosion controls along the bay, and install guard rails.

When cleaning the roadway and ditches, trees and limbs were temporarily put on adjacent embankments. These will be removed and chipped this fall when we put in the walk-way for the nature trail.

The park access road was greatly improved, but we were unable to surface it with gravel. We anticipate budgeting additional grading and surfacing each year until completed. With much work remaining to make it operational, we must avoid using the road with vehicles when wet.

The road and park area are only open to community members, therefore the access will remain locked. Members will receive the combination to the lock (with this letter). If you have questions concerning dues or access to the park area, please contact Luella Medlin or Frits Vandenberg.

The agenda for the quarterly meeting is enclosed. It includes much of interest, we hope you can attend. We will make every effort to follow the schedule. Should you have any items that you would like to present to the Community or Board please contact me or any Board Member, it will be included in the next Board or Quarterly meeting.

Thanks, George Arnold

George

LOCK COMBINATION TO ACCESS PARK IS #0339

9 #

BELMONT BAY COMMUNITY ASSOCIATION
QUARTERLY MEMBERSHIP MEETING
George and Nancy Arnold's
10913 Belmont Blvd.
Monday, September 27, 1993

AGENDA

7:00 Social, coffee, cookies, soda.

7:30 Secretary's report

7:45 Treasurer's report

8:00 Park Committee report, the committee will report the work which was completed, in-process, and remaining to be accomplished from this years budget. They will discuss the work being planned for next year, to be approved at a future meeting.

8:30 Community Yard Sale, This is a planning discussion to organize and plan the sale. Items to be considered include hours, location.

8:45 Community Picnic and Family Recreational Outing, A planning and organization meeting, discussion to include establishing the times, organizing recreational activities for both children and adults, as well as food and drinks.

Board of Directors' Report

9:00

1. Status of the proposed amendments to the Association's By-Laws, concerns about liens, mandatory payments of dues, and other related concerns of the community.

2. We will request Association Membership approval to file for the Incorporation of the Association under Federal and Virginia State Laws.

3. The Community will be asked to consider ways that we can **work together to solve problems** relating to **landscaping** and **trees** which **obscure the vision** of the Bay for neighboring households.

10:00

Due to the length of the agenda and the number of items which may require discussion **we will adjourn at the scheduled time.** Unfinished business will be included at the next regularly scheduled meeting.

Sept 20, 1993
4116 N. Garland St.
Alexandria, Va. 22304
703-370-6589

Dear Luella Mellen,

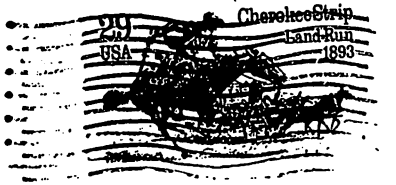
I would like to say that the notice about the Belmont Bay Community Association meeting is greatly appreciated. I will not be able to attend the meeting on September 27, but I am concerned about the steepness of the ~~early~~ deer service deer original notification gave no explanation on how these dates were determined. I am willing to pay a fair share as an absentee owner since we all will benefit from the new community spirit that is developing. ~~One~~ Another concern is how to keep certain green areas of the property park such as the Nature Trail from being a

public recreation spot when the only access that is really needed are 2 feet.

I will try to attend some of the ceremonies events in October. This will not be easy for me since my husband died in July, and I am very sorry that he is not here to share these occasions with me. I do, however, plan to maintain an active interest in the Association.

Sincerely,
Velda B. Burcher

Ada B. Burcher (Mrs. Eugene S.)
4116 N. Harland St.
Alexandria, Va. 22304



766

Belmont Day Community Assoc.
P.O. Box 686
Lorton, Va. 22199

Treasurer's Report. September 14, 1993

1993

Deposits			
1 January	Balance on hand	$ 675.09	
	1993 dues, collected to date	2285.00	
	Future dues, " " "	720.00	
9 June	Donation, flower fund	25.24	
15 June	Donation, for Park grading	120.00	
	Interest earned, to date	21.76	
			$ 3847.09
Withdrawals			
February	BBCA Stamp, Stationary	$ 78.93	
	Supplies, Stamps, Invoices		
	R. Edwards, Belmont Park sign	75.00	
9 March	Insurance	250.00	
3 June	Dave Walker, grading at Bay	560.00	
	and on Rio Vista Road		
15 July	Guard Rails for Bay	84.50	
16 July	Petty Cash fund	100.00	
21 July	Dave Walker, grading	500.00	
	Hay for Bay	115.24	
12 August	Retainer, Jack Knowles, lawyer	500.00	
			- $ 2263.67
14 September	Balance On Hand		$ 1583.42

Respectfully Submitted,

Luella N. Medlin, Treasurer

14 September 93
BBCA Board meeting

Arnold
Foster
Medlin
Lean

Meeting opened at 7:00 at Fosters.

The purpose of the meeting was to discuss the agenda for the general meeting

~~August~~ Sept 14, 1993

Plan for Belmont Bay Estates Yard Sale -
Suggested date - Oct 16 - 8:00 a.m. to 1:00 p.m. or
9:00 a.m. to 3:00 p.m.

Would rather wait until general meeting to determine date. Do not put my name on the letter that the board is sending as chairman. Just say it will be discussed at the general meeting. If you don't I will be on the phone day and night and will have to explain everything. If we wait until the general meeting I will give out all the info then and distribute a schedule. That was people can give us their input too.

Advertise in Fairfax Journal on Fri., Oct 15 and the Post on Sat., Oct 16. Just a small ad and call it a neighborhood yard sale or community yard sale. That should be discussed too.

Since we do not have much time to get ready and be really organized I suggest that each household use their own yard or driveway unless they want to get together with another neighbor on their own.

Coffee and donuts would be nice in about 2 locations - maybe some of the children could man that. If the Association wants to raise some money for the Assoc. perhaps they could donate the donuts and coffee and keep the profits for a project such as the beach.

Post signs, which I will do, at Belmont and Gunston Roads and on down the road. Maybe put a ballon on each mail box of the homes that are actually participating.

Each household has to provide own pricing stickers, tables, change, etc.

Since I've never had a yard sale or know much about it, did I forget anything?

1 September Bd meeting

Lawyer: Met with Diamond (Consultant)

Objective: enforcing Covenants. Issuing dues & putting a lein on property. Amend Covenants—

Deed of gift to association.

Directors & officers liability Ins.

Amend Covenant.

Board members present

Arnold

Lear

Medlin

Vandenberg

Foster

BBCA

August 31, 1993 1395.12

Cash on hand, $1395.12

Treasurer's report Lucy Medlin

P

BBCA BOARD OF DIRECTORS MEETING
31 August, 1993

Attending:

Mr. Arnold
Mrs. Medlin
Mr. Vandenberg
Mrs. Foster
Mr. Lear.

The meeting was opened by the President, Mr. Arnold at 7:45 PM.

The minutes of the July 13th meeting were read and approved.

Mrs. Carolann Wright by special request attended a portion of the meeting to present some concerns she had regarding the road improvement to the bay. Her concern was that the culvert to her property was destroyed in the process. She requested that the culvert be replaced and debris be removed from the edge of her lot. She also made objection to the lock on the gate on the road to the bay. Another point she brought up was the need for a traffic sign on Belmont Blvd. During the discussion she agreed to look into the possibility of having a speed sign erected. She agreed that a community yard sale was a good idea and agreed to assist with the project. Mrs. Wright left the meeting after the Board heard her concerns.

The Treasurer reported as of the above date BBCA had $1395.12 in the BBCA account.

Committee Reports:

The Park Committee reported that no bill had been submitted for the work done on the road.

The President asked the Park Committee to report to the general membership progress regarding cleanup of debris on the road.

The date of 14 September for the general meeting was set. The President will compose a letter to all community residents indicating that if any resident has any items for the Board, to submit such items within two weeks prior to the meeting.

The date for the community picnic was set for October 23rd at the park.

The community yard sale was suggested for 16th of October.

The Board is scheduling a meeting with the Attorney to discuss incorporation on September 1, 1993.

There being no further business the meeting adjourned about 10 PM.

The next board meeting was scheduled for 1 September to meet with the Attorney.

31 August 1993

To: Belmont Park Estates Civic Association

From: Marvin E. Lear and Tom and Jane Goeller

In accordance with Civic Association Covenants, we respectfully request that the trees behind our home leading to the bay be removed so we may see the bay.

Respectfully,

Marvin E. Lear
10905 Haislip Lane
Mason Neck, VA 22079
703-339-6836

Thomas and Jane Goeller
10909 Haislip Lane
Mason Neck, VA 22079
703-339-6836

BBCA BOARD OF DIRECTORS MEETING
31 July, 1993

Attended Meeting:

Mr. Arnold
Mr. Vandenberg
Mrs. Foster
Mr. Lear

The President, Mr. Arnold opened the meeting at 7:30 PM.

The primary purpose of the meeting was to meet with the attorney, Mr. Jack Knowles to explore the possibility of BBCA being incorporated as a non profit organization.

Mr. Knowles explained in detail several options the Board could consider. He presented an overall plan that BBCA may be interested in adopting. Mr. Knowles indicated that he would need to consult with an expert on the subject which would require a fee plus his expense. Mr. Vandenberg submitted to Mr. Knowles $500.oo to cover the above request.

No decision was made on the above subject. The Board agreed to further discuss Incorporation after further details were learned regarding the mechanics of such action. The Board would meet again with Mr. Knowles at a later date.

The community will be informed when specific information is received.

Marvin E. Lear

Recording Secretary.

20 July 1993
10914 Belmont Boulevard
Lorton, VA 22079

Belmont Bay Civic Association
10913 Belmont Boulevard
Lorton, VA 22079

ATTN: Board of Directors

Dear Board Members:

We would like to call your attention to a serious problem we are having with our neighbors, the Adams family. As you can see, they have a line of shrubs, bushes and trees between our two properties that have been allowed to grow completely uncontrolled and now present a serious threat to us.

Our patience in trying to resolve this matter alone has resulted in our side yard being slowly taken over, the view from our basement level sun porch being completely obliterated and the view from the upper sun deck is diminished by 85 per cent.

We have discussed this matter with the Adams many times to no avail. We have invited them to come and sit on our porches to see what has been happening and have been refused. At the same time, we have noticed that they trim and manicure the rest of their property and have cut trees on the lot below them to enhance their own view.

We have been residents of this neighborhood for more than 35 years and one of the pleasant things we have always looked forward to was sitting on our deck and enjoying the view. The destruction of this view seriously lowers the value of our property.

Our original association had covenants in place which we assume are still binding. We ask that you examine these covenants in relation to this situation and hopefully come to a decision which will help us.

We invite the board members to visit our property and assess this situation for themselves. We also strongly urge that a discussion of the covenants be placed on the agenda for the next Community Association Meeting.

We look forward to a speedy reply and hopefully a speedy resolution to this problem.

Sincerely,

Gail Stepp
Marie E. Stepp

Gail and Marie Stepp

July 13, 1993 Executive Board Meeting

The meeting convened at George Arnold's. Attending were George Arnold, Cathy Foster, Mike Polifko, Frits Vandenberg, and Luella Medlin. (Luella taking minutes).

Jim Foster ~~attended~~ addressed the meeting prior to formal convening to discuss the roadwork at Belmont Bay, and we had a mini birthday celebration for Mike Polifko.

Luella reported the treasury had $ 1946.06.

Suggestions: Make up work cards and have members draw for specific duties at next general meeting.

When a tree is blocking another's view, replace cut-down trees with a shrub or bush.

Send copy of bylaws and covenants to all absentee land owners, along with cover letter. Send out past due notices for members who still owe dues for 1993.

Contribute newsletter info to Mason Neck Comm.

Up to date on Mason Neck...Mr. Albo and Frost could talk with our community.

Mason Neck Park West is still on agenda. The issues before the committee concerned what would be offered: Tot lot, soccer field, basketball, multi-use court, tennis court. Major objection was Little Leage Games. Want to keep this park a community park for Mason Neck.

Belmont Marina across the Bay....meeting July 20th, in Prince William County. Call Hyland's office to ask board to oppose.

Belvoir Expansion...floating dock for 200 boats. Congestion for boats. $ 450 million in facility upgrades inside Ft. Belvoir.

Thompkins' Marina.....$18 million allotted. Put in wild life corridor. Large culverts under road for deer passage.

Majeskie's Property....allow single canoes. Negotiation on to determine if property is in Lorton Planning Sector.

Park Committee: Put out a budget. Give an accounting consistent w/budget, or any exceptions to budget.

Cathy and Gene: Maybe make preliminary By-Laws an agenda item.

Luella N. Medlin

Ameribanc
FDIC Insured

TRNC

BELMONT BAY COMMUNITY ASSOC
PO BOX 686
LORTON VA 22199-0686

STATEMENT DATE: 06/03/93

ADVANTAGE MONEY MARKET 3010031341

Date	Description	Reference	Amount	Balance
05/26	BALANCE FORWARD			.00
05/27	DEPOSIT		2,264.87	2,264.87
06/03	INTEREST PAID		1.19	2,266.06

RATE SUMMARY
Rate paid is based on minimum balance level maintained 1000 and up
2.750%

Account Summary

Beginning Balance	+	Deposits	-	Withdrawals	=	Ending Balance
.00		2,266.06		.00		2,266.06

SUMMARY OF ACCOUNTS

Type	Account	Tax Id Nbr	Balance	Ytd Int	Ytd Penalty
Advantage Money Market	3010031341	541666017	2,266.06	1.19	

ATTENTION AMERIBANC CHECKING CUSTOMERS

You can receive a FREE GIFT every time one of your friends opens a new checking account and presents your Tell-A-Friend coupon! Your friend will leave with a FREE GIFT, and up to $10 Buy Back of his unused checks from his current bank, as the proud owner of one of the best checking accounts available. . .

So Tell-A-Friend and receive a FREE GIFT!

Form **SS-4**
(Rev. August 1989)
Department of the Treasury
Internal Revenue Service

Application for Employer Identification Number

(For use by employers and others. Please read the attached instructions before completing this form.) Please type or print clearly.

EIN 54-1666017
OMB No. 1545-0003
Expires 7-31-91

1 Name of applicant (True legal name) (See instructions.)

Belmont Bay Community Association, ~~Inc.~~ gu

2 Trade name of business, if different from name in line 1

N/A

3 Executor, trustee, "care of name"

c/o George E. Arnold

4a Mailing address (street address) (room, apt., or suite no.)

P. O. Box 686

5a Address of business. (See instructions.)

N/A

4b City, state, and ZIP code

Mason Neck, Virginia ~~22079~~ 22199 (Lorton gu)

5b City, state, and ZIP code

N/A

6 County and state where principal business is located

Fairfax, Virginia

7 Name of principal officer, grantor, or general partner. (See instructions.) ▶

George E. Arnold, President

8a Type of entity (Check only one box.) (See instructions.)

- ☐ Individual SSN ___ ___ ___
- ☐ REMIC
- ☐ State/local government
- ☒ Other nonprofit organization (specify) Civic
- ☐ Other (specify) ▶
- ☐ Personal service corp.
- ☐ National guard
- ☐ Estate
- ☐ Plan administrator SSN ___ ___ ___
- ☐ Other corporation (specify) ___
- ☐ Federal government/military
- ☐ Trust
- ☐ Partnership
- ☐ Farmers' cooperative
- ☐ Church or church controlled organization

If nonprofit organization enter GEN (if applicable) ___

8b If a corporation, give name of foreign country (if applicable) or state in the U.S. where incorporated ▶ | Foreign country | State: Virginia

9 Reason for applying (Check only one box)

- ☐ Started new business
- ☐ Hired employees
- ☐ Created a pension plan (specify type) ▶
- ☒ Banking purpose (specify) ▶ Checking Account
- ☐ Changed type of organization (specify) ▶
- ☐ Purchased going business
- ☐ Created a trust (specify) ▶
- ☐ Other (specify) ▶

10 Date business started or acquired (Mo., day, year) (See instructions.)

On-Going, Will file for incorporation in July 1993

11 Enter closing month of accounting year. (See instructions.)

December 31

12 First date wages or annuities were paid or will be paid (Mo., day, year). Note: *If applicant is a withholding agent, enter date income will first be paid to nonresident alien. (Mo., day, year).* ▶ N/A

13 Enter highest number of employees expected in the next 12 months. Note: *If the applicant does not expect to have any employees during the period, enter "0."* ▶	Nonagricultural	Agricultural	Household
	0	0	0

14 Does the applicant operate more than one place of business? ☐ Yes ☒ No
If "Yes," enter name of business. ▶

15 Principal activity or service (See instructions.) ▶ Civic (Community Improvement)

16 Is the principal business activity manufacturing? ☐ Yes ☒ No
If "Yes," principal product and raw material used ▶

17 To whom are most of the products or services sold? Please check the appropriate box.

- ☐ Public (retail)
- ☐ Other (specify) ▶
- ☐ Business (wholesale)
- ☒ N/A

18a Has the applicant ever applied for an identification number for this or any other business? ☒ Yes ☐ No
Note: *If "Yes," please complete lines 18b and 18c.*

18b If you checked the "Yes" box in line 18a, give applicant's true name and trade name, if different than name shown on prior application.

True name ▶ Belmont Bay Community Associates (gu) Trade name ▶ N/A

18c Enter approximate date, city, and state where the application was filed and the previous employer identification number if known.

Approximate date when filed (Mo., day, year)	City and state where filed	Previous EIN
Unknown (1979?)	Fairfax, Virginia	237 26 3554

Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.

Telephone number (include area code)

Name and title (Please type or print clearly.) ▶ George E. Arnold, President

(703) 339-7511

Signature ▶ George E. Arnold Date ▶ 5/18/93

Note: *Do not write below this line. For official use only.*

Please leave blank ▶	Geo	Ind	Class	Size	Reason for applying

George E. Arnold, President
Belmont Bay Community Association
P. O. Box 686
Mason Neck, Virginia 22079

Ed & Linda Barker,

We missed you at Tuesday's General Membership Meeting. However, we attached a copy of the proposed by-laws for your review.

We would very much appreciate your comments. We want the Association to work to the benefit of the community as a whole.

Please return with your comments or suggestions to any of the directors or myself by March 29.

I would appreciate the opportunity to answer any questions, and will respond to any suggestions or concerns you may offer.

We hope to have all changes approved and submit a revised set of by-laws for approval on or before our June meeting.

3/30/91

George –
There look fine to us!
Linda Barker

MMUNITY ASSOCIATION.

rmed are to manage and maintain
ıal areas for the benefit of all
ates; to assure that the covenants
e community; and address other

ectors subject to the by-laws and

Vice President, Recording
d of Trustees, and two

of this organization, preside at
) meetings, have general and
ıt all orders and resolutions are carried out, call regular and special meetings of the Board of Directors and general membership, see that all financial matters are properly recorded and accounted for. That all

PRELIMINARY

BBCA BOARD OF DIRECTORS MEETING.
19 April, 1993

The President, Mr. Arnold opened the meeting at 7:30 PM.

Minutes of the previous meeting were approved as amendended.

The Treasurer reported $2124.87 in the bank.

There was a discussion regarding Tax ID number for non profit corporation to be added to the By Laws.

It was suggested that a letter be sent to the County requesting the lot next to the Benson property be mowed.

A lengthy discussion followed concerning the proposed By Laws and reviewed comments sent in by the membership. Comments were taken into consideration and discussed.

It was suggested that a draft be prepared in response to exceptions to the By Laws. It was suggested that an Attorney review the above prior to Articles of Incorporation.

Meeting adjourned at approximately 10:PM

Marvin E. Lear

Recording Secretary.

Rec'

3-29-93

To: Board of Directors
Belmont Bay Community Association

From: Carolann M. Wright

In reply to your request to review And Comment on Preliminary By-laws of the Association I would like to comment on Article VII, Section 2, Membership, on page 7. I think the only penalties for NOT paying the Annual dues should be loss of the Vote you are entitled to in the Association, Loss of use of the recreation area, and During this time the Owner would still have to follow the restrictions And By-laws of the association until the dues are paid.

IT Seems to me that putting a lien on Someone's home or property would perhaps Affect their Ability to say get a Mortgage or other Credit line they may Need. I do Not believe at this point in the development of this Community, That we ~~do not have~~ Need to be So Stringent with our Neighbors.

WILLARD O. WILCOX
P.O. Box 208
Lorton, Virginia 22079
(703) 550-9162

March 29, 1993

Mr. George E. Arnold, President
Belmont Bay Community Association
P. O. Box 686
Mason Neck, Virginia 22079

Mr. President:

In reply to your Preliminary By-Laws of the Belmont Park Estates.

I was not aware of the membership meeting. I am not sure if I was not notified or if for some reason it was misplaced.

However, I have reviewed the Preliminary By-Laws and have no objections of paying $80.00 per year. I would prefer the $80.00 to be a donation from me to the Association, as I choose not to be a part of the Association.

Section 11 I am totally in disagreement with and will not take any part thereof.

Yours very truly,

Willard O.. Wilcox

10906 Belmont Blvd.
Mason Neck, VA 22079
March 28, 1993

George E. Arnold, President
Belmont Bay Community Association
P. O. Box 686
Mason Neck, VA 22079

RE: Preliminary By-Laws

Dear George,

As per your instructions, below is listed my comments, questions, and/or suggestions pertaining to the preliminary by-laws that were drafted recently:

ARTICLE II:

1.) "manage and maintain Community common areas and recreational areas"

What are the community common areas and recreational areas? My suggestion would be that it should be stated.

2.) "and address other concerns of the community"

This is a generalization and is unclear. This could be interpreted in many different ways.

ARTICLE VI:

1.) "Park Committee. All plans will be submitted to general membership for approval"

The old articles stated that all plans will be submitted to general membership for approval and all expenditures should be approved by the membership.

My suggestion is that it should read similar to the old by-laws to account for how the money is being spent.

ARTICLE VII:

1.) Section 8. Clarify is this one charge of $80.00 annual dues or is it a charge of $80 annual dues and a quarterly shareholders

membership dues of $80.00 or $20.00 quarterly, totaling $160?

I would like to take a moment to thank you and the other board members for the time you've spent "bettering" our community. I assume that the final by-laws will be passed out to the community before the next general meeting, so they can be reviewed before voting them in.

As I mentioned in the last two meetings, I look forward to passing out the minutes of the executive board meetings to keep the general membership clued in on what is going on in our community, so our community is well-informed as to what direction our leadership is going.

Sincerely,

R. J. Edwards Jr.

Ralph J. Edwards, Jr.

George E. Arnold, President
Belmont Bay Community Association
P. O. Box 686
Mason Neck, Virginia 22079

Jack and Marty Jacobson,

We missed you at Tuesday's General Membership Meeting. However, we attached a copy of the proposed by-laws for your review.

We would very much appreciate your comments. We want the Association to work to the benefit of the community as a whole.

Please return with your comments or suggestions to any of the directors or myself by March 29.

I would appreciate the opportunity to answer any questions, and will respond to any suggestions or concerns you may offer.

We hope to have all changes approved and submit a revised set of by-laws for approval on or before our June meeting.

By improvement over the Old ones" These are clear, and to the point.

We agree with the Contents of this Plan.

J. Jacobson
3/27/93

MMUNITY ASSOCIATION.

rmed are to manage and maintain nal areas for the benefit of all tates; to assure that the covenants ıe community; and address other

irectors subject to the by-laws and

t, Vice President, Recording oard of Trustees, and two

icer of this organization, preside at ship meetings, have general and : that all orders and resolutions are of Directors and general carried out, call regular and special meetings of the membership, see that all financial matters are properly recorded and accounted for. That all

PRELIMINARY

Lot 90

pes

MRS. ELMER F. CLARK
1113 COLLINGWOOD RD.
ALEXANDRIA, VA. 22308-1725

10 March 1993

Dear BBCA:

Hooray!
I'm delighted to note that you are alive and at work trying to improve the beautiful Bay! I have long hoped for such action and it certainly is long - too long - overdue!

My dues are herewith.

Please keep me informed of your plans and activities. If I can be of any help in any way, please call me at 360-7758. I expect to return to my home at the end of March.

Sincerely,
Margaret A. Clark
(Mrs E.F.)

Regular Membership Meeting
March 8th. 1993

The meeting was called to order at 7:30 PM by the President, Mr. Arnold.

The meeting was rather informal. Only two families other than the members of the board of directors attended the meeting.

There was a continuing discussion regarding the distribution of minutes of the Board and general membership meeting minutes. Several suggestions were presented. It was stated that all members should be kept informed as to Board action. One suggestion was that the minutes be distributed to all members. There was a problem with that suggestion as it would require considerable time and effort and cost to follow this suggestion. The Recording Secretary stated that the minute book is open for inspection to anyone wishing to look at it. Edwards offered to distribute minutes.

The treasurer's report is attached. There was a discussion relative to the checking account. The treasurer will explore and obtain information as to the best bank for deposit of money. ~~at~~ discontinuing Savings account

Park Committee: The committee reported on repairing the road and clearing the right of way. Some improvements have been made.

The by laws have been distributed to all ~~members~~ resident. It was requested that they be returned with comments by April 12th.

The President has written a letter to all lot owners outlining a request for dues to assist in maintaining the park.

The President announced that the police will come for a safety meeting with the membership, or Board in the spring.

The President briefed the meeting regarding the sewer plant expansion ~~of~~ including the Majeski property.

Mr. Foster reported on the need to repair the culverts on Belmont Blvd. He indicated that the water had destroyed the structure and should be repaired. There was a question as to who would be responsible for such repairs. going to call Verdi

Mr. Edwards has completed the Belmont Park Estates sign.

Mrs. Foster moved that the next general membership meeting be held at the park in the form of a picnic on the 13th of June. Motion carried.

There being no further business the meeting adjourned at ten 2o'clock. Heading of General discussion of the by laws

Marion E. Foster 788 No resolution or Action to be taken until everyone
Recording Secretary has had a chance to comment.

Called 222-8234, Fairfax Gov't Center March 8, 1993

Invoice for Mr. Carter Boehm
6391 Little River Turnpike
Alexandria, Va. 22312
Lots # 102 and 103. Taxes have not been paid for 1991, or 1992.
Invoice returned, Marked: not deliverable as addressed, unable to forward.

Invoice for First Fac. Inc. Suite 1000
% Murray J.Belman
1120 Vermont Ave. N.W.
Washington, D.C. 20005
Lots # 109 - 115. Taxes have not been paid for 1992.
Invoice returned, Marked: Moved, not forwardable.

Was then transferred to another office, Real Estate Research
The Trustees for Belmont Park Estates are listed as:
James Foster
Marvin Lear
Marshall Ware
Need to record a new deed at the Judicial Center if you wish to add Gail Stepp's name and delete Marshall Ware. This is in Fairfax City, (where jury duty used to be), at Land Records, 3rd floor.

Re: Checking accounts Need to know if Belmont Park Estates is incorporated

Crestar, must maintain a $ 1,000. balance, and pays interest. There is a $ 9.00 service charge if balance is below $ 1,000. Plus a monthly FDIC charge of $ 1.50.

Nations, must maintain a $ 2,000. minimum balance. No FDIC charge, and can have 100 total monthly transactions.

Ameribank, must maintain a $ 500. balance to avoid a $ 5. monthly service charge. Do not have to be incorporated. Need $ 50. to open, can write 20 checks a month, get 2 % interest.

If Belmont Park Estates is Incorporated, there is a Flat Fee Acct. Need $ 50. to open, a monthly $ 10. flat fee is charged, and no interest is paid. Can write 30 checks a month.

Signet, gave me a pamphlet to read. FDIC rate is variable. (assessed against the balance in account).

General Meeting, March 8, 1993. Treasurer's Report

Beginning balance, January 1, 1992			$ 319.24.
Income			
membership dues 1992		620.00	
annual interest dividend		20.10	+ 640.10
			959.34
Expenses			
3/13	Insurance	250.00	
11/12	dues, Mt. Vernon Council	25.00	
11/12	Post Office Box, 2 keys	9.25	
12/07	Edwards, BPE sign	75.00	
12/07	Mailroom Svs. (invoices)	22.00	
			- 381.25
			578.09
Beginning balance, January 1, 1993			$ 578.09
Income			
membership dues to date 3/08/93		920.00	+ 1498.09
Expenses			
2/24	Mailroom Svs. letters	6.27	
2/24	P.O. 100 stamps	29.00	
2/25	Mailroom Svs. rub. stmp.	17.77	
3/13	envelopes	.65	
3/03	Lue, 6 copies, Bel. owners	3.24	
			- 56.93
			$ 1441.16

Outstanding Bill: Financial Ins. Svs. Corp. 250.00

Respectively Submitted.
Lucia Medlin, treasurer

Dec 1992

March 1993 - exact date unknown

BELMONT BAY COMMUNITY ASSOCIATION
Belmont Park Estates
P.O. Box 686
Mason Neck, Virginia

Dear Lot Owner,

Recently you received a letter and an invoice for community fees, if you have already forwarded payment, thank you for your prompt attention. If you have not, we hope you will send payment by the end of the month. If you are unable to submit payment, please contact any of the association's board members.

As mentioned in our annual letter, the Association encourages each home and lot-owner's participation. If you are unable to make any of the Association's quarterly meetings; hopefully, you will be able to attend the annual cook-out at the park site. While we will not have all of the improvements completed by June, we hope to have enough started that you will see some improvement.

The Association has reviewed and revised the Association's By-Laws. We have attached a copy for your review. These revisions are currently being reviewed by the home-owners and appear to have community support. We would appreciate receiving your comments prior to our June meeting. We hope to vote to adopt these changes at the June business meeting. We have also included a proxy if you are unable to attend the meeting, but wish to vote.

We will include the required Articles of Incorporation before we file as a Non-profit Association with the State of Virginia. We will also include any other changes as may be required by law. However, we would like to receive all the comments prior to submitting for final legal review and filing.

We hope to schedule several work days between now and June. Weather permitting, we will attempt to fill in a number of holes, and areas which have washed out. We hope to start laying mulch on the walking trail, and clean up the beach area. If you are available to assist we could use additional volunteers. If you are interested in donating plants, the use of construction equipment or materials, we can use the help.

We believe the community park and beach area is an asset to the community, it is not only a beautiful recreational site but it contributes to the value of the properties. As commonly owned property it is the resposibility of the Association; as well as each home and lot owner, to see that the area remains an asset to the community now and for the future. We hope you will participate in our efforts to make Belmont Park Estates even more beautiful.

We have included the names, addresses, and phone numbers of each of the Officers and Directors of The Association. We hope this will assist you if you have any questions or are available to work on the park area.

Very truly yours,

THE BELMONT BAY COMMUNITY ASSOCIATION

Minutes of meeting, March 7, 1993 Cathy Foster's home

The purpose of the special meeting was to review the By Law revisions that were submitted by Gene Lear and Cathy Foster.

It was recommended that the organization, formerly referred to as Belmont Bay Community Associates, be changed throughout to read Belmont Bay Community Association.

The President and Treasurer will co-sign on disbursements over $ 500.

Gail Stepp had previously been selected as a third trustee, along with Jim Foster and Gene Lear, but it was not known if his name was officially registered at the Fairfax County Courthouse.

As of January 1, 1993, all new members will pay an initiation fee of $ 20. Annual dues for Homeowners will be $ 80. or $ 25. paid quarterly. Annual dues for Lot Owners will be $ 40. There will be a $ 5. penalty for late payment. The $ 10. membership transfer fee was abolished. Dues must be current to vote. It was added that a lien could be placed on property owners with dues in arrears.

It was recommended that $ 300. be retained in the Capital Improvement Fund for emergencies.

Luella is to check with Nations Bank, Ameribank, and Signet, to determine the cost efficiency of a savings account versus a checking account.

George is to talk with an attorney re: Indemnity Insurance for Board Members, and to review wording on the recommended changes to the By Laws.

Submitted by Luella Medlin
acting secretary

Kóger Management Group, Inc.

Fred Gosain
Executive Vice President

3554 Chain Bridge Road, Suite 400
Fairfax, Virginia 22030
Office (703)591-2414 Fax (703)591-2417

March 3 - 1993

Balance 8 Feb. 93		$ 578.09
Ppd. OUT. ppd. ins.	250.00	
mailing & misc.	56.93	
	306.93	-306.93
		271.16
Dues collected to date	560.00	+560.00
BALANCE ON HAND 3/3/93		$ 831.16

Lucela

BBCA Board of Directors Meeting
March 3rd. 1993

Mr. Fred Gosaine, of Kroger Management Service Co. briefed the Board concerning their services to Civic organizations. He indicated that their business is managing organizations, including financial matters, record keeping and as required possible legal services, and correspondence. He pointed out that the cost would depend on services wanted. The minimum cost would be approximately twenty dollars a month per unit depending on the workload required. There were various prices according to what the organization wanted in terms of service.

No decision was made. The board was primarily interested in information to determine if the services would be feasible for BBCA.

New Business:

A motion was presented to give the treasurer one hundred dollars to be used as a petty cash fund. Motion carried.

There was a brief discussion regarding the agenda for the regular membership meeting to be held on the 8th of march.

Marvin E. Lear

Recording Secretary

Koger Management Group
3554 Chain Bridge Road, Suite 400
Fairfax, Virginia 22030
(703) 591-2414 FAX (703) 591-2417

The Koger Management Group (KMG) has grown through merger, consolidation, and reorganization making a change of name necessary. The companies that were United Management, Newgate Management, and REMI are now part of the Koger Management Group. Our reorganization allows us to put our more than 20 years of experience to the most effective use, providing a higher level of service to the communities we manage. KMG's corporate office is located in Fairfax with satellite facilities in Manassas and Warrenton, allowing easier access and better service to the communities in those areas.

The Koger Management Group is headed by Robert A. Koger who has an extensive background in real estate related businesses. Bob started the management function of the business in 1976. Newgate management has roots dating back more than 20 years. With the acquisition of Newgate in 1991 KMG is now one of the largest firms in Northern Virginia specializing in association management. Newgate personnel have provided additional depth, skill and knowledge to our growing firm. Currently we manage more than 60 associations in Virginia and Maryland consisting of over 15,000 individual units which are made up of Homeowners Associations, Condominiums, and Umbrella Associations. These Associations range from small to large communities consisting of 18 to 1000+ individual units.

KMG's philosophy is clear and straightforward, we are the working arm of the BOD. KMG will handle all of the day to day operations of the community reducing the workload of the BOD members; however, the BOD is still the decision making body of the association and KMG is the board staff. KMG has a strength and depth of community managers. Should a situation arise where a board would prefer a change in managers KMG has the ability to assign another qualified manager.

The Koger Management Group uses the team approach to association management. Your account is not totally dependent upon one person for the complete management of your association. Each account manager has a full support staff to assure that each and every detail is handled by a person who has the skill and knowledge in that task. Our state of the art computer system has the ability to perform from the simplest to the most complex accounting and reporting tasks. We invite any Association to visit our corporate offices in Fairfax and meet our people.

It is our goal to provide a level of service which is highly personalized and yet professional. Our main areas of concern are in providing comprehensive, accurate financial reports, eliminating delinquencies and establishing open communications between Board members, owners, and tenants.

The main objective of the management process is to protect the association's investment and to enhance the value of properties owned by its members.

Belmont Bay Community Association
P. O. Box 686
Mason Neck, Virginia 22199

February 24, 1993

Dear Resident/Landowner:

Enclosed please find an invoice for the 1993 dues/assessments for the Belmont Park Estates, Belmont Bay Community Association. We would appreciate receiving your payment by April 1, 1993.

As you are aware, the community (each homeowner and each landowner) is responsible for the cost of insurance as well as the cost of maintaining our park and common areas. In past years this maintenance has been performed largely by volunteer labor. This has resulted in a burden of both labor and expense shared by only a few homeowners. As a result, these areas have not always been well maintained. Currently, there are many repairs needed.

At the November 1992 General Membership Meeting, the Association approved a modest plan which included road improvements to the park area, the clearing of a walking-nature trail, park area repairs, as well as contracting for periodic mowing of grass covered park areas.

To finance these improvements and repairs the Association approved an annual assessment fee of $80.00 for each household and $40.00 for each non-resident lot owner. Obviously these are modest charges, therefore we will continue to rely heavily on volunteer labor for most of the improvements.

The General Membership recognized the need for adequate funds to complete these projects and approved a motion that assessments be <u>required of each homeowner/landowner without exception</u>. Under Virginia law each owner shares legal responsibility for community assets and liabilities, this includes the cost of improvements.

When maintained the park and common areas add value to our community, they also benefit each property owner by increasing the property values. We have re-established a committee to develop plans for the community's approval. We welcome suggestions, contributions of plants, trees, materials, and of course labor.

The Belmont Board normally meets the 2nd Monday of each month and schedules quarterly General Membership Meetings as may be needed. The Associations next General Membership Meeting is scheduled for March 8th. Each homeowner/landowner may attend, but must be in good standing (dues paid) to vote. The 1993 dues are the amount assessed by invoice.

If you have information to share with the community or would like to be included as a speaker for this or a future meeting please contact any Association Board Member.

Signed:

George Arnold, President
339-7511

Frits Vandenberg, Vice President
339-5398

Luella Medlin, Treasurer
339-6263

Gene Lear, Secretary
339-6836

Cathy Foster, Director
339-6522

Mike Polifko, Director
339-6013

BBCA Executive Board meeting
19 February. 1993

The President, Mr. Arnold opened the meeting at 7:30 PM

Frits Vandenberg briefed the board on the performance and plans for expansion of the sewer plant. He said new processes are being studied and initiated to reduce the odor from the plant.

Mr. Arnold moved that BBCA appoint a co-editor for Mason Neck news letter to distribute news relative to Belmont Park activities. Motion seconded by Mr. Vandenberg. Motion carried.

Mr. Arnold agreed to write a cover letter to lot owners requesting payment of dues.

The treasurer reported $578.09 in bank account.

After discussion it was decided that BBCA will issue voting cards to shareholder members with proper signature of holder.

Mr. Vandenberg volunteered to contact an artist to create a logo for BBCA letterheads.

The next general meeting will be the 8th of March. Notices will be sent out, or by telephone contact.

Meeting adjourned at 9:45 PM

Marvin E. Lear
Marvin E Lear
Recording Secretary.

BBCA REGULAR MEMBERSHIP MEETING
30 November, 1992

Mr. Arnold, President opened the meeting at 7:45 PM.

The recording secretary presented a brief outline of Executive Committee actions during the past summer months.

Mr. Arnold briefed the membership on the status of the Hoof property. He related that Mr. Hoof had permission from the Fairfax County Board of Supervisors to clear the land and open burn the waste timber. The County Code allows open burning on farm land, which Mr. Hoof has had zoned for some time.

He also briefed the membership regarding Mr. Lynch's proposal for the "gateway" property he owns located on Furnace Road and Number One Highway. Mr. Lynch has proposed a recycling center plus a restaurant, and other structures for the property. It was concluded by those present that this would be an eyesore to the entrance to the County, besides locating such a complex directly overlooking the river.

COMMITTEE REPORTS;

Dr. Polifko and Frits Vandenburg discussed the general condition of the park. Mowing and cleaning the property has posed a problem for several years. It was suggested that the membership consider making contact with a company to mow the property. It was suggested that property owners be assessed one hundred dollars as a one time effort to acquire money to be placed in the bank and used as needed.

There followed a discussion regarding how to charge absentee lot owners for park maintenance. There was a general agreement that since those people do not use the park and probably would not be willing to join the BBCA, that a figure should be established and write to them and solicit funds. It was determined that although they do not live in Belmont Park Estates that they still had an obligation to help pay for maintenance of the common property, as it is a part of their deed.

A motion was presented to reduce the amount to eighty dollars per property owner. Seconded by Mr. Arnold. Motion carried unanimously.

A motion was presented to charge absentee lot owners a yearly charge of forty dollars dues. Seconded by Mr. Vandenburg. Motion carried.

Cathy Foster reported that the by-laws have been reviewed by her committee. She indicated very few changes were required except to update some language and bring the document in line with existing operations.

Mr. Arnold stated that the Covenants are current and enforceable. There was a short discussion regarding how to enforce them. Mr. Arnold stated that they can be enforced and the membership should be aware of any deviations and report it to the proper committee.

Mrs. Michaels suggested that BBCA put out a news letter to the membership on a regular basis to keep the membership informed of any important matters of particular interest to the residents of Belmont Park Estates. It was generally agreed that it was a good idea, but no action was taken. The Executive Committee will consider the news letter at a later date.

Mr. Arnold asked for volunteers to work on various committees. Mrs. Michaels and Mr. Edwards indicated they would be interested in helping where they can.

Gene Lear brought house plans to the meeting for review. The house will be built on Lot 82.

Meeting adjourned bout 10:00.

Marvin E. Lear

Marvin E. Lear

Recording Secretary.

General Meeting
Belmont Bay Community Association November 30, 1992

Treasurers' Report

1991 Bal.	$ 319.24	
collected	620.	dues
	10.	voluntary flower fund
earned	14.90	interest on savings account
	$ 964.14.	

expenses	$ 250.	Financial Insurance (for 7 acres at bay)
	35.	dues, Mt. Vernon Council
	9.25	P.O. Box w/2 keys (Pres. and Treas.)
	$ 294.25	

The balance on hand is $ 669.89.

(We need to maintain a $ 200. bank balance to avoid svc. chgs.)

We have a proposal for work to be done on replacing community sign Belmont Park Estates, submitted by Ralph J. Edwards.
$ 77.20 plywood, paint
(this is under our proposed budget of $ 100.)

I spoke with Bill Harmon, Fairfax County, regarding the safety of children in our area. He came to Belmont Community to assess our situation; and a sign was put up, No Outlet, at the intersection of Gunston Road and Belmont Blvd.

In regard to signs reading Caution, Children at Play, etc., Mr. Harmon said experience has shown those signs give children a false sense of security, in that the sign is there, and the child thinks the road is his to play in. It does not, as the road belongs to the county.

Anyone wishing to pursue this further can contact Mr. Harmon at 934-0836.

Respectfully submitted,

Luella Medlin, Treasurer

Belmont Bay Community Association
P. O. Box 686
Mason Neck, Virginia 22079

November 27, 1992

George Arnold, President - 339-7511
Frits Vandenberg, Vice President - 339-5398
Gene Lear, Secretary - 339-6836
Luella Medlin, Treasurer - 339-6263
Cathy Foster, Director - 339-6522
Mike Polifko, Director - 339-6013

A General Membership Meeting has been scheduled for Monday, November 30, 7:30 p.m. at George and Nancy Arnold's.

We will open the meeting at 7:45 with reports from our Secretary, Gene Lear and our Treasurer, Luella Medlin. These will be followed by a report from the President on activities within the Mt. Vernon District.

Frits Vandenberg and Mike Polifko will provide an update on the park area. The board has requested Frits and Mike to develop a five year improvement plan. They will discuss what is being considered. We would like additional ideas as well as help developing the plan for community approval. We will also discuss ways in which we can fund park maintenance and improvements.

Kathy Foster and Gene Lear have agreed to serve as a committee which will review and re-format our community By-Laws. they will provide a report on the committee's objectives. Anyone who would like to participate in this review should contact Kathy Monday night.

We will also have a discussion concerning the community covenants. We will review the covenants as well as the boards' responsibility to ensure compliance. We hope this discussion will be informative and will help everyone become knowledgeable on working with the community's Architectural Review Committee.

We have invited Sally Lyons of the Friends of Mason Neck, as a special speaker. Sally will provide an update on the excavation of the Indian site on Mason Neck and discuss other local heritage resource projects of interest.

Members of the community are encouraged to participate in our community. We have various projects which need volunteers. We are seeking individuals who would be interested in serving as representative to committees with either the Mason Neck Citizens Association or the Mt. Vernon Council of Civic Associations.

Members who would like to submit items for the monthly board meetings or for the March General Membership Meeting should contact any board member. If there are county or related issues you would like additional information, the board can obtain staff reports or invite county or civic representatives as future speakers.

jBBCA November Board Meeting.

Members present: Arnold, Vandenburg, Foster, Polifco, Lear.

The purpose of the meeting was to set the agenda for the general meeting, and to bring to the meeting some motions proposed and passed by the board.

It was proposed that the dues be raised to $35 per year. There was a discussion regarding park maintenance and money needed to keep the park in reasonable condition. It was proposed that each property owner be assessed thirty five dollars a year for this purpose and that absentee lot owners be contacted. Also there was a discussion regarding those individuals who do not wish to belong to BBCA. It was decided that it was up to each family whether they wanted to belong to the group, but it was their responsibility to contribute to the common property maintenance.

The by-laws have been reviewed and they will be discussed at the next general meeting.

A Post office box has been rented for BBCA mail. The cost is $7.25 a year.

Mr. Arnold moved that the general maintenance fund be carried over to the next year, as all of it had not been used. Motion carried. In addition, it was proposed that one hundred dollars be removed from the general maintenance fund and turned over to park planning.

Mr. Vandenburg and Mr. Polifco were appointed to serve as the membership committee

It was proposed that an Archeological committee be established.

Gene Lear requested permission, according to the covenants and by laws to build a house on his property, Lot 82. A tentative plan was presented. The board requested that he contact neighbors who would be affected by such a project and obtain their approval prior to approval by the board. He contacted Mrs. Wright and the Ariels by letter and obtained approval from them. Approval was granted by the board based on that information.

The house plans will be available at the general meeting for review by the community.

Keys to the post office box are available for one dollar.

Geme Lear

Recording Secretary.

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

(Yes) No	Should the county do a better job of controlling the odors from the landfill and sewage treatment facility.
(Yes) No	Should election of our association officer's be on an annual basis. If no, please explain.
Yes (No)	Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions.
Yes (No)	Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District.
(Yes) (No)	Do you support development of the Mason Neck/Lorton area.
(Yes) No	Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, such as entrance sign replacement and CB for Fritz.
(Yes) No	Should better transportation be provided to/from Lorton area.
(Yes) No	Should better education be provided for area children.
(Yes) No	Should the hole in property next to Benson's be filled in.
Yes (No)	Do police provide adequate surveillance in community.
(Yes) No	Should we petition Old Colchester as a no-thru street for out of area vehicles.
(Yes) No	Should a CB be provided to Fritz so he can have better communications while patrolling area.
Yes (No)	Should a new entrance sign to community be built and new shrubs planted.
(Yes) No	Will you help to clean up and maintain park.
Yes (No)	Should tennis courts be built in park (1 baseball Field / yes / 1 Dock /

LUELLA N. MEDLIN

10901 Belmont Boulevard Lorton, VA, 22079 (703) 339-6263

Belmont Park Estates
% Luella Medlin, Treasurer
10901 Belmont Blvd.
Lorton, Virginia 22079

Mr. James P. Moran
8th District of Virginia
1523 Longworth House Office Building
Washington D.C. 20515-4608

Dear Mr. Moran: Re: Deer Hunting in Mason Neck, Virginia

The Executive Board of Belmont Bay Community Association, would like to go on record as being opposed to indiscriminate deer hunting on Mason Neck.

A deer wounded by an avid sportsfan can wreak havoc to the men, women, and children populating this area, as Mason Neck contains residential areas, historical sites, (Gunston Hall), a county park, (Pohick Bay Park) for boating, camping, and swimming, a golf course, and even Gunston elementary school.

We believe the humane way to control deer population is to do it responsibly, with professional marksman, through deliberate selection of does and weaker deer.

Also, please refer to the enclosed article from the Washington Post dated August 18, 1992, "Zoo to Give 'The Pill' To 30 Deer.

Sincerely,

Belmont Park Estates

August 18, 1992 (in response to Executive Board Meeting of August 17, 1992)

3:15 pm, Talked with Bill Parman 934-0500

Thanked him for NO OUTLET sign leading into Belmont Blvd.

Asked if it would be possible to get a SLOW DOWN, CHILDREN PLAYING sign, to be placed in curve of road, approaching Belmont Park Estates.

Answer: If people aren't going to obey speed limit of 35 MPH, they usually don't obey signs, either.

The sign could give false sense of security to parents and children.

Deliberate playing in streets is not allowed.

Will consider putting up the above sign at his next meeting of peers.

Asked if possible to get NO HUNTING sign.

Answer: Should talk with Dennis Reed 830-3310, Game Warden

Poaching is illegal, and asked we call police when hearing gunshot.

I told him that I heard deer are being thrown in ditches, but I personally did not go to look. Feeling was if authorities see the deer, action will be taken.

Executive committee Meeting 17 August, 1992

Members Present: Foster, Polifco, Vandenberg, Medlin, Lear, and the President, Mr. Arnold.

Mrs. Medlin moved to accept the minutes of the previous meeting as read. Motion carried.

Bylaws Committee: Foster, Lear Arnold. It was agreed that a revised copy of the bylaws ready to present at the next meeting.

Dues Committee: It was suggested that a letter be sent to all members regarding dues payable.

Park Committee: Mr. Polifco discussed the problem of keeping the park in reasonable condition. He reported that he had contacted some people who would do the work of cutting grass, and indicated one bid obtained included cutting grass and trimming for one hundred dollars. There was a discussion regarding installing bouys for boats. On the subject of trails he suggested putting a plan together for regular meetings to work out the details. It was also suggested that a letter be drafted to all residents and lot owners relative to maintain the common property.

Mrs. Medlin reported that some children in the neighborhood are playing in the road which could be dangerous. She suggested that a sign be installed to warn moterists that speed should be cut down and to be aware of the children.

New Business: Mr. Vandenberg presented a motion to oppose the horse farm Mr. Majeskie has proposed on the Hoof property. Motion carried to oppose.

There followed a discussion regarding the proposed Hoof tree farm.

There was a discussion regarding Deer Hunting on the Wildlife Preserve. It was generally agreed that if the deer were to be thinned that it should be done by professional hunters and supervised by park authorities.

Mr. Arnold reported on the status of the Wiley Sewer system. Indications were that no serious decision has been made.

A motion was presented that this organization favor a controlled deer hunt as mentioned above. Motion carried. Ther was one abstintion.

Gene Lear presented proposed house plans for Lot 82. It was pointed out that according to the covenants that no two stor houses would be allowed in certain locations in Belmont park if the house blocked the view of the bay. It was requested that contact be made with Mrs. Wright and the Ariels to obtain their consent or objections to proposed hous. This was obtained in writing and

submitted to the president. Gene lear requested that the Board submit to him in writing the answer. To this date the board has not responded to that request.

Other Business:

Cathy Foster and Gene lear met and went over the bylaws in detail as requested. The report is now ready for consideration by the Board of Directors, or Executive Committee (sane group) for discussion at the next meeting.

Respectively submitted,
Gene Lear Secretary

Belmont Bay Community Association
George E. Arnold, President
10913 Belmont Boulevard
Mason Neck, Virginia 22079

July 21, 1992

Virginia Department of Transportation
3565 Chainbridge Road
Fairfax, VA 22030

Gentlemen:

Our community association requests the Department of Transportation to dump any excess berm on Rio Vista Drive.

This material will be used by the Belmont Community Association to fill holes and ruts as well as improve drainage and access to community property.

Thank you for consideration of this request.

Very truly yours,

THE BELMONT BAY COMMUNITY ASSOCIATION

George E. Arnold
President

GEA:swb

BBCA Board of Directors Meeting
13 July, 1992

Meeting opened at 7:30 P.M. President George Arnold Presiding.

Members Present: Mike Polifko, Cathy Foster, Frits Vandenberg, Bob Drye, Gene Lear.

NEW BUSINESS;

Tim Majeski presented to the board a proposed plan for a riding stable to be built on the Hoof, Crampton property. Details are as follows.

The proposed establishment would consist of the top thirty acres just beyond the Y off Belmont Blvd. and the private road. Twenty acres would be cleared. Trees over eight inches in diameter would not be cut. Structures would consist of a barn, one outdoor and one indoor arena and possibly a house trailer. It was estimated that forty horses would be kept. The primary use would be breeding high grade horses.

Other details as follows: Barn, 144 ft. by 72 ft. Arena 80 ft. by 200ft.

It was estimated that traffic would consist of about 10 to 15 cars three nights a week, 40 to 50 cars in 8 hours on weekends. Hours estimated for people on the property not clear. There would be three pastures. A board fence would be constructed fifty feet off the road. The outdoor ring would be in back of the barn.

Board members indicated that entrance should not be off of Belmont Blvd., and check with neighbors prior to a vote on this proposal.

OLD BUSINESS;

Mike Polifko moved that the board continue working on covenants and by-laws. The board will approve or disapprove future applications for variances. Motion Passed.

A motion was presented that all property owners be assessed for insurance and maintenance of the park. Motion passed.

Gene Lear

Secretary

BBCA BOARD MEETING April 13,1992

BOARD MEMBERS PRESENT

George Arnold, President
Luella Medlin, Treasurer
Gene Lear, Recording Secretary
Mike Polifko
Cathy Foster

Minutes of previous meeting were read and approved.

Treasurer reported $597.60 in bank account. $250.00 to be expended for insurance on the park.

The Treasurer opened a discussion regarding payment of dues. She reported that she had contacted everyone in Belmont Park Estates and that some residents were reluctant to pay, and some did not want to be a part of BBCA. Historically dues had been set at twenty dollars a year per homeowner. A discussion followed regarding the amount that should be charged, and the method of collection. The subject was left open for further discussion, perhaps at the next general meeting. There was additional discussion regarding if we should contact all absentee owners and request payment. This had been done at one time in the past and we had some response.

Geprge Arnold reported that the Gunston-Wiley situation had not as of this meeting been resolved. The committee had not met. He indicated that funding may be a problem for the proposed sewer system for those two areas.

PLANNING AND ZONING;

In the absence of Bob Drye George Arnold reported that Solite had been turned down. The matter is to go back to the Board of Supervisors. Town houses were not supported by this organization or Mason Neck. The agrarian zoning on Gunston approved. BBCA did not object.

ENVIRONMENTAL: Mike Polifko.

Mike reported that he was approached by Lee Majeskie concerning the possibility of establishing a pasture and stables on the Seabolt property. Lee asked our opinion on this. There appears to be a problem with the Rainwater property . Details not available. More information is needed.

Mike also suggested opening Rio Vista Drive as a nature trail. The road is overgrown with trees, etc. and is not passable for vehicles. He also suggested repairing the boat ramp and improving the road to the bay.

He brought attention to the board that someone had cut some very

large trees on park property. It is illegal to cut any trees on park property without consent.

The above includes the Park Committee report.

NEW BUSINESS;

It was suggested that the by-laws be reviewed and updated. The board reviewed them briefly and decided that a more intensive review should be made. Some of the information is out dated. It was agreed that the board would meet on 27th of April for this purpose.

There was a long discussion of the covenants. It was learned that they are still in effect, and should be adhered to relative to obstructing views, building heights, etc.

It was decided that the board would meet on April 27, 1992 to review and update the by-laws and restrictions. The board agreed that this should be done as quickly as possible.

George Arnold asked the board's opinion regarding publishing a news letter. There were comments both pro and con as to the value of a newsletter and how it would be written and the timing of it. It was generally agreed that all residents should be kept informed of any activity affecting Belmont Park Estates and any other County items that would have an impact on Mason Neck.

Meeting adjourned at ten twenty five PM

Marvin E. Lear, Recording Secretary.

March 12, 1992 Belmont Bay Community Association Meeting

PROPOSED BUDGET FOR 1992

Repairing and repainting sign Belmont Bay Estates (wood has rotted)	$ 100.00
Maintaining signs on Rio Vista Road gate (touch-up painting)	20.00
Membership in Mt. Vernon Council	35.00
Postage for mailing out 4 newsletters a year. 30 newsletters @ $ .29 is $8.70 quarterly (to include non-residents)	34.80
Annual Insurance for the 7 acres on Belmont Bay	250.00
General Maintenance Fund for maintaining the above (to include gas for mowers, broken blades, bush-hogging, trash removal)	100.00
Post Office Box (annually) small size $ 7.25. medium size 11.25	7.25
each key 1.00	2.00
Mailing address would remain the same for insurance, news items, regardless of who was holding office. No small boxes available at Lorton P.O. at this time. (talked with Martha)	
Maintaining Savings Account Balance to avoid a service charge at Crestar Bank, Lorton.	200.00
	$ ~~659.05~~ 749.05

In order to achieve this goal, a dues increase from $20.00 to $ 35.00 was recommended by your executive board. (Twenty residents paying $35.00 each will bring in $ 700.00)

Anyone wishing to contribute to a flower fund for our fellow neighbors would be on a volunteer basis.

Respectfully submitted,
Luella Medlin, Treasurer

BELMONT BAY COMMUNITY ASSOCIATION
GENERAL MEETING MINUTES
MARCH 12, 1992

ATTENDEES: C. Adams, G. Arnold, R. Edwards, M. Espina, J. Foster, K. Foster, L. Medlin, F. Rapuano, C. Robarge, G. Stepp, F. Vandenberg, M. Vandenberg, O. Wilcox

Old Business:

The President reported in the absence of the secretary. There had been two Board Meetings this year. The Board had proposed to meet the 2nd Monday of each month, with Quarterly General Membership Meetings conducted March, July, September, and January.

Treasurer's Report:
The Treasurer, L. Medlin, reported a balance of $319.24 for the year ending December 31, 1991. She noted the 1992 insurance payment of $250.00 was due in April. She also noted our obligation to maintain an account balance of $200. The Treasurer presented the attached 1992 budget as recommended by the Board for membership approval. The budget was approved. A motion to increase Association dues for 1992 to $35 annually was made and approved.

Gunston-Wiley Ad-hoc Committee: Belmont Bay Representative, Bob Drye.

The President reported the committee had met in January and were continuing to explore the feasibility of alternative sanitary sewage systems to include a "cluster system" and a "pump and haul" system. The committee was optimistic acceptable solutions were being considered and that both communities would have adequate sanitation systems made available. Discussion included technical questions; as well as, proposed costs.

Mount Vernon Counsel of Civic Association Planning and Zoning. Belmont Bay Civic Association Representative Bob Drye. It was reported that Planning and Zoning Activity for the Lorton area had increased substantially.

Discussion included proposed developments in Silverbrook; The Golf and Recreation Center proposed in the Shirley Acres area; and Fairfax Industrial Park on Cinderbed Road.

Discussion included Belmont's support of the Newington Communities objection to the proposed expansion of SoLite's facilities in order to operate a concrete batching plant, specifically the effect on traffic and the environment.

The Committee also reported its opposition to the proposed Pohick Station Townhouse development parallel to Route 1 and Telegraph Road. The reasons cited included inadequate land consolidation, noting that the Commercial property remaining at Route 1 may be inadequate to encourage more attractive commercial land use. Other objections included inadequate parking; additional traffic congestion at Route 1 and Telegraph Road.

Mt. Vernon Counsel Civic Association; Belmont Bay Representative, G. Arnold reporting. General discussion included the importance of community participation

in Counsel Subcommittee activities. It was noted that counsel recommendations to the County Supervisor, G. Hyland, came from the recommendations from related committees.

Discussion of County activity included the District of Columbia negotiations with Fairfax County to pump DC Corrections Septic waste into the Lower Potomac Treatment Plant.

It was also noted that the county budget proposals to reduce spending included closing local libraries, laying of 1 teacher per grade in each school, and a reduction of other County Services.

The following officers and committee Chairpersons were nominated/elected for the year.

Gene Lear was nominated and elected as Recording Secretary for 1992.

Frits Vandenberg was elected as the Belmont Bay "Alternate Representative" to the Mt. Vernon Civic Association General Meetings. As an alternate, he would vote when the BBCA President was unable.

Mike Polifko was elected to serve as the BBCA Environmental Representative to both the Mason Neck Citizens Association, as well as, the Mt. Vernon Counsel Environmental Committees.

Bob Drye was elected as the BBCA representative to the MVCCA Planning and Zoning Committee; as well as, the MNCA Landuse Committee.

Mike Polifko and Fritz Vandenberg were elected to Co-chair and BBCA Park and Community Planning Committee. Ralph Edwards and Daryl Michels were recommended to assist with community planning and maintenance.

The Committee plans included preparing a calendar for members to be responsible for bi-monthly cutting of the park and grass areas. Members wishing to sign-up for specific weeks should contract Fritz to schedule weekends most convenient to their Spring and Summer plans.

Members were advised that effective January 1, 1992, Homeowners with septic tanks were required to have the tank pumped and inspected every 5 years. The County is now requiring all inspections, servicing, and repair be performed by licensed companies and reported to the County.

ANNOUNCEMENTS:
A neighborhood Garage-Lawn Sale would be conducted Saturday, March 21.

Marie Stepp and Nancy Michels would organize a Farewell Party for Norma Jean Payne scheduled for Saturday, March 28.

Members of the association were invited to submit ideas, projects, announcements, or community business or issues to any Board member for inclusion of either the Monthly Board meetings or Quarterly Membership meeting.

All such business would be submitted as new business at regularly scheduled Membership meetings along with a Board Resolution.

Belmont Bay Community Association Minutes of March 12, 1992.

George Arnold, President, presiding.

Attending were ODean Wilcox, Ralph Edwards, Cathy and Jim Foster, Gail Stepp, Mieke and Frits Vandenberg, Frank Rapuano, Cheryl Robarge, Manny Espina, Chris Adams, and Luella Medlin.

The Treasurer's report was given by Luella Medlin, along with a proposed budget for 1992. A motion to increase our Association Dues to $ 35.00 was made by Cathy Foster, ODean Wilcox was the seconder. All voted aye.

Other items on the agenda:

In all of Mt. Vernon District, Lorton is the single most area for development, 5 to 1.

There are plans for 75 townhomes, with garage, 2.3 parking spaces per home, and no basement, proposed for Telegraph Road. We are opposed as there is less than adequate parking, and one-way in, one-way out. It would tie up traffic at U.S. 1. Also, cars and boats would have to be parked outside the homes.

The D.C. House of Corrections will be shutting down their sewer pumping system, and tentatively plan to pump into the lower Potomac treatment plant.

It was brought to our attention that Fairfax County plans to close some existing libraries, and have one teacher, per grade, in every elementary school. This is not talking about administration costs, but cutting service to the community.

Nominations for committees:

Frits Vandenberg will represent Belmont Bay at the Mt. Vernon Civic Association Meetings.

Bob Drye will be the Belmont Bay representative for the Mason Neck Citizen Association.

Mike Polifko will serve on the Mason Neck environmental committee.

Mike and Frits will schedule grass cutting, clean-up, and needed maintenance at Belmont Bay's 7 acres.

Gene Lear will be the new recording secretary.

Ralph Edwards volunteered to repair and paint our Belmont Bay entrance sign.

Announcements:

Saturday, March 21, neighborhood flea market.

Saturday, March 28, Party for Norma Jean Payne. All invited.
Bring a covered dish. 4:30 pm snacks
5:30 pm dinner
Where: Michels' res. 10912 Belmont Ave.

If you have any ideas, projects, announcements, etc., to present to the Association, please submit your view, in writing, to one of the executive Board Members for consideration. They are: George Arnold, Frits Vendenberg, Gene Lear, Luella Medlin, Cathy Foster, and Mike Polifko. We meet the 2nd Monday of every month.

BBCA DIRECTORS' MEETING

MARCH 9, 1992

ATTENDEES: G. Arnold, F. Vandenberg, C Foster, L. Medlin
ABSENT: G. Lear, M. Polifko, N. Arnold

Old Business:

The President opened the meeting with a review of the minutes from the February Directors' Meeting. The minutes were accepted with minor correction.

The Treasurer, L. Medlin, provided the Treasurer's Report and advised receipt of the annual insurance for the Community Park for the amount of $250. She advised we would need to collect dues by April; and were obligated to maintain an account balance of $200. She reported $319 in our treasury.

The Board discussed and confirmed monthly Executive Meetings as well as Quarterly General Meetings for the Year 1992. It was noted as consistent with BBCA by-laws.

New Business:

The Board confirmed the General Membership Meeting for Thursday, March 12, at 7:30.

The principal purpose of this Executive Meeting was to prepare an agenda for the scheduled General Meeting.

The Treasurer motioned that the Executive Committee recommend an increase in membership fees from $25 to 35 annually. Upon discussion of a proposed budget, to be submitted to the membership, the motion carried.

The President advised that the Secretary, N. Arnold, had submitted a verbal resignation advising of conflicting schedules with children's activities. F. Vandenberg and C. Foster were appointed as the nominating committee to seek a suitable replacement(s).

The President suggested offering the current state of officers the General Membership for re-election in discussion it was noted the membership had voted to elect this Board to a three-year term. No further action was taken.

The Board confirmed its February motion to recommend certain community representatives and committees: chairpersons to the General Membership for approval.

Frits Vandenberg was nominated for Belmont Bay Civic Association Representative to the Mount Vernon Council of Civic Association. G. Arnold noted that as President of both BBCA and MNCA, he was unable to vote both citizens association concurrently, he recommended Mr. Vandenberg the V.P. be designated as the alternate representative and authorized to vote for BBCA Membership in the absence of the President.

The President nominated Bob Drye as continuing as BBCA's Planning and Zoning Representative to the Mount Vernon Council of Civic Association The President noted Bob had done an outstanding job during the previous year, as always, well read and prepared to represent the community in all meetings.

Fritz Vandenberg and Mike Polifko were nominated to co-chair the BBCA Park and Belmont Projects Committee. The committee would work to plan community uses for the Park area, as well as plan and organized schedules for community maintenance R. Edwards and D. Michaels were nominated to serve on the committee.

The Board confirmed its nomination of M. Polifko to the MVCCA Environmental Committee noting this was one of the most important to our general community. Discussion included the need to monitor Mason Neck Land fills air and water pollution, as well as other local environmental issues.

The President briefed the Board on the continuing problems of residents to the Rainwater Landfill and recommended for review by the BBCA Environmental Committee. F. Vandenberg and C. Foster were provided reports. The motion was approved.

Other New Business:

F. Vandenberg suggested that members be briefed on the new regulations governing maintenance of Septic Tanks. Specifically required 5 year pumping and inspection by licensed contractors. Discussion included the requirements of the contractor to file a report of problems with the County.

G. Arnold recommended the Board review community covenants for discussion during the April Board Meeting, with the intent to make recommendations to the Membership during the Second Quarter Meeting. After general discussion, the motion carried.

The President noted that the Board should review the 1974 BBCA By-laws for discussion during the April Board Meeting. In discussion, it was agreed consideration should be given to providing members a written process to submit motions for membership vote as well as limiting on a topic be discussed before vote or being returned to committee.

It was generally agreed the Board should propose reasonable rules order for Membership meetings and was in agreement that a Board member should serve as a rules chairman. The Board agreed that Roberts Rules of Order may provide a suitable frame work. F. Vandenberg was requested to provide an outline for Board consideration and serve as rules chairman.

In discussion the Board agreed in principal that each member and new member should receive a copy of a BBCA-By-Laws, Community restrictions, and a listing of Committees and "rules of order" for our meetings.

L. Medlin advised of the request of a Community Garage Sale and Farewell Party announcements at Thursday's meeting.

With no other business the Board meeting was closed.

G. Lear

BELMONT BAY CIVIC ASSOCIATION
BOARD MEETING MINUTES

FEBRUARY 13, 1992

ATTENDEES: G. Arnold, C. Foster, G. Lear, L. Medlin, M. Polifko
ABSENT: N. Arnold, F. Vandenberg

Old Business:

The meeting opened with a discussion of BBCA activity during 1991. It was noted that our community participation in the Mason Neck Citizens Associates and its opposition to the "Lorton Task Force" Comprehensive Plan was particularly noteworthy. The Board agreed it wished to continue to monitor development issues which would affect our greater community because it would eventually affect Belmont.

The President reported the BBCA participation the Mount Vernon Council of Civic Associations noting that BBCA was well represented by Mr. Bob Drye in the Planning and Zoning Subcommittee as well as during General Meetings. The Board approved a motion recommending our continued participation in the MVCCA for 1992.

The MVCCA mailing list for 1992 was verified.

Treasurer's Report:

L. Medlin gave a treasurers report and reported a balance of $319.00 in our account. She advised our park insurance was due in April and that membership dues were needed.

The Board discussed and agreed to recommend an increase in annual dues at the next membership meeting.

New Business:

The President requested a motion scheduling regular monthly Board Meetings and included a regularly scheduled General Meeting. In discussion the Board agreed to meet the 2nd Monday of each month with Quarterly Meetings being scheduled the same day during March, June, September, and January.

The Board agreed to meet Saturday before the Quarterly Meeting to prepare/approve agenda materials.

The President provided a status report on the Gunston-Wiley Ad hoc Committee to obtain adequate sewering facilities for those communities. Discussion included ensuring proposals were not providing for increased development of Belmont Blvd.

The Board discussed the clearing of all trees on the C. Hooff property along Belmont Blvd. They were advised the activity was approved and monitored by both the county and state. The property was zoned agricultural for timbering and it was his right to "harvest the woodlands". Discussion included reported destruction of Eagle Nests, inadequate erosion control, and the problem with fallen trees along and on Belmont Blvd. The board was advised the area was to be retreed with pine.

Board members were advised of efforts by MNCA to obtain a Mason Neck mailing address for the area east of Route 1. Discussion included general agreement the community may be better represented by MNCA than the Lorton Federation which was working to provide for the development of the Lorton Community. The Board voted to support this effort and agreed to bring before the General Membership at our March meeting.

The Board discussed several proposals by the community for use of the park area. In discussion it was agreed we would appoint a park committee to review and make recommendations for use and maintenance of this park area. F. Vandenberg and M. Polifko were nominated to co-chair this committee. Committee members suggested included R. Edwards and D. Michels.

The President provided a summary of land use permits which were of interest to our communities to included a request for Agricultural re-zoning along Gunston Road, the town house development proposed of US 1 and Telegraph Road, the recycling center and the expansion of the Solite Plan at Backlick Road.

The Board agreed to make a motion to the General Membership recommending we issue a Quarterly Newsletter to keep the General Membership better advised of community activities and actions which may interest them.

With no other new business the meeting was adjourned.

Treasurers' Report June 30, 1990 - December 31, 1991

Beginning Balance		$ 141.21
Deposits		
Dues	$ 440.00	
Flower Fund	$ 202.00	
Interest	$ 23.27	
	$ 665.27	
Withdrawals		
Insurance	$ 250.00	
Flower Fund	$ 237.24	
	$ 487.24	
Ending Balance		$ 319.24

(Must retain a $ 200. bank balance to avoid maintenance charges)

Submitted by Luella Medlin, Elected April, 1990

Treasurer, BBCA

October 1 meeting
Belmont Landing Civic Assc.

Activities:

- Mason neck civic association
- meeting Scheduled Oct. 9
  Agenda. nomination of Officers - board

Other meetings.

- Committee to review alternatives to sewer
- Proposed re districting
- Church site
- deer hunt.
- Gypsy moths

New business

- Executive Committee meetings Schedule
- General asseciation meeting Schedule
- Park maintain - schedule - fees - usage
- Trails
- Gypsy moths
- Sewers survey
- adopt a road

Cathy & Jim Foat
Fritz Vandenberg
MLA
GEA

4/29/91 Meeting

Park cleanup 6/8/91 Saturday

Level @ water tower
Call Benson's

Sign & Road Maintenance
Sign
Clearing lots of debris - issue at next meeting w/assoc
No "for sale" on empty lots at next meeting w/assoc.

get copy of comments

Lorton Federation
- Update on
5/18/91 Supervisors Meeting 8 AM

$5 usage fee possible gypsy moth spray

Redistricting
Lorton Federation - does it represent Mason Neck
County wants us in Spfld District
MVCA - dues w $40 1/year

5/29/91 MNCA mtg

4/29/91 (cont)

Copy of by-laws for each resident

Wednesday - 5/1

Thursday 5/11 next meeting

1/21/91 Meeting

10/90 11/90 & 1/91

- motion to meet twice a year - passed
- ~~exec~~ Review of Survey
  - Sewer — pumpover, conservation district (low usage) & legal issues; modified septic, mound septic
  - landfill
  - streetlights
- Sample letters
  - Thompkins basin — 2-3000 boats
    - 7.7 acres
      - fish, boat traffic
      - feasibility study
  - marina - Belmont
    - 510 wet slips w/ parking
    - subject to rezoning
    - boat traffic
    - ski in Belmont Bay
    - write letter to oppose - all oppose except Terry
  - dredging
    - Conrad Island
      - passive agents in ground
  - Non residential traffic on Old Colchester
    - P.W. & areas south
      - motion
      - 4 oppose

- P.O Lorton to Mason Neck
- Landfill - expansion
  - D.C not sorting trash
- Shirley Acres adjacent to landfill
- Rt 1 South Dev
  mtg next 2-3 wks
  8000 - new housing Lorton Task
  5-1 ✌ moves

- County to fill in hole next to Benson's
  - BVD limtd partnership

- Dues motion
  $20 B.B.C.A.
  10 Flower

- Redistrict
  10 to 11 districts in Fairfax Co
  move Lorton to Burke
  stay in Mt Vernon District
  what about police & education
  lower cost housing

Review & discuss covenants at next mtg
Item # in budget for Fritz passed
Nomination committee - 3 yr term

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

General vote

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

Yes	No		Should the county do a better job of controlling the odors from the landfill and sewage treatment facility. ✓
Yes	No		Should election of our association officer's be on an ~~annual~~ basis. If no, please explain. officers voted to stand for 3 years
Yes	No	1a	Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions.
Yes	No		Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District.
Yes	No	1.	Do you support development of the Mason Neck/Lorton area.
Yes	No		Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, such as entrance sign replacement and CB for Fritz. yes flowers, wanted budget approval
Yes	No	1b	Should better transportation be provided to/from Lorton area. bus - train -
Yes	No	1c	Should better education be provided for area children. N/C
Yes	No		Should the hole in property next to Benson's be filled in. action to be coordinated w Bensons
Yes	No		Do police provide adequate surveillance in community. N/C
Yes	No		Should we petition Old Colchester as a no-thru street for out of area vehicles. voted to restrict traffic
Yes	No		Should a CB be provided to Fritz so he can have better communications while patrolling area. voted to approve
Yes	No		Should a new entrance sign to community be built and new shrubs planted. repair sign,
Yes	No		Will you help to clean up and maintain park. yes, exec. committee to schedule
Yes	No		Should tennis courts be built in park.

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

(Yes)	No	Should the county do a better job of controlling the odors from the landfill and sewage treatment facility.
Yes	(No)	Should election of our association officer's be on an annual basis. If no, please explain. Every two years.
Yes	No →	Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions. — If sewer comes in there will be more development.
Yes	(No)	Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District.
Yes	(No)	Do you support development of the Mason Neck/Lorton area.
(Yes)	No	Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, such as entrance sign replacement and CB for Fritz.
(Yes)	No	Should better transportation be provided to/from Lorton area.
Yes	No →	Should better education be provided for area children. what is lacking now. Just suppose to have school system.
(Yes)	No	Should the hole in property next to Benson's be filled in.
Yes	(No)	Do police provide adequate surveillance in community.
(Yes)	No	Should we petition Old Colchester as a no-thru street for out of area vehicles. — Is this a state road?
(Yes)	No	Should a CB be provided to Fritz so he can have better communications while patrolling area.
(Yes)	No	Should a new entrance sign to community be built and new shrubs planted.
(Yes)	No	Will you help to clean up and maintain park.
(Yes)	No	Should tennis courts be built in park. — If money is available to keep them maintained.

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

(Yes)	No	Should the county do a better job of controlling the odors from the landfill and sewage treatment facility.
Yes	(No)	Should election of our association officer's be on an annual basis. If no, please explain. IT TAKES TIME TO WORK WITH THE COUNTY ON ANYTHING. MY EXPERIENCE SAYS 2 YEARS IS
Yes	(No)	Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions.
(Yes)	No	Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District.
Yes	(No)	Do you support development of the Mason Neck/Lorton area.
(Yes)	No	Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, such as entrance sign replacement and CB for Fritz.
Yes	(No)	Should better transportation be provided to/from Lorton area.
(Yes)	No	Should better education be provided for area children.
(Yes)	No	Should the hole in property next to Benson's be filled in. ONLY IF DRUGS
(Yes)	No	Do police provide adequate surveillance in community.
(Yes)	No	Should we petition Old Colchester as a no-thru street for out of area vehicles.
(Yes)	No	Should a CB be provided to Fritz so he can have better communications while patrolling area.
Yes	(No)	Should a new entrance sign to community be built and new shrubs planted.
(Yes)	No	Will you help to clean up and maintain park.
Yes	No	Should tennis courts be built in park.

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

(Yes)	No	Should the county do a better job of controlling the odors from the landfill and sewage treatment facility.
(Yes)	No	Should election of our association officer's be on an annual basis. If no, please explain.
(Yes)	No	Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions.
Yes	No	Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District.
Yes	(No)	Do you support development of the Mason Neck/Lorton area.
(Yes)	No	Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, such as entrance sign replacement and CB for Fritz.
Yes	No	Should better transportation be provided to/from Lorton area.
Yes	No	Should better education be provided for area children.
(Yes)	No	Should the hole in property next to Benson's be filled in.
Yes	(No)	Do police provide adequate surveillance in community.
(Yes)	No	Should we petition Old Colchester as a no-thru street for out of area vehicles.
(Yes)	No	Should a CB be provided to Fritz so he can have better communications while patrolling area.
(Yes)	No	Should a new entrance sign to community be built and new shrubs planted.
(Yes)	No	Will you help to clean up and maintain park.
Yes	No	Should tennis courts be built in park.

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

(Yes) No	Should the county do a better job of controlling the odors from the landfill and sewage treatment facility.
(Yes) No	Should election of our association officer's be on an annual basis. If no, please explain.
Yes (No)	Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions.
Yes (No)	Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District.
(Yes) No	Do you support development of the Mason Neck/Lorton area.
Yes No	Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, such as entrance sign replacement and CB for Fritz.
Yes (No)	Should better transportation be provided to/from Lorton area.
(Yes) No	Should better education be provided for area children.
Yes (No)	Should the hole in property next to Benson's be filled in.
Yes (No)	Do police provide adequate surveillance in community.
(Yes) No	Should we petition Old Colchester as a no-thru street for out of area vehicles.
(Yes) No	Should a CB be provided to Fritz so he can have better communications while patrolling area.
(Yes) No	Should a new entrance sign to community be built and new shrubs planted.
(Yes) No	Will you help to clean up and maintain park.
(Yes) No	Should tennis courts be built in park.

Adams

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

(Yes)	No	Should the county do a better job of controlling the odors from the landfill and sewage treatment facility.
Yes	No	Should election of our association officer's be on an annual basis. If no, please explain.
Yes	No	Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions.
(Yes)	No	Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District.
(Yes)	No	Do you support development of the Mason Neck/Lorton area.
(Yes)	No	Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, such as entrance sign replacement and CB for Fritz.
(Yes)	No	Should better transportation be provided to/from Lorton area.
Yes	No	Should better education be provided for area children.
(Yes)	No	Should the hole in property next to Benson's be filled in.
(Yes)	No	Do police provide adequate surveillance in community.
Yes	(No)	Should we petition Old Colchester as a no-thru street for out of area vehicles.
(Yes)	No	Should a CB be provided to Fritz so he can have better communications while patrolling area.
Yes	No	Should a new entrance sign to community be built and new shrubs planted.
Yes	No	Will you help to clean up and maintain park. How?
Yes	No	Should tennis courts be built in park.

C - 5 +

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

Yes No Should the county do a better job of controlling the odors from the landfill and sewage treatment facility. according to winds

(Yes) No Should election of our association officer's be on an annual basis. If no, please explain.

(Yes) No Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions.

Yes (No) Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District.

(Yes) No Do you support development of the Mason Neck/Lorton area.

Yes No Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, such as entrance sign replacement and CB for Fritz.

(Yes) No Should better transportation be provided to/from Lorton area.

Yes No Should better education be provided for area children. Parents

(Yes) No Should the hole in property next to Benson's be filled in.

Yes No Do police provide adequate surveillance in community.

Yes (No) Should we petition Old Colchester as a no-thru street for out of area vehicles.

Yes No Should a CB be provided to Fritz so he can have better communications while patrolling area.

Yes No Should a new entrance sign to community be built and new shrubs planted. Check out Sign Condition Etc.

Yes No Will you help to clean up and maintain park. When Notified

Yes No Should tennis courts be built in park.

~~We~~ we've to develope before - who's going to carry Nets up & down hill. until we have Someone ~~to~~ living Closer to park we can't do much because of Water - people come

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

(Yes) No Should the county do a better job of controlling the odors from the landfill and sewage treatment facility.

(Yes) No Should election of our association officer's be on an annual basis. If no, please explain.

(Yes) No Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions.

Yes No Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District.

Yes (No) Do you support development of the Mason Neck/Lorton area.

(Yes) No Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, such as entrance sign replacement and CB for Fritz.

(Yes) No Should better transportation be provided to/from Lorton area.

(Yes) No Should better education be provided for area children.

(Yes) No Should the hole in property next to Benson's be filled in.

Yes No ?? Do police provide adequate surveillance in community.

(Yes) No Should we petition Old Colchester as a no-thru street for out of area vehicles.

(Yes) No Should a CB be provided to Fritz so he can have better communications while patrolling area. But who will he talk -to?

Yes (No) Should a new entrance sign to community be built and new shrubs planted.

(Yes) No Will you help to clean up and maintain park.

Yes No Should tennis courts be built in park.

YES - if paid for by users -

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

(Yes) No Should the county do a better job of controlling the odors from the landfill and sewage treatment facility. I have not noticed any odors here, only near the facility

Yes No Should election of our association officer's be on an annual basis. If no, please explain.

Yes (No) Sewer hookup by the county should be completed to the viable Wiley and Gunston Heights subdivisions. No - there are alternatives which the county seems to be refusing to explore.

Yes (No) Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District. Gerry Hyland is for a change a good representative & Mason neck interests & concerns-

Yes (No) Do you support development of the Mason Neck/Lorton area. NO

Yes No Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, such as entrance sign replacement and CB for Fritz.

Yes (No) Should better transportation be provided to/from Lorton area. that would increase development.

Yes No Should better education be provided for area children. Our children have always been in private schools because of this.

(Yes) No Should the hole in property next to Benson's be filled in.

Yes (No) Do police provide adequate surveillance in community. they should patrol late at night esp. on weekends

Yes (No) Should we petition Old Colchester as a no-thru street for out of area vehicles. I think "one way" (the opposite of traffic flow) in the morning only would suffice as there are people in Harbor View who need to get out

Yes No Should a CB be provided to Fritz so he can have better communications while patrolling area.

Yes (No) Should a new entrance sign to community be built and new shrubs planted.

(Yes) No Will you help to clean up and maintain park.

Yes No Should tennis courts be built in park. this might attract people by car & boat who should not be there & it might be difficult to police.

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

(Yes) No	Should the county do a better job of controlling the odors from the landfill and sewage treatment facility.
(Yes) No	Should election of our association officer's be on an annual basis. If no, please explain.
Yes (No)	Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions.
Yes (No)	Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District.
Yes (No)	Do you support development of the Mason Neck/Lorton area.
(Yes) No	Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, such as entrance sign replacement and CB for Fritz.
Yes No	Should better transportation be provided to/from Lorton area.
(Yes) No	Should better education be provided for area children.
(Yes) No	Should the hole in property next to Benson's be filled in.
Yes (No)	Do police provide adequate surveillance in community.
(Yes) No	Should we petition Old Colchester as a no-thru street for out of area vehicles.
Yes (No)	Should a CB be provided to Fritz so he can have better communications while patrolling area.
(Yes) No	Should a new entrance sign to community be built and new shrubs planted.
(Yes) No	Will you help to clean up and maintain park.
(Yes) No	Should tennis courts be built in park.

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

Yes No	Should the county do a better job of controlling the odors from the landfill and sewage treatment facility.
Yes No	Should election of our association officer's be on an annual basis. If no, please explain.
Yes No	Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions.
Yes No	Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District.
Yes No	Do you support development of the Mason Neck/Lorton area.
Yes No	Should dues be increased to support a community goodwil f (flowers and cards) and misc expenses, such as entrance si replacement and CB for Fritz.
Yes No	Should better transportation be provided to/from Lorton ar
Yes No	Should better education be provided for area children.
Yes No	Should the hole in property next to Benson's be filled in.
Yes No	Do police provide adequate surveillance in community.
Yes No	Should we petition Old Colchester as a no-thru street for of area vehicles.
Yes No	Should a CB be provided to Fritz so he can have better communications while patrolling area.
Yes No	Should a new entrance sign to community be built and new shrubs planted.
Yes No	Will you help to clean up and maintain park.
Yes No	Should tennis courts be built in park.

January 16, 1991 BELMONT BAY COMMUNITY ASSOCIATION

10906 Belmont

The members of Belmont Bay Community Association are invited to attend a meeting January 21, 1991 at 7:30 PM at the home of George Arnold - 10913 Belmont Blvd.

Please complete and bring the following survey form to the meeting.

(Yes)	No	Should the county do a better job of controlling the odors from the landfill and sewage treatment facility. It should always be a concern.
(Yes)	No	Should election of our association officer's be on an annual basis. If no, please explain.
Yes	No	Sewer hookup by the county should be completed to the Wiley and Gunston Heights subdivisions. ?
Yes	No	Should Lorton be redistricted into the Burke Area District. This will move Lorton from the Mt. Vernon District. What would be the advantage, disadvantage
Yes	(No)	Do you support development of the Mason Neck/Lorton area.
(Yes)	(No)	Should dues be increased to support a community goodwil fund (flowers and cards) and misc expenses, (such as entrance sign NO) replacement) and CB for Fritz. ?
Yes	No	Should better transportation be provided to/from Lorton area. What is wrong with current transportion
(Yes)	No	Should better education be provided for area children.
(Yes)	No	Should the hole in property next to Benson's be filled in. Yes
(Yes)	No	Do police provide adequate surveillance in community.
Yes	(No)	Should we petition Old Colchester as a no-thru street for out of area vehicles.
(Yes)	No	Should a CB be provided to Fritz so he can have better communications while patrolling area.
Yes	No	Should a new entrance sign to community be built NO and new shrubs planted. Yes
(Yes)	No	Will you help to clean up and maintain park.
(Yes)	No	Should tennis courts be built in park.

		PARK
JUNE	3	Arnold's
	10	
	17	
	24	
JULY	1	
	8	
	15	
	22	
	29	
AUGUST	5	
	12	
	19	
	26	
SEPT.	2	
	9	
	16	
	23	
	30	
OCT.	7	
	14	

School bus sign

Beverly B. Benson
10805 Belmont Boulevard
Mason Neck
Lorton, Virginia 22079

TO: Belmont Park Civic Association 1/22/91

At the 1/21/91 meeting, issues we hoped would be discussed were not. Issues more relevant to the Belmont Park residents were shelved. When these issues arise in the future, I'd like my vote to be counted as follows:

1. No to any increase in our dues to cover such projects as a tennis court. I am not interested in paying for a community court. I have no interest in tennis and won't subsidize its construction. Our taxes already pay for county courts and those neighbors who are tennis fans may go there, or build their own courts at their own expense.

2. No to the flower fund. I reserve the right to choose for myself to whom I shall send expressions of sympathy.

3. No to the CB radio for Fritz, or anyone else. Why is it needed? Seems an odd item for the agenda.

4. No to the new sign and shrubs. If the current sign is rotten, I would prefer you simply demolish what's left. I don't like looking at it. Or perhaps you could relocate it farther down the street, on or adjacent to the Vandenburg or Medlin property. Don't bother planting new shrubs either unless you plan to trim them with hand or gasoline driven tools, as you are no longer welcome to the use of my electric outlets to accomplish their trimming.

5. Over the past year, Town & Country, WJD Associates, and Remax agents have contacted us regarding stolen signs. Apparently because we are the only house within sight of these signs, the assumption was we had taken them. Ironically, we are also in a position to see who has been taking the signs, and the realty companies have been informed that the signs were stolen off private property under the auspices and in the name of the BPCA, and they should contact BPCA regarding this matter. We do not condone trespass and larceny in anyone's name, especially when the onus of guilt is pointed unjustly at us. We will no longer cover for the BPCA in this matter.

6. For your records, in 1983, the street lights at the curve and at our driveway were placed at my written request, as were the curve and speed limits signs from Huff's to our curve. I heard a lot of criticism for having initiated those placements. The lights were offensive as they destroyed the night sky and shined in bedroom windows. Anyone speeding on the curve, as I was told, deserved to wreck and didn't deserve to have me call 911 to gain assistance. During 1984 several attempts to remove and/or destroy the signs were made. At first I thought it was Lorton grits or the druggie element, but one evening I walked the woods when I heard chains and metal noises to find a car I recognized from the neighborhood, its occupant attempting to destroy a sign. While stealing realty signs is a misdemeanor, I believe destruction of state property is somewhat more serious. In view of my attitude and the undercurrents now present in the neighborhood, I no longer intend to protect the identity of anyone regardless of how well-intentioned their efforts. I did note at the meeting that the attitude toward lights and surveillance is more popular than when I took the initiative to have them installed.

7. On 1/22/91, I contacted Fairfax County in an effort to force action next door. Bob called the builder to inform him we want action and to alert him that BPCA was considering trespass action on their own to remedy the problem. I alerted the county authorities that such trespass action was contemplated, with possible damage to our property and rights. The development co. still owns the land, not Town & Country, and we were informed that monies were paid to an excavation crew to fill in the hole.

8. Once that hole is filled in, perhaps the BPCA can pursue efforts to have Lynch's pond and the Occoquan and Potomac Rivers filled in, lest deer wander in and drown. Without going to the expense of costly studies and tedious meetings, I'd like to suggest that God mercifully gave wildlife more sense than small children, drunks, and two-legged jackasses. Deer aren't likely to do such a thing in the hole next door or any other body of water, unless they're suicidal.

9. I would like to pursue efforts to remove myself and my property from the BPCA as I find you people, collectively, a very dangerous bunch. Fortunately, I'm not threatened, only angered, by fascists, bureaucrats, busybodies and puppets.

Most sincerely yours,

Beverly B. Benson

Beverly B. Benson

843

Beverly B. Benson
10805 Belmont Boulevard
Mason Neck
Lorton, Virginia 22079

NO VA MSC 220
PM
24 JAN
1991

ALWAYS
USE
ZIP CODE

USA 25
Yosemite

Belmont Park Civic Assn.
c/o George Arnold
10913 Belmont Blvd.
Lorton, VA 22079

Belmont Landing Civic Assc

Executive Committee: G. Arnold; F. Vandenburg; Jeneliz Medlin; N. Arnold; K. Foster; Grace Lear

- exec. committee: meeting every other month
- Gen. membership: twice annually (more often as necessary

Survey, issue which affect you

Dues, / increase for flowers, prepare budget for approval

street lighting,

police patrols,

repair of sign

maintain park / agreed to participate Ex. Committee to prepare schedule

newsletter

gypsy moths

/ Elections ea 3 years

Jordan

Expansion of landfill:

agreed we should monitor,

Jordan Smith Planning Committee

Consensus on town center but disagree on total level of development proposed and impact on transportation, public facilities, including sewer service area.

staff		Jordan task force
1,000-1,000		5,000 - 8,000 housing units
9.4 m ☒		5.1 m ☒ nonres. space
650,000 ☒		550,000 ☒ retail space
.9 m ☒		3.7 m ☒ office space
4.6 m ☒		3.4 m ☒ industrial
127,500		514,500 ☒ Hotel

Mason Neck

Sewers -

Gunston heights, Wyle - County Sewer
- Pump over to
- Conservation area - low pressure system

[voted to oppose sewer but approved seeking alternatives]

Old Colchester rd - run sewer down Colchester to corner store

[opposed sewer expansion]

Marinas

5000 to 6000 launch () Tompkins Basin (Burlington) 90 slips, 800' break water. Park 7.7 acres for 900 cars rec. build, restaurant, 20 tent sites, 55 RV sites, 20 cabins, 24 lodge, camp site, amphitheater to attract 1500 people per day

Belmont Marina () Belmont Bay Ltd Partnership 510 wet slip marina on Prince William side of river

Dredging potomac () Old town - Belle Haven, want to create an island of two acres near mason neck shore line - or Gunston Cove & Dogue Creek.

no wake zone () occoquan river from Belmont Bay 200' to Belmont Bay, 400' across Bay

[opposed all expansion]

Traffic - Old Colchester rd - VDOT restriction of through trucks

voted to restrict through traffic other than County

VDOT restriction of through traffic at residential area

Mason Neck

No Comment

Land Change

1/14/91 TOD

1/14/90
BLCA
Exec. Bd. mtg

Agenda

1. agenda for civic assc mtg

Area activities

1. Sanitary Sewer Sys - Gunston - Wyle.
   (Bob Dry, Mary Collier)
2. J. Herrity
3. Ft. Belvoir Marina
4. Belmont Bay Marina
   (510 slips)
5. Old Colchester traffic
   (out of area traffic)
6. Lorton So. Rt 1, out of town annexation
   (landfill)
7. Name change Lorton to Mason Neck
8. Redistricting

11/20/90
Kathy Foster

1) Bus complaint
2) Light on Hainlip
3) New signs Belmont Park Estates signs - take out bushes get applies
Fritz will draw up plan
4) Developer building 50 houses 35 per year Hilborong Road, ½ acre lots
Means more traffic. Homes to be nice
5) Sewer mtg held at school. Hyland encouraged mtg @ zoning board for residents of Wiley & Gunston Heights, Hyland.

Talk about pumpover station to Park View Cs opposes this as a solution. Consensus is to

Grinder pump system discussed. Talked about a conservation district so ~~everybody~~ nobody else could tie in. Talk about legality

also Call for sidewalks & storm sewer systems.

Bob Dryer, G Arnold & Mary Collyer will work on sewer committee.
Nobody has analyzed why Wiley & Gunston Heights have problems.
Pipes have corroded, 1 pipe system too long, some put in same field, use of grease, etc
Bob Dryer & GIA will go to Health Dept & review records. They will analyze reports &

Primary problem is water not sewage

Pipes in ground w/ no fill. There are several solutions No one in county has given any recommendations on water control. The master plan is more important than helping people with current problems.

6) Co. Agenda - push Linton into Bunk area away from Mt Vernon area

Send letter to county (who?) stating opposition to merging

7) Belmont Park Estates has not participated w/ Linton Federation Track.
Call

8) Moon Nyck Board Mtg 11/28/90 7:30

9) Send out ~~survey~~ survey to Belmont Park
outline for next mtg
dues increase up to $25, 35, 50
sewer
development
education
transportation
fill in hole next to Evans

petition Old Colchester as no thru street
parking @ Ball fields - not dedicated
to county park

Fire community
interest & Park
Cleanup
Tennis Court
Lights on Belmont Blvd & Phillip Dr

flowers, wreaths and
park
sign of community interest

10) Check signs at entrance.

11)

OCTOBER 23, 1990

CALLING ALL NEIGHBORS.

LET'S BEAUTIFY OUR NEIGHBORHOOD BY CLEANING UP OUR PARK ON SATURDAY, OCTOBER 27, 1990 FROM 10 am UNTIL ?
RAIN DATE IS NOVEMBER 3, 1990. IF YOU CAN'T JOIN US AT 10, COME WHEN YOU CAN.

BRING LAWNMOWERS, TRASH BAGS, TRACTORS, CARTS, CHAINSAW, RAKES, ETC.

BRING A PICNIC LUNCH AND DRINKS FOR YOUR FAMILY.

IF WE DO A GOOD JOB CLEANING UP, PERHAPS WE CAN FIND SOME INDIAN STONE TOOLS, ARROW HEADS, KNIVES OR POTTERY.

Minutes from Belmont Park Estates 10/9/90 Executive Committee Meeting

St Paul's Chung Catholic Church contract to buy land and build church on Gunston Rd has been withdrawn. There will be a zoning board meeting on land.

The Mt. Vernon Citizens Task Force is involved in zoning plans study to extend sewer south on Rt 1 to bridge. The watershed area will allow all land within watershed district to hook up to sewer once it is available in that area.
The task force, along with Harbor View subdivision, agrees to allow sewer to proceed south.

The sewer impact for the Wiley and Gunston Heights Subdivisions is still an issue. Fritz volunteered to help research alternatives and/or options for upcoming meetings. The executive committee agreed that they would oppose the sewer to that subdivision because of the impact to our area.

The county is looking into redistricting our area from the very vocal and strong Mt. Vernon District into a newly formed Burke area district, which will become an 11th district.

Fort Belvoir is strongly considering to build a recreational facility along the northern side of Pohick Bay. Another issue is dredging and dumping the residue to form an island. The Army needs to study the environmental impact.

This year deer hunting permits will be reviewed. The results from last year did not support the deer kill because so few deer were actually killed. Would it be better to have sharpshooters go in and thin out the deer.

Gypsy moth spraying, which will probably not be done in our subdivision by the county next year. will cost approximately $40/acre if done as a subdivision. Spraying may be done within 150' of water. The gypsy moth phone number is 246-5304, if you would like more information.

The executive committee should meet six (6) times a year. Gene Lear would like to attend meetings at Mason Neck Citizens Association.

The executive committee encouraged trash pickup along Belmont Blvd up to the split in the road.

Saturday, October 27, has been set aside as cleanup of the park. Residents will be notified by newsletter and sign. Bring chainsaws, trucks. weedwackers and lawnmowers and trash bags, etc.
Increasing yearly dues to perhaps $50 was discussed

The Executive Committee will meet the first Monday on odd months. The next meeting will be 11/5/90.

Next citizens meetings will be held 11/12/90

Gene Lear requested no parking signs and a streetlight be requested on Haislip Rd.

A c.b for Fritz who regularly patrols the park will be considered in the future budget.

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
3565 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

RAY D. PETHTEL
COMMISSIONER

A. V. BAILEY, II
RESIDENT ENGINEER

May 30, 1990

Ms. Gail Stepp, President
Belmont Park Estates
10914 Belmont Boulevard
Lorton, Virginia 22079

RE: Maintenance Requests

Dear Ms. Stepp:

Reference is made to your letter of April 25, 1990, to Supervisor Gerry Hyland of the Mount Vernon District, regarding several maintenance requests.

Patching and mowing operations, if not already, will be scheduled in the very near future in your area. If you have any questions regarding the schedule, please contact Mr. Denvert Lane, Maintenance Superintendent for this area, at 339-5556.

Thank you for your support and interest in our roads. If I may be of further assistance, please let me know.

Yours truly,

P. N. Todd
Residency Maintenance Manager

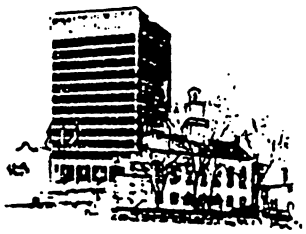
PNT:cac

cc: Mr. W. D. Craun
Mr. D. P. Lane
Supervisor Gerry Hyland

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
BOARD OF SUPERVISORS
FAIRFAX, VIRGINIA 22030

AUDREY MOORE
CHAIRMAN
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA

TELEPHONE: 246-2321



April 27, 1990

Ms. Gail Stepp
President
Belmont Park Estates
10914 Belmont Blvd.
Lorton, VA 22079

Dear Ms. Stepp:

Thank you for sending me a copy of the your letter to Supervisor Hyland urging the Board of Supervisors to lower the real estate tax rate below the $1.14 level.

I understand your feelings about this. Many homeowners have written and called me to express frustration as steep property value increases drive their tax bills higher. I have been very concerned about it.

That is why I am pleased that the Board on Monday honored its pledge to keep the average homeowner's real estate tax bill from increasing more than 5.9%, the rate of inflation in the Washington area.

The new tax rate of $1.11 per $100 of assessed valuation will actually hold the increase to slightly below 5.9%.

To reach this goal the Board made substantial cuts in expenditures, including a 50% reduction in new positions requested by the County Executive.

I proposed further cuts, including $3 million in school funds not essential to maintaining the high standard of our educational system and $8 million in cuts from the County side of the budget. These additional reductions were not, however, accepted by the Board.

Thank you for sharing your thoughts with me on this important issue.

Sincerely,

Audrey

I have been on the Board for 6 terms and will be running again. I think the problem - most serious - will be the revenues - will be glad to discuss this with you.

Audrey Moore

6261 Old Dominion Drive
McLean, Virginia 22101-1005

RECYCLED PAPER

April 6, 1990

Gerald W. Hyland
Mount Vernon District
Mount Vernon Governmental Center
2511 Parkers Lane
Alexandria, VA 22306

Dear Sir:

We the residents of Belmont Park Estates, Belmont Boulevard, are pleading for tax relief. One dollar fourteen cents ($1.14) tax rate does not give sufficient relief from the excessive assessments which are driving people from the county.

In recent years we are noting less service rather than more:

1. Our streets are not maintained - pot holes, neglected shoulders and ditches - seldom mowed - water stands.
2. Delayed snow removal and sanding.
3. Less police patroling.

School enrollment is less more proffers are used. Other taxes are increased such as utilities and yet real estate taxes are raised.

So, with these facts and many others known to you, won't you please tighten the budget and approve a lower rate than $1.14.

Yours Sincerely,

Gail Stepp

Gail Stepp, President
Belmont Park Estates
10914 Belmont Blvd.
Lorton, VA 22079

GS:mfw
cc: Audrey Moore, Chairman
Fairfax County Board of Supervisors

RESIDENTS OF BELMONT PARK ESTATES

Lawrence & Luella Medlin
10901 Belmont Blvd

Mildred Wright
(10903 Belmont Blvd

Patricia Edwards
(10906 Belmont Blvd)

Fritz + Mieke Vandenberg
10901 Hayslip Lane

Marvin L - Jean M. Lear
10905 Hayslip Lane,

Lenert Munro
10904 Belmont Blvd

Carol Ann Wright

R. J. Edwards Jr
10906 Belmont Blvd

Jack & Martha Jacobsen
10917 Belmont Belmont Blvd.

George & Nancy Arnold
10913 Belmont Blvd.

Jim & Cathy Foster
7454 Belmont Landing Rd.

Myron H. Wright
10903 Belmont Blvd.

Robert A. & Beverly Gerson
10805 Belmont Blvd
Lorton, Va 22079

Willard + Sue Wiley
10911 Belmont Blvd
Lorton Va 22079

Frances Kapusta
10929 Belmont Blvd

Michael Lobisco
7417 OLD SPRING DR

Richard H. Jensen
7418 Old Spring Dr.

10916 Belmt Blvd.
Lorton VA. 22079

Alexa Adams
10916 Belmont Blvd.

Edgar C Bank

Sally R. Spangler

Account Summary

CRESTAR

PARTMENT, 4TH FLOOR
BOX 179, ALEXANDRIA, VA 22313
02 08

CRESTAR BANK
ACCOUNT NO. 02 08 027046 50
TAXPAYER I.D. NO. 237-26-3554

BELMONT BAY COMMUNITY ASSOC
10905 HAISLIP LN
LORTON VA 22079

Date Of Last Statement	Beginning Balance
09/30/87	0.01
Number Of Deposits	Amount Deposited
0	0.00
Number Of Deductions	Amount Deducted
0	0.00
Average Balance	Service Charge
N/A	0.00
Interest This Period	Interest Year To Date
0.00	3.19
Date Of This Statement	Ending Balance
12/31/87	0.01

DIRECT ACCOUNT INQUIRIES TO 703-838-3141
OR THE ADDRESS AT THE TOP OF THIS STATEMENT

DESCRIPTION OF YOUR ACCOUNT TRANSACTIONS	AMOUNT	DATE	BALANCE

NOTICE*** THE YEAR TO DATE INTEREST SHOWN ON THIS STATEMENT SHOULD BE REPORTED YOU ON YOUR TAX RETURN AS INTEREST RECEIVED DURING THE CURRENT YEAR.

RATE IN EFFECT ON YOUR REGULAR SAVINGS ACCOUNT FROM OCTOBER 1 THROUGH EMBER 31, 1987 WAS 5.00%.

T. FARRELL EGGE
SUPERVISOR
MOUNT VERNON DISTRICT
2511 PARKERS LANE
ALEXANDRIA, VIRGINIA 22306

TELEPHONE 780-7518

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

BOARD OF SUPERVISORS

FAIRFAX, VIRGINIA

BOARD OF SUPERVISORS
JOHN F. HERRITY
Chairman

JOSEPH ALEXANDER
THOMAS M. DAVIS, III
T. FARRELL EGGE
NANCY K. FALCK
ELAINE McCONNELL
AUDREY C. MOORE
MARTHA V. PENNINO
JAMES M. SCOTT

April 16, 1987

Ms. Gail Stepp
President
Belmont Park Civic Association
10914 Belmont Boulevard
Lorton, Virginia 22079

Dear ~~Ms. Stepp:~~ Gail

Enclosed you will find a copy of the response I received from Mr. Loren Epton concerning the intersection of Gunston Road and Old Colchester Road. Mr. Epton has informed me that the area was reviewed, and it was decided that centerline markings and stop bars should be painted on both approaches to Gunston Road on Old Colchester Road. He also said that a sign advising motorists of the stop sign will be installed.

I am glad that I was able to be of assistance to you. If you feel that these improvements do not correct the situation, please let me know and I will see if anything else can be done.

Very truly yours,

Farrell

T. Farrell Egge, Supervisor
Mt. Vernon District

TFE/ljr

enclosure

MAR 25 1987

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
10777 MAIN STREET
FAIRFAX, 22030

RAY D. PETHTEL
COMMISSIONER

C. B. PERRY, II
DISTRICT ENGINEER

March 23, 1987

Mr. T. Farrell Egge
Mount Vernon District Supervisor
County of Fairfax
2511 Parkers Lane
Alexandria, Virginia 22306

RE: Route 242 (Gunston Road) @ Route 611 (Old Colechester Rd)
Fairfax County

Dear Mr. Egge:

This is in response to your letter concerning traffic safety at the intersection of Gunston Road and Old Colechester Road.

Personnel from this office reviewed the area of concern and as a result of the review; centerline markings and stop bars will be painted on both approaches to Gunston Road on Old Colechester Road. In addition, a sign advising motorists of the stop ahead will be installed. This work will be accomplished as soon as scheduling permits.

If I can be of further assistance with this, or any other traffic related matter, please do not hesitate to contact this office.

Respectfully,

L. W. Epton

L. W. Epton, Jr.
District Traffic Engineer

LWE:JEA:jj

Suzanne

6-20-94

February 4, 1986

Dear Neighbor:

The annual nomination of BBCA officers will be held February 9th at 4:30 P.M. at my home.

At the last meeting I suggested that I would don my apron and host a chili bash. The membership unanimously agreed. I will furnish the chili, crackers, etc., and you bring your favorite drink. I think it is an excellent idea. We can all get together, eat chili, nominate officers, and get reacquainted.

Our checking account is low. Liability insurance will be due soon. Donations of $20.00 per family as annual membership dues will be accepted at this meeting.

Mark your calendar. Lets have 100% turn-out. If you can't come please call me at 550-9098 by Friday, Feb. 7th.

Hope to see you at the meeting, especially our new residents.

Sincerely

Willard O. Wilcox, Pres.

Pd 2/9/86
$20.00

September 25, 1984

Belmont Bay Community Assoc.
10911 Belmont Blvd.
Lorton, Va. 22079

Dear Mr. Wilcox:

You have my permission to do what ever cleaning is necessary on Lot 88 as per request that was postmarked September 13, 1984.

Yours truly,

J. A. Foster
Hurvitz-Foster Joint Venture

COMMONWEALTH of VIRGINIA

Marine Resources Commission
P. O. Box 756
2401 West Avenue
Newport News, Virginia 23607
Telephone: 247-2200

WILLIAM A. PRUITT
Commissioner
ASSISTANT COMMISSIONERS
ROBERT D. CRAFT
Administration and Finance
ROBERT J. MARKLAND
Law Enforcement
NORMAN E. LARSEN
Environment
S. M. ROGERS
Engineering

ASSOCIATE MEMBERS
R. WAYNE BROWNING
Davis Wharf, Virginia
S. LAKE COWART, SR.
Lottsburg, Virginia
ROYAL C. INSLEY, JR.
Poquoson, Virginia
GORDON W. JONES
Suffolk, Virginia
IVAN D. MAPP
Virginia Beach, Virginia
JOHN M. PHILLIPS
Hampton, Virginia

June 29, 1983

Mr. Willard O. Wilcox, President
Belmont Bay Community Association
10911 Belmont Boulevard
Lorton, Virginia 22079

RE: VMRC # 83-0506-3
Charles R. Hooff

Dear Mr. Wilcox:

This will acknowledge receipt of your letter, dated June 20, 1983, in which you are protesting the above-referenced project.

Please be advised that your letter of protest has been entered into the official record and was duly considered by the Marine Resources Commission at their regularly scheduled meeting on June 28, 1983.

At that meeting the Commission reviewed slides of the site, all documents in the official file and evaluated testimony. After careful deliberation, the Commission granted approval of the project subject to the following conditions:

* The riprap revetment shall be graded to a 2:1 slope (horizontal/vertical) as per the specifications of the Shoreline Erosion Advisory Service and the Virginia Institute of Marine Science.

* The riprap encroachment shall be limited to 10 feet channelward of the mean high water shoreline.

* The riprap material shall have a minimum weight of 50 pounds in order to withstand the wave energies at the site.

A Marine Resources Commission permit will be issued in the near future.

Sincerely,

C. J. Natale, Jr.

Charles J. Natale, ~~Jr.~~ for
Mark H. Turner
Environmental Engineer

MHT:CJN:mcd
EV

June 20, 1983

The Virginia Marine Resources Commission
2401 West Avenue
Newport News, VA

Dear Sirs:

The residents of Belmont Park Estates located directly on Belmont Bay wishes to go on the record in opposition to the application filed by Mr. Hoff (VA Application No. 83-0506).

We feel that the term "rip rap" is misleading in that the real intent is to dump construction rubble along the shoreline as a means of disposing of material from demolished buildings.

Indications are that there is no real erosion problem on the Belmont Bay shoreline to the extent of the proposed application.

Belmont Bay is a recreation area for boating and water skiing. The wash-off of loose bricks, pieces of steel and glass would endanger those using the bay, and in addition would dump harmful substances as run-off into the water.

This proposal would also destroy wetlands, and upset the ecological balance of the bay. We are of one voice in opposition to such action. Nature will solve those problems if left alone.

It is the responsibility of the Marine Resources Commission to protect the waterways and wetlands of Virginia. We hope that you will study this application thoroughly and not be influenced by statements and promises which will probably not be kept.

Please include this statement in the record of the hearing.

Sincerely,

Willard O. Wilcox
President
Belmont Bay Comm. Assoc.

BELMONT BAY COMMUNITY ASSOCIATES

To All Owners of Vacant Lots, Belmont Park Estates:

At a recent meeting of the BBCA, there was considerable discussion regarding the growth on the lots bordering Rio Vista Drive which overlooks Belmont Bay.

Residents living along Belmont Blvd. and Haislip Lane have been virtually shut off from the view of the Bay due to the heavy growth of scrub trees over a 20 to 30 year period.

It was agreed by all present at the meeting that the Civic Association would contact all lot owners in above mentioned area and ask their cooperation in either clearing those lots or giving the Association permission to do so.

A water view is a very important factor in Belmont Park Estates. It increases the value of any property besides providing an esthetic value which cannot be determined in dollars and cents.

The other reason for clearing the lots is that the heavy undergrowth has become a haven for snakes and other undesirable wildlife.

We have studied the problem and it is evident that cutting the junk trees and brush would not in any way enhance erosion or harm the property relative to resale value etc.

Based on the above we ask:

1. That each lot owner contact the BBCA president if it is not possible for the lot owner to perform the necessary work. Please submit in writing your permission for the BBCA to perform the clearing.

2. If each lot owner wishes to comply with our request in person, please contact the president by letter indicating that the lot will be cleared and a broad framework of time in which it will possibly be done.

Your cooperation in this matter would be greatly appreciated.

Enclosed is a stamped self-addressed envelope for your convenience.

Very truly yours,

Willard O. Wilcox
President

10911 Belmont Blvd.
Lorton, VA 22079

Telephone - 703-550-9098

Belmont Bay Civic Association

June 19, 1983

Mr. & Mrs. Wilcox
Ralph Edwards
Sally Spangler
Mr. & Mrs. Vandenberg
Mr. & Mrs. Lear
Tim Small
Mr. & Mrs. Step
Luella Medlin
Mr. & Mrs. Wright
Mr. & Mrs. Rapuano
Kathy Foster

Mr. Hooff has a request in to fill in Massey Creek and 700 FT. of Belmont Bay with rubble from Torpedo Plant. Mr. Hooff says it is rip-rap , but has been determined it isn't. He wants to full in to stop the erosion. Mr. Lear has a study done by Fairfax Co. showing there has been no erosion. Mr. Lear would like to send a letter to commissioner who would be hearing this case for the permitt. The hearing will be in Newport News. Fairfax Co. has opposed the Plan. Mr. Lear asked for permission from the Civic Association to send letter.

Gail Step made a motion to send a letter. Motion was seconded by Mrs. Wright.

OTHER BUSINESS

1. Rainwater is getting ready to extend their dump.

2. There was some objection to Rainwater wanting to make sludge.

3. Comment: Rainwater has really created a mess of that area.

4. A statement of concern was made about the firing range at Lorton Prison. Bullets have been found in the homes and yards of people that live near by.

COVENANT ON VIEW

It was brought before the Association that a lot of triming needs to be done. The view of Belmont Bay is being blocked because trees have grown higher than the covenant states they should be.

Mr. Lear stated he would be glad for anyone to come look at the view from his place. His view is very blocked. There needs to be a lot of triming and cleaning out bushes. If you will refer to the covenant you will see what the regulation is on this subject.

Several men said they would be glad to help with clearing. If anyone is interested, please contact Mr. Wilcox - 550-9098.

Belmont Bay Civic Association

June 19, 1983

Mr. & Mrs. Wilcox
Ralph Edwards
Sally Spangler
Mr. & Mrs. Vandenberg
Mr. & Mrs. Lear
Tim Small
Mr. & Mrs. Step
Luella Medlin
Mr. & Mrs. Wright
Mr. & Mrs. Rapuano
Kathy Foster

Mr. Hooff has a request in to fill in Massey Creek and 700 FT. of Belmont Bay with rubble from Torpedo Plant. Mr. Hooff says it is rip-rap , but has been determined it isn't. He wants to full in to stop the erosion. Mr. Lear has a study done by Fairfax Co. showing there has been no erosion. Mr. Lear would like to send a letter to commissioner who would be hearing this case for the permitt. The hearing will be in Newport News. Fairfax Co. has opposed the Plan. Mr. Lear asked for permission from the Civic Association to send letter.

Gail Step made a motion to send a letter. Motion was seconded by Mrs. Wright.

OTHER BUSINESS

1. Rainwater is getting ready to extend their dump.

2. There was some objection to Rainwater wanting to make sludge.

3. Comment: Rainwater has really created a mess of that area.

4. A statement of concern was made about the firing range at Lorton Prison. Bullets have been found in the homes and yards of people that live near by.

COVENANT ON VIEW

It was brought before the Association that a lot of triming needs to be done. The view of Belmont Bay is being blocked because trees have grown higher than the covenant states they should be.

Mr. Lear stated he would be glad for anyone to come look at the view from his place. His view is very blocked. There needs to be a lot of triming and cleaning out bushes. If you will refer to the covenant you will see what the regulation is on this subject.

Several men said they would be glad to help with clearing. If anyone is interested, please contact Mr. Wilcox - 550-9098.

JULY 4th

There will be a picnic at the Bay on July 4th. The time was set for Bring enough food for your family and (2) two other people. Picnic tables are to be built.

There was also discussion about a new gate to be put up - with a "No Trespassing" sign.

NOTE OF THANKS

Feb. 15, 1983

Home Owners Association
Belmont Park Estates
Lorton, VA

Mr. Larry C. Dunn
Burke-Field Properties, Inc.
8001 Braddock Road
Springfield, VA 22151

RE: Ralph & Patricia Edwards
Split Rail Fence @ 10906 Belmont Blvd.

Dear Mr. Dunn:

With regards to your letter of February 2, 1983, I do not feel that there to be a problem with the fence.

However, as President of the Home Owners Assoc. of Belmont Park Estates, I would like the Edwards to meet with the Association and discuss it with the membership.

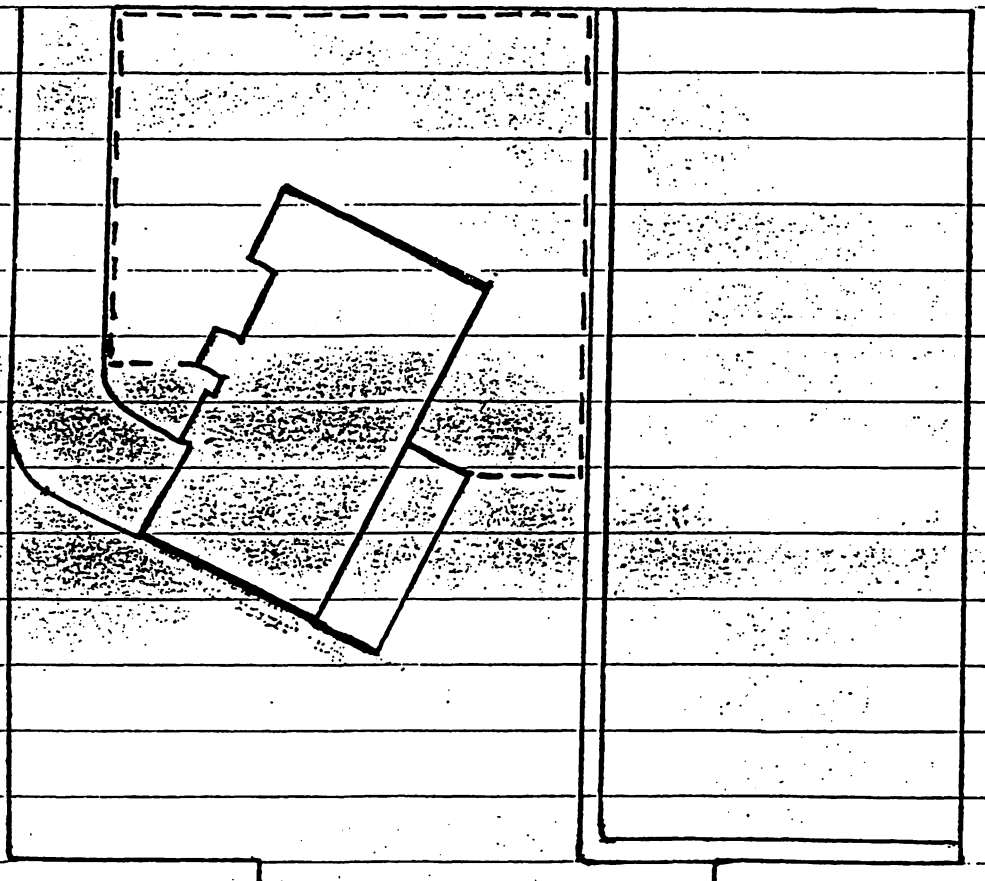
If this is agreeable, I will arrange it. Please advise.

Very truly yours,

Willard O. Wilcox
President

Purchaser; Ralph & Patricia Edwards
Address 10906 Belmont Blvd Belmont Park Estates

SPLIT RAIL FENCE (----)



Century 21
BURKE-FIELD PROPERTIES INC.
8001 Braddock Road
Springfield, Virginia 22151
Business (703) 321-9220
Residence (703) 971-6992

LARRY DUNN
Broker/Consultant

2. February 1983

Dear Mr. Wilcox,

It is my understanding that you are the person in charge of the home owners association of Belmont Park Estates. You may or may not be aware that I have been responsible for marketing the home at 10906 Belmont Blvd. that is now owned by Brian and Linda Murphy.

At this time we have a contract on the property that should call for the new buyers to move in around the first of April. However, one of the conditions of the contract concern the buyers right to fence the yard so that their dog will remain enclosed and proper security can be provided the property. It is our understanding that you and/or the home owners association control committee must approve the fence layout. Therefore the layout for the area to be fence is enclosed.

The new buyers for the property are Ralph and Pat Edwards. The approval response may be sent to the new buyers care of my office at the above address. Since time is of the essence we would appreciate all that you could do to expedite matters.

If you have any questions that I can help with please feel free to call me anytime.

Sincerely

Larry C. Dunn

Century 21 MLS
BURKE-FIELD PROPERTIES, INC.
8001 Braddock Road
Springfield, Virginia 22151
Business (703) 321-9220
Residence (703) 971-6991

LARRY AND MARY ANNE DUNN
Consultants

Each Office Is Independently Owned And Operated

Investment Property Sales

COMMONWEALTH OF VIRGINIA
HOUSE OF DELEGATES
RICHMOND

FRANK MEDICO
1000 EMERALD DRIVE
ALEXANDRIA, VIRGINIA 22308

FIFTY-SECOND DISTRICT
FAIRFAX COUNTY, THE
SOUTHEASTERN PORTION

COMMITTEE ASSIGNMENTS:
GENERAL LAWS
LABOR AND COMMERCE

March 29, 1982

Mr. Timothy M. Small
7509 Belmont Landing Rd.
Lorton, VA. 22079

Dear Mr. Small:

The 1982 Virginia General Assembly which concluded its 60-day session on March 13, 1982, passed legislation that affects Northern Virginia and your community. Legislation involved the budget, taxes, public safety, education, transportation and citizens' rights.

I will be pleased to come to your association and give a report to, and solicit comments and suggestions from the residents of your community. I believe all of us can benefit from such a meeting.

As your representative in Richmond, I welcome comments and suggestions, so that I may be more responsive to the community's needs.

Please call my office - 780-3798 - to schedule the time and place for a meeting.

I look forward to hearing from you.

Sincerely,

Frank Medico

Frank Medico

JOHN F. HERRITY
CHAIRMAN
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

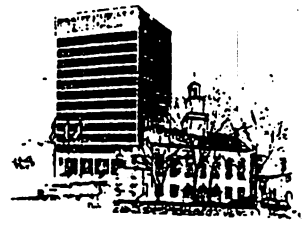
TELEPHONE 691-2321

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

BOARD OF SUPERVISORS

FAIRFAX, VIRGINIA 22030



June 30, 1982

Mr. & Mrs. Thomas R. Boyd
10916 Belmont Blvd.
Lorton, VA 22079

Dear Mr. & Mrs. Boyd:

Thank you for taking the time to write and express your views on the cable television franchise award.

The Board of Supervisors has scheduled July 26 for making a decision on the cable franchise award. This will allow the Board members time to evaluate all of the testimony from the public hearings, and give the two companies that have submitted bids time to respond to questions raised by several Supervisors.

It is unfortunate that only two companies submitted bids for the cable franchise. I feel that this is related to the many actions taken by the Board which significantly delayed the awarding of the franchise. As you can see from the copy of a Washington Post article which I have enclosed, I argued and voted against these delays, but I was in the minority on the Board.

I believe that both FTC and Media General have offered proposals to provide quality cable service to all of the residents of the County, although there are, of course, strengths and weaknesses to both. In my evaluation of the two bids I intend to focus very strongly on the financial posture of the companies and the guarantees they have from their parent affiliates. In today's uncertain economy a venture of this size requires strong financial backing, and I want to be certain that the company that is awarded the cable franchise has the resources to carry out its commitments.

Please let me know if I can be of any further assistance.

Sincerely,

John F. Herrity, Chairman
Board of Supervisors

JFH:mf

Washington Post - April 19, 1981

Herrity Raps Report on Cable TV, Accuses Panel of Stalling

By Pat Bauer
Washington Post Staff Writer

Fairfax County Board Chairman John F. Herrity yesterday branded a six-month citizen commission report on cable television as a "piece of garbage" and accused the panel of trying to stall the county's prolonged cable contract process.

"This doesn't say anything we didn't know before," groused Herrity, who has complained repeatedly about county studies and public hearings that have pushed the expected completion date of a county cable system back to 1988. "It's about time that we just stopped fiddling around."

Herrity's remarks drew a sharp response from Supervisor Audrey Moore (D-Annandale), who was among board members who voted last November to ask the Consumer Protection Commission to offer advice on the lucrative cable franchise to be awarded by the county.

"I really don't think he [Herrity] knows that much," Moore said. "Maybe he's learning."

The report, submitted to the board for study yesterday, is the latest development in the county's three-year debate over granting operating rights to a cable company. Although Herrity said he has received numerous complaints from constituents eager to watch first-run movies on cable at home, Moore and others maintain that government deregulation of the infant cable industry requires that the county proceed with caution.

Some board members have said they are particularly wary of awarding the franchise too quickly in light of cable problems in neighboring Arlington, where local officials have received numerous consumer complaints about Arlington Telecommunications Corp. (ARTEC).

ARTEC became the area's first franchised cable company in 1973

See CABLE, B2, Col. 2

874

Herrity Criticizes Cable TV Report, Charges Stalling

CABLE, From B1

after it assured the county it would provide channels for public use and the equipment necessary to run them. Eight years later, however, county officials say many of ARTEC's promises have not been kept and ARTEC is almost $6 million in debt.

Stan Slater, chairman of the Consumer Protection Commission, yesterday defended his panel's report as "substantial" and "very responsive to the questions the board has asked."

The report generally echoes Moore's concerns, urging the board to become more deeply involved in cable regulation and calling for greater citizen involvement in the process.

Included are recommendations that the county:

- Protect the privacy of cable subscribers by restricting the collection and use of personal data through the cable television system. Without such restrictions, the report warned, a cable TV system could be used to intercept and distribute information on an individual's banking transactions, home security, religious preferences and viewing habits without his knowledge or consent;
- Discourage, through economic sanctions, the industry practice of granting cheap cable stock to prominent local citizens in exchange for their help in winning lucrative franchise contracts;
- Create a nonprofit organization to manage the county's public use, or so-called community access, channels; and
- Create a cable television advisory commission to advise the board of supervisors on cable TV matters.

The commission also rejected suggestions by some supervisors that the county could make a substantial profit by owning its own cable system, concluding that Fairfax lacks the legal authority to embark on such a venture.

County cable administrator William Rossi said yesterday that construction of the cable system would probably not begin until 1983 at the earliest, with completion expected five years

April 4, 1980

Mrs. Sandra L. Duckworth
Fairfax County Board of Supervisors
Mount Vernon District
8101 Hinson Farm Road, Suite 113
Alexandria, Virginia 22306

Dear Mrs. Duckworth:

The consideration of the Pohick shore of Fort Belvoir as a site for processing sludge from metropolitan District of Columbia sewage disposal plants is a serious concern to the residents of Belmont Park Estates. While our community is on the opposite side of Mason Neck from that which fronts on Fort Belvoir, we share our neighbors' rejection of the encroachment on the delicate and still lovely rural nature of the Lorton area and Mason Neck in particular. We feel that the Lorton area has assumed a vastly disproportionate share of the burden of the processing and disposal of the metropolitan area's trash and sewage. We especially share the common concern for the quality of the environment and are aware of the high price which must be paid to have clean air, water and countryside in a metropolitan area. However, the price must be shared equitably and not concentrated on the residents of the Lorton area. Our rural community's environment is threatened by each new landfill, expansion of the sewage treatment plant capacity, and waste processing facility.

As the representative of the interests and welfare of our community, please be apprised that we totally reject any further expansion of Lorton as the garbage pit for the DC area, and shore of Fort Belvoir as a sludge processing plant in particular. Please convey to the Fairfax Board of Supervisors and the Secretary of the Army our commitment against any further consideration of the Fort Belvoir site for this purpose. I hope you sincerely share our deep concern about this matter.

Sincerely,

Timothy M. Small
President, Belmont Park Estates
Community Association

7509 Belmont Landing Road
Lorton, Virginia 22079

URGENT NOTICE TO RESIDENTS OF MASON NECK
March 17, 1980

This area may soon become one of the noisiest locations in the whole Metropolitan area. The Council of Governments (an intergovernmental organization that sets policy for the Virginia, Maryland and D.C. region) is considering whether jets departing National Airport should be made to fly 10 miles down river before they can turn for New York, Boston, Chicago or other destinations. This flight path, 5 miles longer than the current one, was tested last summer. COG is now considering whether to institute it on a permanent basis.

If COG votes this into law, Mason Neck can expect 200 or more jets passing overhead on every day that flights are departing to the south (which is most days). Jet noise will start at 7:00 am and will not cease until 10:30 pm or later. There will be no relief on weekends, or even Christmas.

Many believe that the quality of life here will be seriously eroded by this. On Mason Neck, the noise of low-flying jets is particularly intrusive because the location is otherwise so quiet and because right above us pilots will be applying full power for their climb to altitude (regulations prohibit throttling up the engines within 10 miles of National).

COG will make its decision based largely on a survey of citizen reaction to the test. Its staff made 2,000 telephone interviews before, during and after the test. Incredibly, not a single person in the Mason Neck area was contacted. In Virginia, the only ones interviewed were in the Mt. Vernon area. You can imagine how that skewed the results against us. Thus, if we are to avoid 40,000 jets overhead every year, we have to take action for ourselves. Here is what you can do:

- Urgently write to Martha V. Pennino, Member, Council of Governments, 246 Maple Avenue East, Room 209, Vienna, Virginia 22180; phone: 938-7993. Incredibly, it is Mrs. Pennino, one of our own delegates to COG, who requested the test and who is pushing for this extended flight path. Our point of view has not gotten through to her.

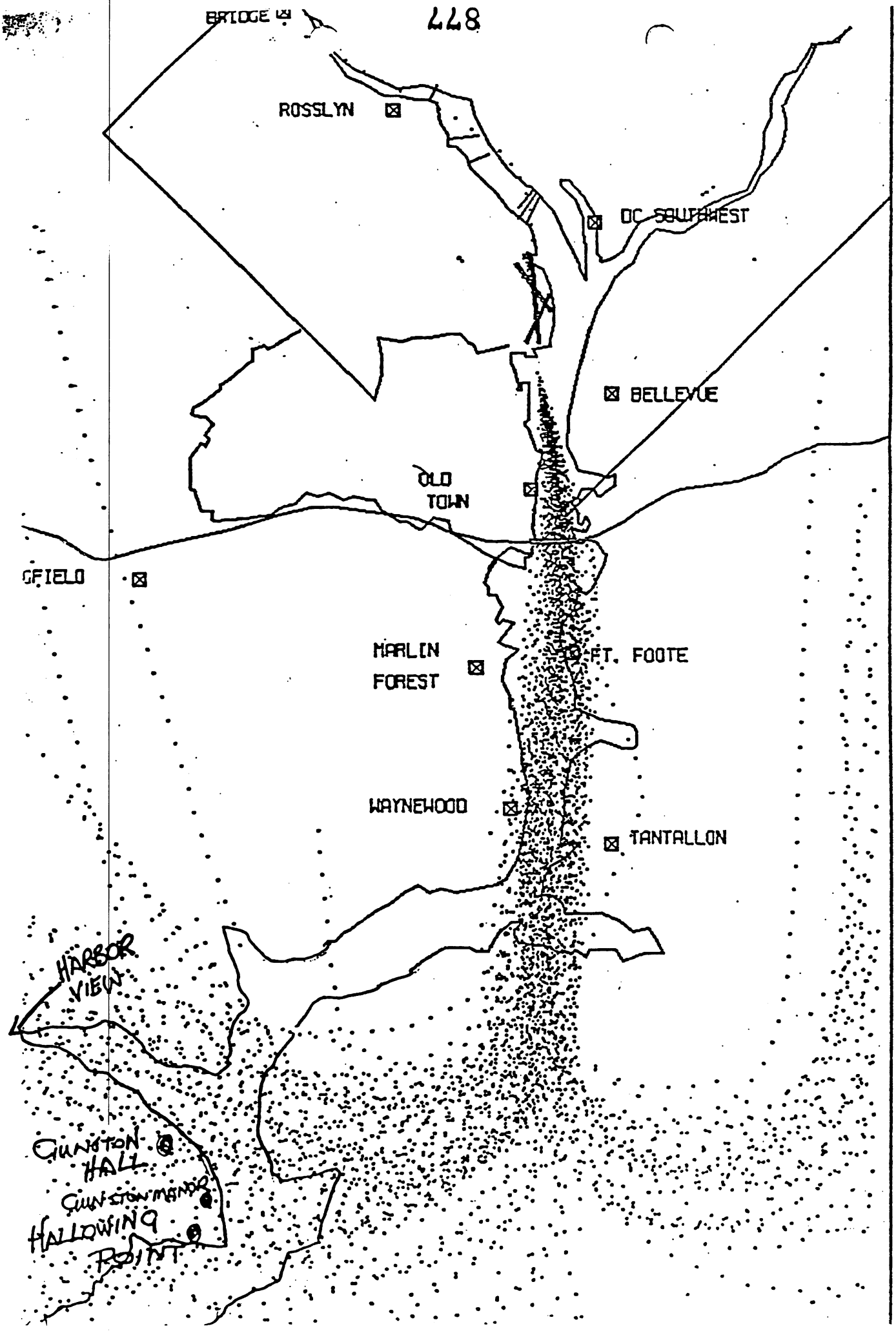
- Write to Sandra Duckworth, Supervisor, Mt. Vernon District, 8101 Hinson Farm Road, Suite 113, Alexandria, Virginia 22306; phone: 780-7518.

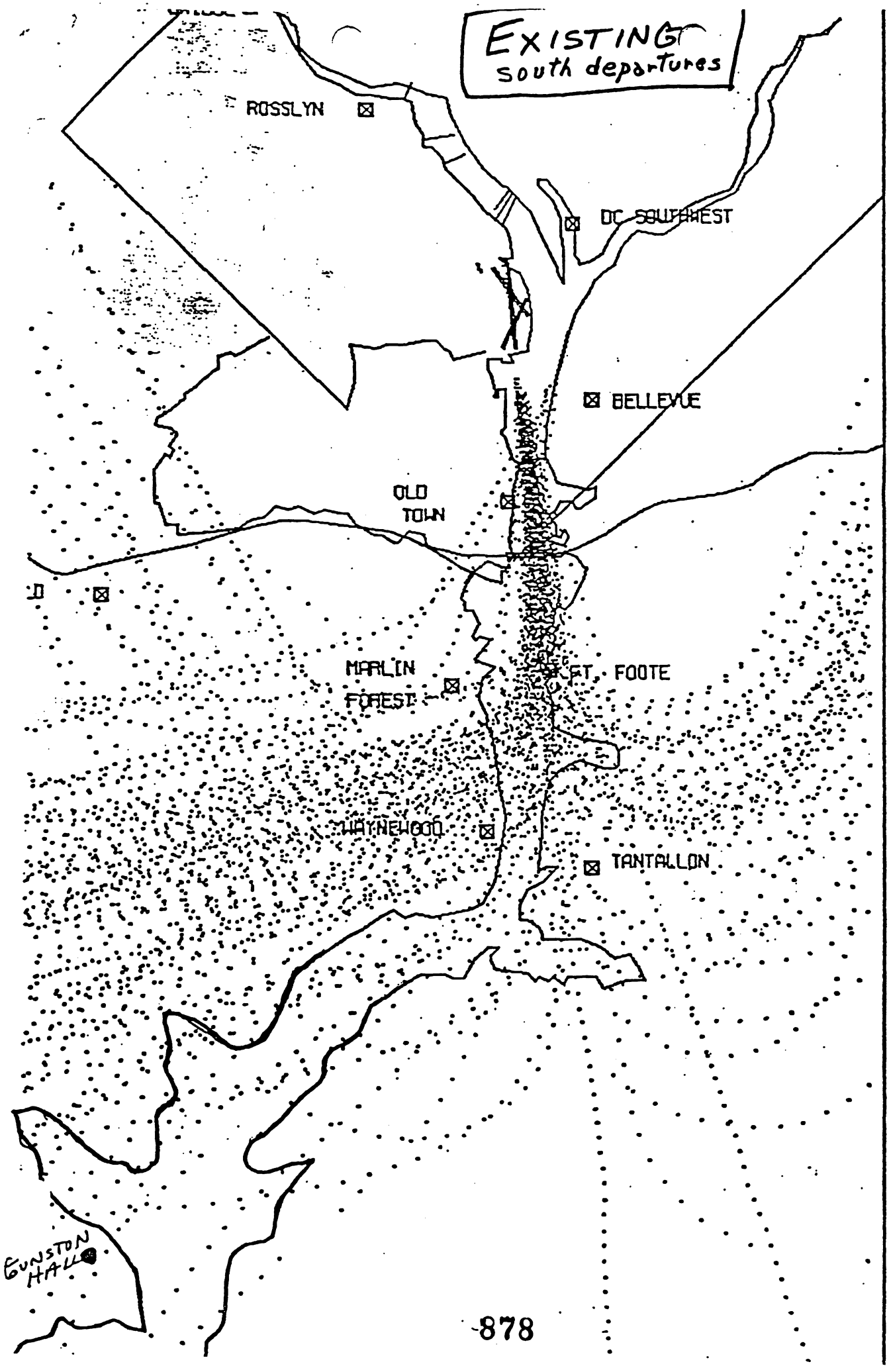
- Write Congressman Herbert E. Harris II, 1114 Longworth House Office Building, Congress of the United States, Washington, D.C. 20515; phone: 225-4376.

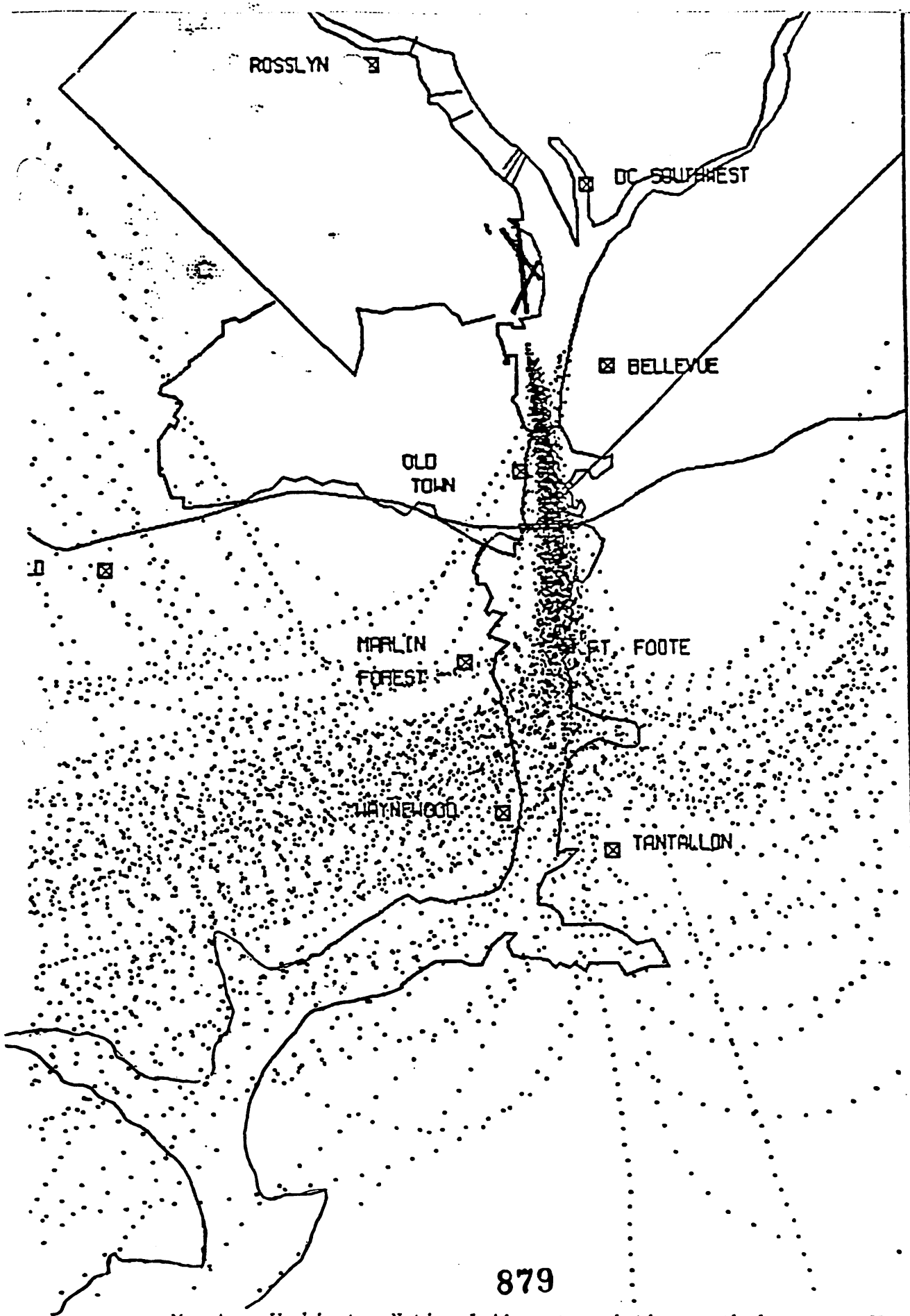
Attached is a map of the south departures from National Airport between 7:00 am and 1:00 pm of August 8, last year. Note how the flights are concentrated over our area. Most of the other areas of Virginia are noise-free, at our expense. If the recommendations now before COG are adopted, we can expect 2 1/2 times this number of flights in the 15 hours the airport is open each day. The idea of a scatter plan to widely disburse the flights and noise has been rejected by our fellow citizens to the north; they want the problem to be sent down to this "sparsely populated area," as they put it.

Noel Vietmeyer

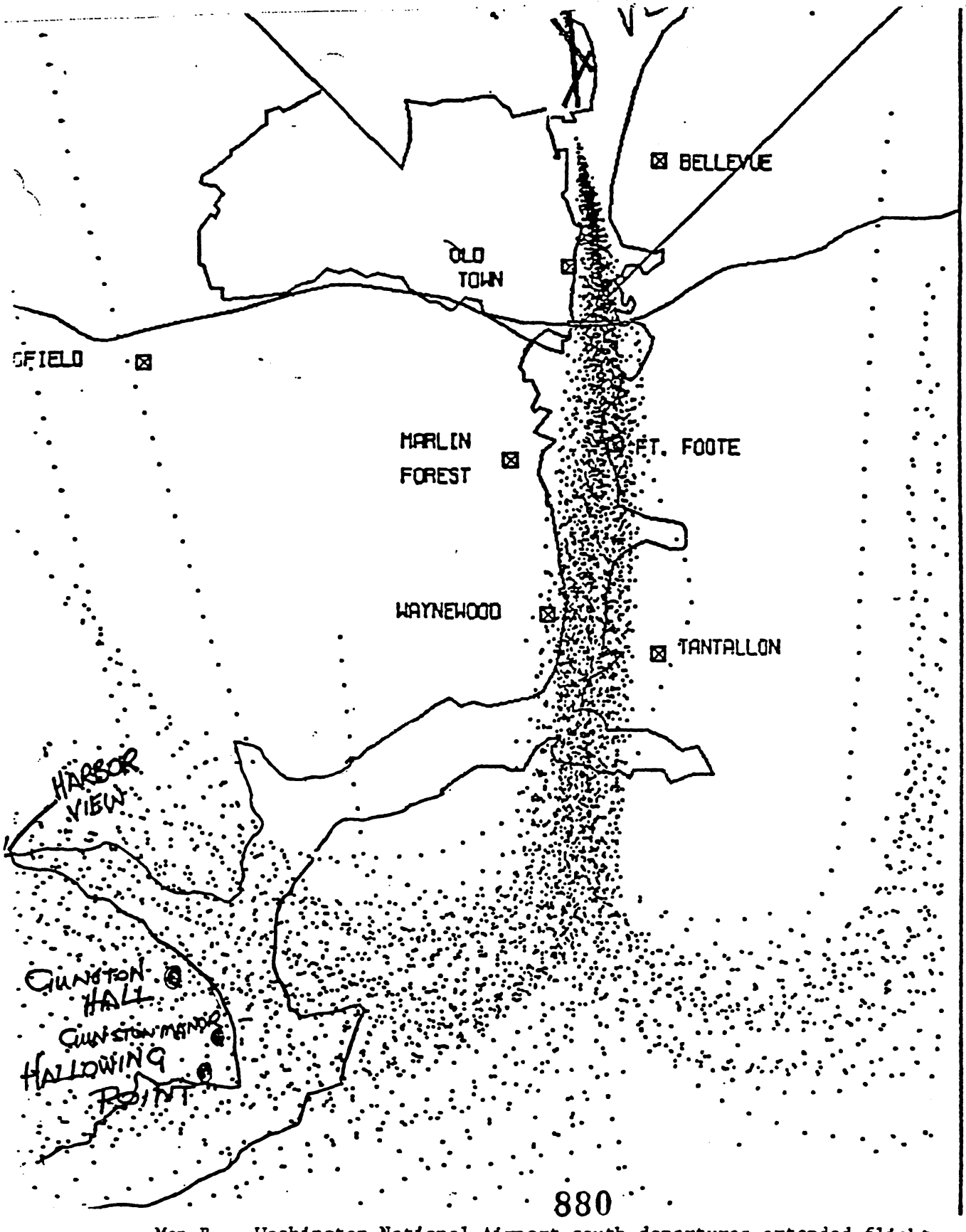
Noel Vietmeyer, on behalf of
Hallowing Point Association
(Phone: 339-6161)


BRIDGE
ROSSLYN
DC SOUTHWEST
BELLEVUE
OLD TOWN
GFIELD
MARLIN FOREST
FT. FOOTE
WAYNEWOOD
TANTALLON
HARBOR VIEW
GUNSTON HALL
GUNSTON MANOR
HALLOWING POINT


EXISTING
south departures
ROSSLYN
DC SOUTHWEST
BELLEVUE
OLD
TOWN
MARLIN
FOREST
FT. FOOTE
HAYNEWOOD
TANTALLON
GUNSTON
HALL



Map A. Washington National Airport, existing south departure flight path. The dispersion of flights shown here is representative of the pattern found on most days under the current 5-mile flight-path according to Charles C. Erhard of the FAA who supplied it. In this pattern the burden of noise and pollution is scattered remarkably widely over a wide



880

Map B. Washington National Airport south departures extended flight-path. Lengthening the flight path by 5 miles concentrates the aircraft into a narrow section of Virginia and Maryland. If instituted on a permanent basis this plan would each year funnel 30,000 departing aircraft (200 flights a day, 166 days a year) into a corridor only 2 - 4 miles wide. This corridor area is exceptionally vulnerable to noise pollution because it is a naturally quiet, rural region. The noise levels experienced there would be no less than those in the areas shown on Map A because the plane's are not at much higher altitude and the local ambient noise is low. The frequency of flights (12 --

81

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

BOARD OF SUPERVISORS

FAIRFAX, VIRGINIA 22030

SANDRA L. DUCKWORTH
MOUNT VERNON DISTRICT
8101 HINSON FARM ROAD
SUITE 113
ALEXANDRIA, VIRGINIA 22306

TELEPHONE 780-7518

BOARD OF SUPERVISORS
JOHN F. HERRITY
Chairman

JOSEPH ALEXANDER
THOMAS M. DAVIS, III
SANDRA L. DUCKWORTH
NANCY K. FALCK
AUDREY C. MOORE
MARTHA V. PENNINO
JAMES M. SCOTT
MARIE B. TRAVESKY

February 5, 1981

TO: Presidents, Mount Vernon District Civic Assocations

FROM: Sandra L. Duckworth, Supervisor
Mount Vernon District

RE: Mount Vernon District Citizen Park Advisory Committee

We will be reappointing members to the Mount Vernon District Citizens Park Advisory Committee. Our records indicate that your Civic Association has no representative on this important body. This Committee which meets several times a year, gives your community an opportunity to have imput into Park matters affecting the Mount Vernon District.

It would be appreciated if you would appoint a member of your Civic Association as soon as possible. Please contact this office at 780-7518 or Nancy Cuddy, our Park Authority member, at 780-4597 with the name of your appointee.

SLD:ea

1979

Incorporated in 1930

GUNSTON MANOR

property owners association
lorton, virginia 22079
5758 Mallow Trail

August 29, 1979

Darrell Winslow, Director
Northern Virginia Regional Park
11001 Popes Head Road
Fairfax, Virginia 22030

Dear Mr. Winslow: Re: Trails

The need for a trail adjacent to Gunston Road from U. S. Highway #1 on Mason Neck is very critical. The need has become greater due to the increase in traffic and to the energy crises. At the same time the hazard has doubled for persons using bicycles to the park. Many, especially children, are now riding bicycles along this road. Some near accidents have been witnessed this year.

We understand that the right-of-way is available, and are asking that a trail system be installed at the earliest possible time. Please let us know if there are other steps we should take in getting a trail established.

Thank you for your help and cooperation.

Sincerely,

Elizabeth C. Newcomb

Elizabeth C. Newcomb
President

CC: Jeffrey Saxe, Fairfax Trails Planner
Warren Cikins, Supv., Mt. Vernon Dist.
Mrs. Mary Jane Blandford, Mt. Vernon Dist.
Jim Bamberg, Chairman Transportation Committee, MVCCA
Perry Tate, Chairman, Parks & Rec. Committee, MVCCA

Timothy M. Small
7509 Belmont Landing Road
Lorton, VA 22079

April 10, 1979

Fairfax County Board of Supervisors
Massey Building
4100 Chain Bridge Road
Fairfax, Virginia 22030

The Lorton area is known for its preserved forest lands, parks, horse farms and rolling hills. But it is even better known for the Reformatory, the expanding sewage treatment plant, and the many dumps. Now, it's proposed to add to our current total of three landfills with an additional one between Lorton Road and Furnace Road.

We recognize the needs of the county to dispose of waste, we accept the fact that the Lorton area still has open areas which could be used as a dump, and we understand why locating a dump near an existing dump would have the least impact on the rest of the county. What we don't know is where it will all end for Lorton. When will the expanding use of Lorton as the destination for the refuge of the surrounding area stop? When will the cancerous landfills, sewage plants and prisons so distract from Lorton's dwindling scenic assets that she withers and dies like so many other areas under man's mismanagement?

This is a large county. Let's distribute the burdens and advantages of living in Fairfax County more equitably. We, the residents of Lorton, have nothing to gain from another landfill; but, ultimately, we have much to lose if this process continues.

We hope you will keep these issues in mind as you consider condoning another blight on our area. We hope you will recognize the disparity involved and decide in favor of Lorton and against the landfill.

Sincerely,

The Belmont Park Civic Association

James A Foster
Sue Wilcox
Mildred S. Wright

Cathy Foster
Timothy M. Small
Sandra J. Small

883

April 2, 1979

Fairfax County Planning Commission
Massey Building
4100 Chain Bridge Road
Fairfax, Virginia 22030

The Lorton area is known for its preserved forest lands, parks, horse farms and rolling hills. But it is even better known for the Reformatory, the expanding sewage treatment plant, and the many dumps. Now, it's proposed to add to our current total of three landfills with an additional one between Lorton Road and Furnace Road.

We recognize the needs of the county to dispose of waste, we accept the fact that the Lorton area still has open areas which could be used as a dump, and we understand why locating a dump near an existing dump would have the least impact on the rest of the county. What we don't know is where it will all end for Lorton. When will the expanding use of Lorton as the destination for the refuge of the surrounding area stop? When will the cancerous landfills, sewage plants and prisons so distract from Lorton's dwindling scenic assets that she withers and dies like so many other areas under man's mismanagement?

This is a large county. Let's distribute the burdens and advantages of living in Fairfax County more equitably. We, the residents of Lorton, have nothing to gain from another landfill; but, ultimately, we have much to lose if this process continues.

We hope you will keep these issues in mind as you consider condoning another blight on our area. We hope you will recognize the disparity involved and decide in favor of Lorton and against the landfill.

Sincerely,

Sandra J. Small Timothy M. Small

Sandra J. Small Timothy M. Small

On behalf of the Belmont Park Estates Civic Association

?

Belmont Park Estates Recreational Facilities

Master ~~Development~~ Plan for Development and Maintenance

Benefit ~~to be derived~~: (1) Provide recreational facilities for residents of Belmont Park Estates, (2) Enhance property values, (3) Improved facilities for contracted users (providing partial support for facilities).

Responsibilities: Community Project

What, when & how to accomplish

Maintenance	✓ Access trail right of ways
	✓ Fence
Access Road ✓	Piers
	Lights
Security ✓	Other water facilities
Drainage Diversion ✓	Picnic facilities (grills, tables)
Ground Cover ✓	Shelter (with/without restrooms)
Clearing Weeds	
Internal Road / parking ✓	Other possible facilities:
	Playground equipment
Boat Ramp	Tennis courts

Not new idea – a consolidation

Need commitment of many – not whims of few

Summarize what we have

Options: (cost-benefit trade-off)

- Do nothing
- Give to Fairfax Co to develop
- Limited clean up with min. investment
- Long range program to fully utilize

Benefits:

- Provide recreational facilities for residents
- Enchance property values
- Better product for Ski Club

Considerations:

- Needs of residents
- Expense & effort required for improvement
- " " " to maintain
- Coping with vandalism & trespassing
- Needs of Ski Club
- Community commitment & cooperation

Resource Requirements:

- Labor – residents & friends
- Equipment – volunteer within community, borrow from friends, & rent
- Materials – scrounge, beg, march & learn or buy
- Money to buy materials & rent equip.

Money in treasury

Assess dues

Market property (Ski Club & family memberships)

Master Plan:

- Without plan and full community commitment project failed in part
- Community project - largely voluntary
- Planning committee - what, when, how issues
  - Projects - priorities
  - Schedule
  - How to accomplish
  - Address maintenance, security, access issues

Legality?
What can we do?
Fire Chief authorization to have grading & road?

4:00 PM Sun here or at site if weather good

Stu Club Pres. - we keep at dock to one locker

Tony Blackstock is contractor foreman

PUBLIC NOTICE

PROPOSED SECONDARY HIGHWAY 6 YEAR IMPROVEMENT PROGRAM FAIRFAX COUNTY

All interested persons are advised that the Fairfax County Board of Supervisors and the State Highway and Transportation Commission of Virginia will hold a Public Hearing in the Fairfax County Board Room (Massey Building, 4100 Chain Bridge Road, Fairfax, Virginia) on February 21, 1978 at 7:30 P.M. for the purpose of receiving public comment regarding the Proposed Six-year Improvement Plan for Secondary Highways Fairfax County.

This Public Hearing is being held in accordance with Sec. 33.1-70.01 Code of the Commonwealth of Virginia.

Copies of the proposed Improvement Plan are available for study at the Office of the Director of Transportation, Massey Building, 4100 Chain Bridge Road, Fairfax, Virginia, and the Office of the Resident Engineer, Virginia Department of Highways and Transportation, 3555 Chain Bridge Road, Fairfax, Virginia.

Persons wishing to speak at this Public Hearing should contact the Clerk of the Board by phone — 691-3151 — in order that their names might be placed on the agenda.

By: State Highway and Transportation Commission of Virginia and Board of Supervisors, County of Fairfax

This is a response to efforts to get 1978
some action on Scarborough's actions.
As it was so "nothing" and inaccurate,
Jean Lear and I went to Fairfax and met
with Lambert and other County executives
and then we began to get some action

Office of

Warren I. Cikins
Mount Vernon District

TO: Mrs. Wright

XX ☒ For your information
☐ Your comments
☐ Prepare reply for my signature
☐ Return attached correspondence
☐ Appropriate action

With regard to the Scarborough property case, I am sending you the information the County Attorney's Office felt appropriate.

WIC:sw
cc: Sam Finz
Ed Finnegan

FAIRFAX COUNTY, VIRGINIA

RECEIVED
JAN 17 ...
WARREN I. C... S
MT. VERN...
SUPERVISOR

MEMORANDUM

TO: Supervisor Warren I. Cikins
Mount Vernon District

DATE: January 12, 1978

FROM: Edward J. Finnegan
Assistant County Attorney

Ref. No.: 4593

FILE NO:

SUBJECT: Lots 91 and 92, Bay View Drive, Belmont Park

REFERENCE:

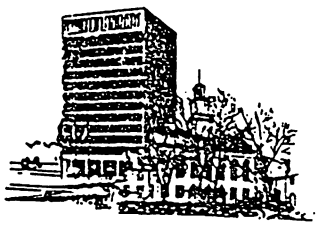
Pursuant to our discussion regarding the subject property I have prepared the following chart. This chart reflects the information provided by the Police Department, the Health Department and the Department of Environmental Management. Memorandums from these departments are attached as Enclosures 1 and 2.

STATUS	ACTION	CONTACT POINT
House Uninhabited	No County action; monitor the property to insure that it does not become a health or safety hazard.	Health, DEM
House Occasionally Inhabited	County determination as to whether the structure is used as a dwelling.	Health, DEM
House Inhabited	County Code compliance required for use of structure as a dwelling.	Health, DEM
Parties	No County action.	
Large Parties	Possible County action:	
	Admission Charge	Zoning
	Noise Violation	Zoning, Police
	Disturbance	Police

EJF:agb
Enclosures as stated
cc: J. Hamilton Lambert, Deputy County Executive for Operations
Samuel A. Finz, Deputy County Executive for Planning & Development
Captain A. L. Barbee, Commander, Franconia Station, Police Departmen
Gilbert R. Knowlton, Director, Zoning Enforcement, DEM
D. E. Strickhouser, Acting Director, DEM
William H. Berger, Supervising Sanitarian, Environmental Services Health Department.

John A. Newman, Supervising Sanitarian, Housing and Vector Control, Health Department

78



COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

FAIRFAX, VIRGINIA 22030

DEPARTMENT OF
HOUSING & COMMUNITY DEVELOPMENT
9401 LEE HIGHWAY
FAIRFAX, VIRGINIA 22031

WALTER D. WEBDALE
Director

December 15, 1978

Dear Citizen Association President:

In April, 1978 the Board of Supervisors adopted the Community Improvement Program. This program is designed to provide public facilities such as sidewalks, curbs, and gutters in neighborhoods throughout Fairfax County. The facilities are paid for in part by the County and in part by the homeowner. The amount each homeowner pays depends on what facilities are installed and the average assessed value of the homes in the neighborhood.

Supervisor Cikins asked that I write to you about the Community Improvement Program. I have attached a brochure that briefly describes the program. If you think this might be appropriate for your neighborhood, please call me at 691-3014. I will be glad to explain the program in greater detail and could arrange to attend a meeting of your association to explain the program to the people in your neighborhood. I look forward to hearing from you soon.

Sincerely,

Patti A. Rounsevell

Patti A. Rounsevell
Chief, Community Improvement Program

Attachment: Community Improvement Program Brochure

78

8606 Ordinary Way
Annandale, Va. 22003
October 13, 1978

Mrs. Myron Wright
10903 Belmont Blvd.
Lorton, Va. 22079

Dear Fellow Homeowner,

Enclosed is a news article I have written which you may be interested in running in your association newsletter. I wrote a similar article for the Truro Trails and Wakefield Chapel Association newsletters which generated considerable interest.

The story involves VEPCO's attempt to install a time of usage (TOU) billing system. The general public is not aware of the system. It contains a hidden provision which, if left stand, will change our life styles considerably. Only 11,000 of us are now on the pilot system (9,000 non-volunteers and 2,000 volunteers), but everyone will eventually be on it or some form of TOU.

My wife and I were featured in a story on Channel 7 News two weeks ago. Since then, we have written many letters, formed a group called CARER (Consumers After Reasonable Electric Rates), and got the endorsement of our homeowners association (of which I am one of the board of directors) to represent our 110 homeowners. I will talk on the subject before the Fairfax County Board of Supervisors meeting on October 23 and am available to talk to groups such as yours.

If you have a newsletter and can run this article in it, I would appreciate it. Feel free to alter it to fit your style. If you have any questions, desire more information or want me or a member of CARER to talk to your group, please call me on 978-3778 or 978-2557.

Sincerely,

Franklin L. Finley

Franklin L. Finley

VEPCO's Time of Usage Rate System

Can you imagine yourself being so conscious of your electric consumption that you dare not take a bath until after 9:00 P. M., that you do your laundry on the weekends, that you cook the evening meal before 9:00 A.M., or that you not let your furnace run while your hot water heater is on? Well, brace yourself. The time has come for 11,000 of us VEPCO customers, and it is just around the corner for the rest of you.

In 1977, VEPCO got permission to pilot a time of usage (TOU) rate system using 9,000 high usage and 2,000 volunteer customers. Basically, the system charges customers more for on-peak usage than it does for off-peak usage. But, hidden in the on-peak rate is an on-peak demand charge that is a real killer. This on-peak demand charge is based on the highest 30 minute usage during the on-peak period for the month. The on-peak period is the 12 hour period between 9:00 a.m. and 9:00 p.m. on work days (10:00 a.m. and 10:00 p.m. during the summer months.)

Here is how TOU is computed. The "time of usage" billing system uses five computations, i.e. a basic customer charge of $11.50 per month; an on-peak demand charge of $3.16 per kilowatthour ($2.25 from October through May), plus a 20.91 percent surcharge; an on-peak energy charge of 2.39¢ per kilowatthour; an off-peak energy charge of 1.50¢ per kilowatthour; and a fuel adjustment charge computed in the same manner that it is presently computed.

Under this system, here is what could happen to a family who is away the entire month, has turned off all electric and returns for only thirty minutes at 8:30 p.m. on Wednesday. They turn on several lights, start the refrigerator, the deepfreeze, the dishwasher, washing machine, clothes dryer, water heater, air conditioner, 2 TV's, the oven and the range. Their electric usage would be at the rate of about 26 kilowatts and they would use 13 kilowatthours. Here is how their bill would be computed. Remember, they used electric for only 30 minutes!

Basic customer charge	$11.50
On-Peak demand 26 kw @$3.16	$82.16
Surcharge @ 20.91% ($82.16x20.91)	$17.18
On-peak energy charge 13kw @2.39¢	$ .31
Off-peak energy charge	0
Fuel Adjustment charge (varies)	$ .34
County Tax	$ 4.00
TOTAL MONTHLY BILL	$115.49

Granted, this is not a very realistic situation, but it does illustrate what can happen and how the TOU rate system works. As mentioned earlier, your peak 30 minute usage is the key to what you will pay. I have worked out the peak period kilowatt usage rate, which if exceeded, your electric bill will increase.

For Example, if your September electric bill was $99.90, you used 2000 kilowatthours of electric. To keep your electric bill from going above $99.90 under TOU, the maximum rate at which you can consume electric during the 30 minute on-peak period is 10.55 kilowatts or 10,550 watts. If you consider that your clothes dryer uses about 4800 watts, your three ton air-conditioner uses about 5250 watts, your oven uses about 7000 watts (look-out if you have two ovens), your four electric burners use about 5,000 watts, your quick-recovery water heater uses about 4500 watts, your toaster uses about 1650 watts, your hairdryer uses 1200 watts, your self-cleaning oven uses 12,000 watts, it doesn't take much to exceed 10,550 watts. If you are unlucky enough to have an electric furnace, it takes 25,000 watts, and you have more than doubled your alloted usage if you turn it on for even 30 minutes during any of the peak times in the month.

Try to entertain out of town guests or relatives and hold your usage below 10,550 watts between 10:00 a.m. and 10:00 p.m. After you get your electric bill, you will never invited them or anyone else again.

Here are some other bills showing the break even point for the on-peak demand kilowatt usage:

If your September bill was:	You used this many KWHs:	Your on-peak wattage demand can't exceed:
$ 29.15	500	690
52.09	1000	3750
76.00	1500	7180
99.90	2000	10,550
123.81	2500	13,920
147.70	3000	17,290
171.60	3500	20,670
195.55	4000	24,040

VEPCO is attempting to sell this pricing system on the basis that customers can save money, and this is true if one uses little or no electric during the on-peak periods, anytime during the month. But for the most of us, bankruptcy is the more probable course. Do not confuse this system with VEPCOs request for an additional 25 percent increase. They are not related.

Here are some other "food for thought" facts. The system applies only to residential users. If we are the primary peak period users, why doesn't the rate apply on the weekends when we use the most electric? Residential users already pay more than their fair share of the utility costs. We consume 38 percent of the electric but contribute 44 percent of the revenue. The Virginia Code provides that utility rates will be regulated in a uniform manner. How can it be uniform and not apply to all.

This lack of uniformity in charges will not work to the long-run advantage of VEPCO. Customers will dismantle their electric furnaces and other large electric appliances and switch to alternate fuel supplies. Along with the desirable effect of switching users to off peak demand would come the negative effect of large declines in aggregate demand. This would inevitably lead to a decline in revenue receipts and necessitate the need for further rate increases to meet fixed costs. (Washington Gas Light is now proposing a monthly system charge on customers who have converted to alternative fuel sources because of this very situation.)

If the peak usage period occurs at about 4:00 p.m., why is the peak period spread over a twelve hour period? If it were shortened to from 2:00 p.m. to 6:00 p.m., users would have a reasonable chance of deferring usage to the off-peak period.

If you would like more information, please feel free to call Lee or Kathryn Finley at 978-3778 or 978-2557. Now is the time to do something about this system--not after everyone is on it. Letters of protest to VEPCO, the State Corporation Commission, elected officials, etc. are very effective, especially in volume. Lee and Kathryn have formed a group called CARER (Consumers After Reasonable Electric Rates). They would appreciate all the help they can get. If you can help write letter, make copies, etc., please contact Lee or Kathryn. Their address is 8606 Ordinary Way, Annandale, Va. 22003.

78

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

BOARD OF SUPERVISORS

FAIRFAX, VIRGINIA 22030

WARREN I. CIKINS
MT. VERNON DISTRICT
10 NORTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22303

TELEPHONE 765-2877

STAFF: ED AILEO
CYNTHIA HOLLOMON
BARBARA ROSENFELD

BOARD OF SUPERVISORS
JOHN F. HERRITY
Chairman

JOSEPH ALEXANDER
WARREN I. CIKINS
ALAN H. MAGAZINE
AUDREY MOORE
MRS. MARTHA V. PENNINO
JAMES M. SCOTT
JOHN P. SHACOCHIS
MARIE B. TRAVESKY

12 September 1978

TO: Civic Association Presidents:
Harbor View
Mason Neck
Belmont Park
Gunston Manor
Hallowing Point
MVCCA Planning & Zoning Chairman

FROM: Warren I. Cikins, Supervisor WIC
Mount Vernon District

RE: Special Exception, SE#051-78, Tom Gunn.

This is to inform you that, based on my motion, the Board of Supervisors denied the Special Exception application SE#051-78, filed by Tom Gunn to permit a dwelling in a flood plain located at 10610 Belmont Blvd.

WIC:sw

78

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
BOARD OF SUPERVISORS
FAIRFAX, VIRGINIA 22030

WARREN I. CIKINS
MT. VERNON DISTRICT
3210 NORTH KINGS HIGHWAY
EXANDRIA, VIRGINIA 22303

TELEPHONE 765-2877

STAFF: ED AILEO
CYNTHIA HOLLOMON
BARBARA ROSENFELD

BOARD OF SUPERVISORS
JOHN F. HERRITY
Chairman
JOSEPH ALEXANDER
WARREN I. CIKINS
ALAN H. MAGAZINE
AUDREY MOORE
MRS. MARTHA V. PENNINO
JAMES M. SCOTT
JOHN P. SHACOCHIS
MARIE B. TRAVESKY

September 11, 1978

TO: Belmont Park Civic Association
Gunston Manor Civic Association
Hallowing Point Civic Association
Harbor View Civic Association
Mason Neck Civic Association
Chairman, MVCCA Planning & Zoning Committee

ROM: Warren I. Cikins, Supervisor WIC
Mount Vernon District

RE: Special Exception, SE #081-V-78, filed by Mary J. Beach

This is to inform you that on October 16, 1978, the Board of Supervisors will consider a Special Exception application #081-V-78, filed by Mary J. Beach to permit fill in flood plain on property located at 10729 Old Colchester Road.

I would appreciate receiving any comments you mights have on this application prior to this hearing.

Many thanks for your assistance.

WIC/sw
attch.

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

APPLICATION FOR SPECIAL EXCEPTION, SPECIAL PERMIT, VARIANCE OR APPEAL AS PROVIDED IN THE FAIRFAX COUNTY ZONING ORDINANCE

Application No. S-E-081-V-78 (Assigned by Staff) July 21, 19 78

The undersigned hereby applies for the zoning exception, permit, variance, or appeal as indicated below, for property owned and described as follows:

Name of Applicant: Mary J. Beach

Name of Property Owner: Mary J. Beach

Postal Address of Property: 10729 Old Colchester Road, Lorton, Va. 22079

Name of Subdivision: None

County Property Identification Map Reference: 113-3 ((1)), Parcels 31 & 32

Lot Area: 5.186 acres District: Mt. Vernon Zoning: RE-2

NATURE OF THIS APPLICATION

JUSTIFICATION

The subject property has been operated as a marina since 1932. The County has ruled that the use no longer qualifies as a non-conforming use and the applicant has filed an application for a use permit as a marina.

The development plan submitted indicates that a boat shed 150' x 60', 20' high is planned to be located within a portion of the 100 year flood plain. It is suggested that this would be an appropriate use for a marina operation and would not cause any detriment to the adjoing property.

Office of

Warren I. Cikins
Mount Vernon District

WIC

8-7-78

TO: Mrs. Myron Wright

- ☑ For your information
- ☐ Your comments
- ☐ Appropriate action
- ☐ Per your request

Attached for your information please find a copy of the County Executive's response to my inquiry regarding Mr. Richard Scarborough's property in Belmont Park.

We also protested this report. We were poorly received by Herrity & nevertheless things began to happen -

WIC/ch
attch.

78

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

BOARD OF SUPERVISORS

FAIRFAX, VIRGINIA 22030

WARREN I. CIKINS
MT. VERNON DISTRICT
210 NORTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22303

TELEPHONE 765-2877

STAFF: ED AILEO
CYNTHIA HOLLOMON
BARBARA ROSENFELD

BOARD OF SUPERVISORS
JOHN F. HERRITY
Chairman

JOSEPH ALEXANDER
WARREN I. CIKINS
ALAN H. MAGAZINE
AUDREY MOORE
MRS. MARTHA V. PENNINO
JAMES M. SCOTT
JOHN P. SHACOCHIS
MARIE B. TRAVESKY

August 10, 1978

To: President, Belmont Park Civic Assn.
President, Gunston Manor Civic Assn.
President, Hallowing Point Civic Assn.
President, Harbor View Civic Assn.
President, Mason Neck Civic Assn.
Chairman, MVCCA Planning and Zoning Comm.

From: Warren I. Cikins WIC

Re: Special Exception 051-78, filed by Tom Gunn

This is to inform you that with regard to the above noted Special Exception, the applicant failed to submit sufficient notices to adjacent property owners, and the hearing scheduled before the Board of Supervisors for August 1, 1978 was deferred. The case has been re-scheduled for 2 p.m. on September 11, 1978.

I would appreciate receiving any comments prior to the new hearing date.

WIC:sw

WIC
CH

COUNTY OF FAIRFAX, VIRGINIA
MEMORANDUM

TO: Supervisor Warren I. Cikins
Mount Vernon District

JUL 24 1978

FROM: Leonard Whorton
County Executive

SUBJECT: Lots 91 and 92, Belmont Park
West End of Bay View Drive

RECEIVED
JUL 24 1978
WARREN I. CIKINS
MT. VERNON
SUPERVISOR

PURPOSE:

In your June 1, 1978 memorandum, you inquired about property of Mr. Richard Scarborough on Bay View Drive in the Mason's Neck area. You specifically referred to (1) scheduling of a rock concert or party, (2) VDH&T trucks carrying dirt into the area; and (3) the recent visits by C & P telephone trucks. This memorandum is in response to that inquiry.

COMMENT:

1. Several weeks ago staff was informed that a possible rock concert/party was scheduled to be held on this property. Notification to the public had been accomplished by the property owner through leaflets distributed through numerous stores in the County. No permit had been obtained for such an event. The Zoning Administrator with the assistance of the County Executive and County Attorney requested and obtained a temporary restraining order from the Circuit Court to stop the event. The event was not held and the police were present to assure compliance with the Court Order.

   This action, taken in the name of the Zoning Administrator, was taken in accordance with Section 15.1-491 (D) of the State Code in which the Administrator is authorized to act for the Board of Supervisors in matters of enforcing the Zoning Ordinance. The order was not contested.

✓ 2. VDH&T has been providing dirt for the purpose of improving the portion of Bay View Drive adjacent to this property and to correct certain drainage problems related to the erosion of that roadway. Some of the drainage onto Bay View Drive comes from the subject property. Such road improvements were stopped by VDH&T at staff request.

JUL 24 1978

3. Staff was not aware of the telephone service. We are aware that during April an electrical permit was issued for increasing the capacity of electrical service to the building. Presumably, this was done to make the building meet the electrical code for use as a dwelling. Inspections to date have not revealed anyone living on the premises. No occupancy permit has been issued for the use of this building, and none will be issued until all appropriate inspections have determined its compliance with each applicable Ordinance.

LW:jck

cc: Frederick Lee Ruck, County Attorney
Colonel R. A. King, Chief of Police
Larry R. Coons, Director, Dept. of Environmental Management
Samuel A. Finz, Deputy County Executive for Planning and Development
Gilbert R. Knowlton, Zoning Administrator
Division of Administrative Services (Central Files)

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Leonard Whorton, County Executive DATE June 1, 1978

FROM: Warren I. Cikins, Supervisor
Mount Vernon District

FILE NO:

SUBJECT: Lots 91, 92, Bay View Drive, Belmont Park

REFERENCE: Memo of December 9, 1977, from D. E. Strickhouser and John A. Newman
Memo of January 12, 1978 from Edward J. Finnegan

It has been brought to my attention that there has been increased activity on the above-referenced "uninhabited" lots in recent weeks. A rock-concert/party had been scheduled, VDH&T is dumping excess fill dirt from the Colchester Road project on the property, and a C&P Telephone service truck has reportedly been at the house recently.

The owner of the property, Mr. Richard Scarborough, indicated in a conversation on May 28 with Zoning Inspector John Atlee that he planned to take up residence on his lots.

If this is indeed Mr. Scarborough's plan, would you coordinate with the Health Department and DEM to ensure that the structure in question meets all the minimum standards prescribed by the Health and Building Codes for a habitable dwelling.

Many thanks.

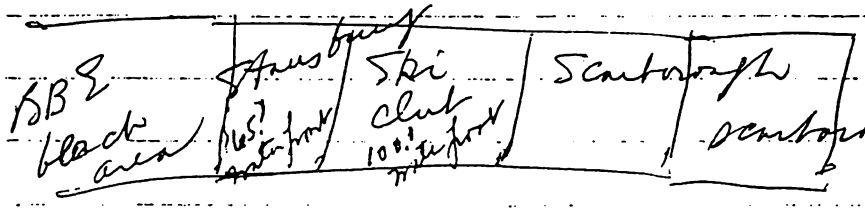
WIC:ch

15 July 1978. Belmont Bay Estates meeting held at Jim Foster's house

meeting convened at 7:30
(Mr. Anderson (occupied Ski Club) arrived about 8 pm.)

Mr. Anderson said Ski club was in financial bind due to declining membership wants to sell lot adjoining BBE park (?) to get out from under monthly payments. Pike cost $1,000 which Club installed on BBE beach. Would like to shape up beach with bulldozer (when can afford it.) If club started putting $1,000 per annum in developing beach, they should have a contract or lease with BBE.

Jim Foster said BBE residents have grown up using beach due to Scantonghi (& associates) proximity. (see diagram)



Mr. Anderson checked out ownership of lots west of Dearborn after Mr. S. said he owned all property between his lot & BBE lot. Not so - therefore Club bought lot between Stansbury & Dearborn. If Ski Club could find buyer for their lot they would take second trust. Purchased in 1973 for $ 12,000. ~~by~~

(note:
Bay is not suitable for tournament water skiing, except very early morning or evening hours. Stansbury has bought 550 acres in Bowling Green with 30 acre lake. Club will use both bay & Stansbury property.)

Agree BBE & Ski Club would get together on subject of lease.

It is against law to run a noisy boat. Ski boats have mufflers. Jet ~~Jet~~ boats do make lots of noise. Game warden should be responsible for policing

Financial Statement
13 July '78

Previous Stment. 362.08
checking
Savings 360.99

Expenses. Ins. 73.00
Taxes. 55.84
Total Expenses 128.84

Cash on Land ~~[illegible]~~
Checking 233.24
Savings 369.98

55.84
53.84
73.00
$184.68

16 June - 1978 Belmont Bay Estates
meeting held at waterfront
Convened at 7:35 p.m.

Present: Mildred Wright
Gene Lear
Jimmy Foster Jr.
Mr. Ware
Kathy Foster
Mieke Vandenberg
Mr. & Mrs. Sewell
Mr. Walker
Joan James
Barbara Jackson
Mr. & Mrs. Wright

Meeting opened with thanks from Mildred Wright to the Walkers, Fosters, & all who helped mow & clean up park & beach.
Followed by announcement that ski club is resuming activities again this year. Will pay the taxes even though their membership has dwindled to 16. (Young people not so interested in water-skiing.)

Gene Lear suggested exploring possibility with ski club of all chipping in & assist in building a proper boat ramp. This would attract more of the neighborhood & also perhaps make the use of the beach more attractive (ie - launching sail boats).
Suggestion was also made that we give them a picnic in return for being invited to their picnic last year. Intended to be just a pot luck picnic.
Mrs. Wright (Mildred) has made small capital letter "B" from contact paper to be applied to back of car mirror (exterior) for identification so that we (& ski club) could tell who had privilege to use beach. She also made "Guest" cards to put in our guests cars.

An affair meeting with ski club was proposed by Gene Lear to discuss ramp, possibility of reducing fee for use of facilities by club & help them in their

III

26 June 1978

Judicial bird, (negotiate). Ski club would like a clear beach for beach watchers. (Would entail widening present beach inland to prevent tide from coming up & depositing flotsam & jetsam.)

Have meeting first followed by joint picnic. (We cannot expect Ski Club to carry financial & work load; we should carry our weight.)

Mr. Scarborough ("A" Frame House) plans 4th of July party, according to rumor. Mildred will contact police etc.

Hearing in July re. pro Beach's Marina on Old Colchester Rd. Hwy Neighborhood wants it closed down.

Meeting ~~Closed~~ adjourned at 8:30 p.m.

respectfully submitted by

Barbara Jackson

noisy boats (?) Mr. Berry is present Same
matter. Strict with water skiers. &
water safety regulations.

Immediate plans - to sell Ski club
lot — make sure its not to
Scarborough through a straw man.
Club is in process of buying a bulldozer.
Wants to clear up beach. (Will make
it easier to mow.) Will have work parties
& clean up. BBC volunteered to help.

Refreshments served by Mrs. Foster.
Meeting adjourned approximately
9 pm.

Respectfully submitted by

D. Jackson, sec.

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
BOARD OF SUPERVISORS
FAIRFAX, VIRGINIA 22030

WARREN I. CIKINS
MT. VERNON DISTRICT
6210 NORTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22303

TELEPHONE 765-2877

STAFF: ED AILEO
CYNTHIA HOLLOMON
BARBARA ROSENFELD

BOARD OF SUPERVISORS
JOHN F. HERRITY
Chairman
JOSEPH ALEXANDER
WARREN I. CIKINS
ALAN H. MAGAZINE
AUDREY MOORE
MRS. MARTHA V. PENNINO
JAMES M. SCOTT
JOHN P. SHACOCHIS
MARIE B. TRAVESKY

May 18, 1978

TO: Belmont Park
Gunston Manor
Hallowing Point
Harbor View
Mason Neck
MVCCA Planning & Zoning

FROM: Warren I. Cikins, Supervisor WIC
Mount Vernon District

RE: Special Exception Application SE #028-78, Mary J. Beach

This is to inform you that on July 17, 1978, at 7:30 PM, the Board of Supervisors will consider a Special Exception application SE #028-78, filed by Mary J. Beach to permit a marina, located at 10729 Old Colchester Road.

I would appreciate receiving any comments you might have on this matter prior to this hearing.

WIC/sw
attch.

APPLICATION FOR SPECIAL EXCEPTION, SPECIAL PERMIT, VARIANCE OR APPEAL AS PROVIDED IN THE FAIRFAX COUNTY ZONING ORDINANCE

Application No. S.E 028-78 (Assigned by Staff) August 10, 1977

The undersigned hereby applies for the zoning exception, permit, variance, or appeal as indicated below for property owned and described as follows:

Name of Applicant: Mary J. Beach

Name of Property Owner: Mary J. Beach

Postal Address of Property: 10729 Old Colchester Road, Lorton, VA 22079

Name of Subdivision: None

~~County Property Identification Map~~ Reference: 113-3 & ~~4~~, ((1)), Parcel 31 32

Lot Area: ~~2.573~~ 5.188 acres District: ~~Springfield~~ Mt. Vernon Zoning: RE-~~1~~ 2

NATURE OF THIS APPLICATION

(Applicant is to complete only one of the following boxes. If a Variance is needed in conjunction with a Special Exception or a Special Permit, separate application for Variance must be filed.)

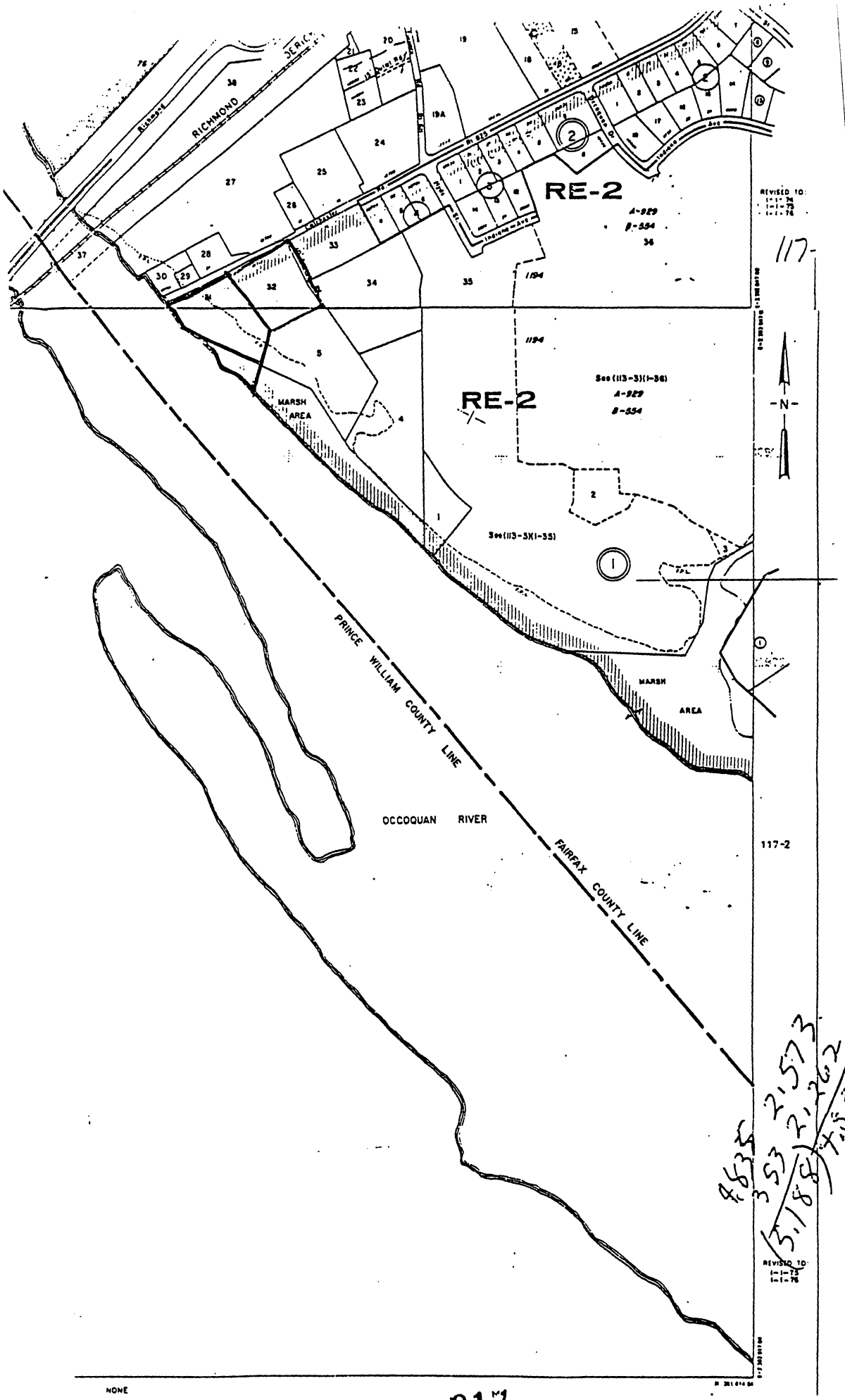
SPECIAL EXCEPTION (White to File) — Application to Board of Supervisors under provisions of Section 30-7.2.7.1.4 of the Zoning Ordinance.
Proposed Use: Marina

SPECIAL PERMIT (Pink to File) — Application to Board of Zoning Appeals under provisions of Section _____ of the Zoning Ordinance.
Proposed Use:

JUSTIFICATION

This property has been used for a marina since 1946 (prior to the adoption by Fairfax County of a zoning ordinance). The Zoning Inspection Office of the County has taken the position that the applicant's property does not fall within the whelm of a non-conforming use. While the applicant disagrees with this interpretation and without waiving her legal position, it is her intent to attempt to comply with the present ordinances of Fairfax County. The fact that the property has been used for the purpose requested for over thirty years should lend some credence to the compatibility of the site.

The hours of operation will be from 7:00 A.M. to 10:00 P.M., seven days a week. The number of employees are four. The applicant intends to operate a yacht club with dry dock storage areas, wet slips, sell gasoline and launch boats, all of which she has done for an extended period of time.


RE-2
RE-2
RICHMOND
MARSH AREA
MARSH AREA
PRINCE WILLIAM COUNTY LINE
FAIRFAX COUNTY LINE
OCCOQUAN RIVER
117-2
117-
-N-
NONE

FAIRFAX COUNTY, VIRGINIA

RECEIVED
APR 21 1978
WARREN I. CIKINS
MT. VERNON
SUPERVISOR

MEMORANDUM

TO: Warren Cikins, Supervisor
Mount Vernon District

DATE: APR 20 1978

FROM: Leonard Whorton
County Executive

FILE NO:

SUBJECT: Status of Roads into State Secondary System
Belmont Park Estates

REFERENCE: Map Reference: 118-1
Supervisor Cikins' Memorandum, Same Subject, Dated February 24, 1978

PURPOSE

To reply to your memorandum dated February 24, 1978.

DISCUSSION

At the present time there is little the County can do to assist Ms. Wright and her neighbors. Belmont Park Estates is a developer default that must utlimately be completed by Fairfax County. Unfortunately, Fairfax County is precluded from performing any maintenance on these roads until the Governor has signed legislation passed by the 1978 session of the General Assembly (S-B 253).

The Virginia Department of Highways and Transportation, in addition to minimum construction standards, requires that streets must serve a public need in order to be accepted for maintenance. Public need in the case of a residential street means there shall be at least three residences per mile. The streets in this subdivision, except Belmont Boulevard, do not meet either of the above requirements.

Belmont Boulevard, (Route 601), is in the State Secondary System from the westerly boundary of this subdivision to its intersection with Belmont Landing Road, approximately 2,500 feet. There are 10 residences fronting this street.

Haislip Lane, from Belmont Landing Road, south to the southerly boundary of the subdivision, approximately 1,700 feet, serves one residence.

Haislip Lane, from Belmont Landing Road, north to the northerly boundary of the subdivision, approximately 320 feet, serves no residences.

Dright (C-1196)

Belmont Landing Road, from the westerly boundary of the subdivision to the easterly boundary, approximately 3,600 feet, serves two residences and a well site occupied by the Fairfax County Water Authority.

Old Spring Drive, from Belmont Landing Road to the easterly subdivision boundary, approximately 700 feet, serves one residence.

The other streets are - Rio Vista Drive, approximately 1,200 feet, serves no residence, and Bay View Drive, approximately 1,400 feet, serves an activity of the Occoquan Ski Club.

The majority (70%) of the lots in this development are restricted from the use of ordinary septic tank systems of sewage disposal due to the imperviousness of the soil. It would appear that these lots will lie dormant for many years pending an acceptable sewage disposal system. There is some public water service by the Fairfax County Water Authority. This system serves most of the existing homes and is indicated on the attached sketch.

LW:clb
Attachment

cc: Samuel A. Finz - Deputy County Executive for Planning & Development
cc: Larry R. Coons - Director of Environmental Management
cc: Stuart T. Terrett - Director of Design Review
cc: H. T. MacFall - Chief, Bonds and Permits Branch
cc: C. A. Lanum - Chief, Public Utility Inspections Branch
cc: Division of Administrative Services

MARINE CLAY DEPOSITS
Belmont Landing Road
Belmont Blvd.
Old Spring Dr.
Bay View Dr.
Rio Vista Dr.
Holiday Lane
20' Outlet Rd.
BELMONT BAY
BELMONT PARK ESTATES
EXISTING STATE ROAD
EXISTING WATER MAIN
EXISTING RESIDENCE OR USE
LOT RESTRICTED BY PLAT
118
118-1
118-3
17-2
920

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Leonard Whorton, County Executive DATE February 24, 1978

FROM: Warren I. Cikins, Supervisor WIC
Mount Vernon District

FILE NO:

SUBJECT: Status of Roads into State Secondary system.

REFERENCE:

Attached is a copy of a self-explanatory letter from Ms. Mildred Wright.

Would you please have this looked into and inform me of the status and plans for incorporating Haislip Lane, Belmont Landing Road and Old Spring Drive into the State Secondary System, and scheduled maintenance/snow removal.

Many thanks.

WIC:ea
attach.
cc: Mildred Wright
C-1196

Belmont Bay Community Assoc. 1.

Greetings

My name is Marvin E. Lear. I represent and speak for 16 families residing in Belmont Park Estates located in Southeastern Fairfax County. (Show location on the map if necessary.)

We are asking the Board and the Virginia Dept. of Highways to include the following named roads in their plan.

1. Haislip Lane 496 feet
2. Old Spring Drive 522 feet
3. Belmont Landing 584 feet Total of 1602 feet
4. The bus turn around 222 square yards at the end of 601

6 school buses per day use this area as a turn-around

You will note that Belmont Blvd. (Route 601) is the only paved road servicing this area. Route 601 ends at Belmont Landing. There are 3 houses on Belmont Landing beyond the end of 601, plus the Fairfax County pumping station. They use the road daily to check this facility. Also, ~~please note that~~ there are 2 houses on Haislip Lane. Haislip Lane services property beyond these two houses, plus access to Belmont Bay. ~~We have information indicating development at the end of Haislip Lane.~~

I would like to point out that Belmont Park Estates has been in existance 23 years. We understand that Mr. Grayson Ahalt and Mr. Walter Von Herbulis and wives, the developers, posted a personal bond with the County, under the new subdivision laws of 1954 to complete these roads within one year. to state requirements

We further understand that when a bond is defaulted the organization holding the bond is to complete the project. Obviously the Developers did not fulfill their bond obligations.

out

Another connected problem is Police protection, and their legitimate question as to their jurisdiction on these roads. Getting them into the State system would clarify the question.

The two homes on Haislip Lane cannot get mail delivery due to the statue of the road.

Based on this information ~~submitted and our orat request~~, we respectively request that you give the aforementioned roads priority.

Thank you

10903 Belmont Boulevard
Lorton, Virginia 22079
February 13, 1978

Mr. Warren I. Cikins
Supervisor Mount Vernon District
6210 N. Kings Highway
Alexandria, Virginia22303

Dear Sir:

The residents of Belmont Park Estates wish to have a portion of the following streets included in the State System of Secondary Roads:Haislip Lane, Belmont Landing Road and Old Spring Drive. The total of this request is 2,000 ft.

In 1955, the Developers Posted personal bond for these streets. These streets were essentially brought up to State specifications as to right of way , gravel, ditches and drains. The bond commitment was not enforced.

Until the Gum Springs Road situation, these streets were maintained and had snow clearance done by the County, but this service and maintenance has been stopped.

We are now in a crisis situation, as all the past maintenance is rapidly deteriorating and during enclement weather is impassable. The intersection of Belmont Boulevard and Belmont Landing Road is a special problem as it is used as bus turn around and State Maintenance ends just short of the intersection.

Mr. Marvin T. Lear will make this ~~presentation~~ request at the Road hearing, Tuesday February twenty-first. We would like for you to support us in having these streets accepted into the State system and in the interim see that maintenance and snow removal is resumed.

Any suggestions or questions you might have concerning this you may direct to Mr. Lear by calling,339-6836.

Minutes of Some Meetings

BELMONT BAY COMMUNITY ASSOCIATES

Minutes of Meeting

January 16, 1978

The meeting was held in the home of Norma Jean Payne and was presided over by the president.

Members present: Mrs. Blake, the Fosters, Mrs. Lear, the Smalls, Mrs. Vandenberg, Mr. Ware, Mr. Wilcox, the Myron Wrights and the Peter Wrights.

The minutes from the August 29, 1977, meeting were read. It was noted that the Treasurer's Report had been omitted from the minutes and it will be appended.

The current Treasurer's Report was called for. A balance of $421.32 was reported at the last meeting; $59.24 has been expended for taxes leaving a balance of $362.08 in the checking account. There is a balance of $360.99 in the savings account (this amount reflects the current interest).

The Smalls were given a brief summary of how the Association brings in revenues. It was explained that dues are not assessed but the group must rely on bringing in enough money to cover taxes and other essentials by granting special use permits for the Bay area, such as our agreement with the _____ Ski Club.

A discussion followed on the benefits we derive from this arrangement. At that time, it was suggested that as a gesture of goodwill we should ~~give~~ throw a picnic for the Ski Club. ~~picnic~~

~~The president introduced the subject of other possible means by which we could get enough revenue to support the current projects in which we are interested. She~~ The president indicated that she has been contacted regarding ~~whether~~ the participation of our organization ~~wants to help sponsor~~ would petition for a year-round swimming pool in the Mt. Vernon District. There ~~were~~ have been three suggested locations for such a pool — Belleview, near the Mt. Vernon High School, or the Bryant tract. After much discussion on the pros and cons of our civic organization getting involved in "out of the community" affairs, a motion was made by Mrs. Lear that we ~~confine~~ restrict ourselves ~~to our group and to our own interests~~ to concerns totally within Belmont Park Estates. The motion carried. However, it was suggested that perhaps an item such as this could be supported on an individual basis through means of a petition.

The discussion moved on to the long-standing problem of the condition and ~~safety~~ of the Bay road ending with the conclusion that we aren't presently in a position to do anything to the road and repair could wait until Spring.

On the Scarborough problem, Mrs. Lear reported on the early September meeting with Mr. Herrity, Deputy Executive Mr. Fins and a representative from the Department of Zoning. The three men offered assurances that they would do what they could to help and would report back to us. It was noted that they did not report back; however two men did come out to appraise the situation and left with the promise that they would have the Health Department ~~come out.~~ make an on site inspection. They said the "john" was illegal and they would take action on that. The president was forced to make repeated calls before being told there was not sufficient evidence of someone living on the Scarborough property — that the report would not reveal anything of significance. Nonetheless they were asked to send us a copy anyway.

The questions of our means of limiting access to the Bay area was brought up. The "gate" method was discussed, also some sort identification for cars. The latter possibility is being investigated.

The question was posed as to whether we should telephone or write the Ski Club to see if they are interested in renewing their contract for Bay privileges when it expires in May. It was suggested that perhaps a phone call could be made to the Ski Club advising them of the status of the docks. Jim Foster volunteered to check on the docks.

Long-range plans to develop the Bay area were brought up. Since a large percentage of property owners are not residing here we can't count on them for financial support. It was also noted that there is no one to police the area as most houses are located away from the Bay area.

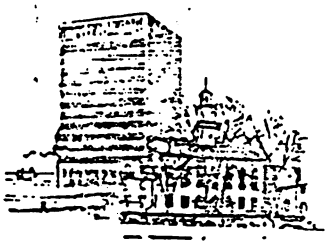
In answer to a question, the Treasurer confirmed that our liability insurance is ~~current.~~ in effect.

The following announcement was made by the president: A notice was received from Mr. Cikins' office that Mr. Ariail had submitted a preliminary plan to build two houses on 7+ acreas at the end of Haislip Lane.

There being no further business to discuss, the meeting was adjourned.

Report 16th Jan 1/78

Checking Act.	362.08
Jan 1st Savings Act.	360.99
Previous St.	421.32
Less Taxes	59.24
	362.08

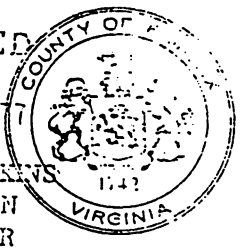


COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

RECEIVED
DEC 13 1977
WARREN I. CIKINS
MT. VERNON
SUPERVISOR



691-2401

December 9, 1977

TO: Supervisor Cikins, Mt. Vernon District

FROM: Department of Environmental Management
Division of Design Review
O. S. Hendrickson, Preliminary Engineering Chief

SUBJECT: New Subdivision ~~Plat/Site~~ Preliminary Plan

A Subdivision ~~Plat/Site~~ Preliminary Plan, John H. Ariail, Jr.; P-2511 was submitted on December 8, 1977 for review by this Division, on property located in your District:

Tax Map No. 118-1-001-5

Located: Belmont Boulevard and Halslip Lane

For: Zoned RE-2, 2 lots, 7.459 acres; Single Family Dwellings

Owner/Developer: John H. Ariail, Jr.,
2323 Columbia Pike
Arlington, Virginia 22204

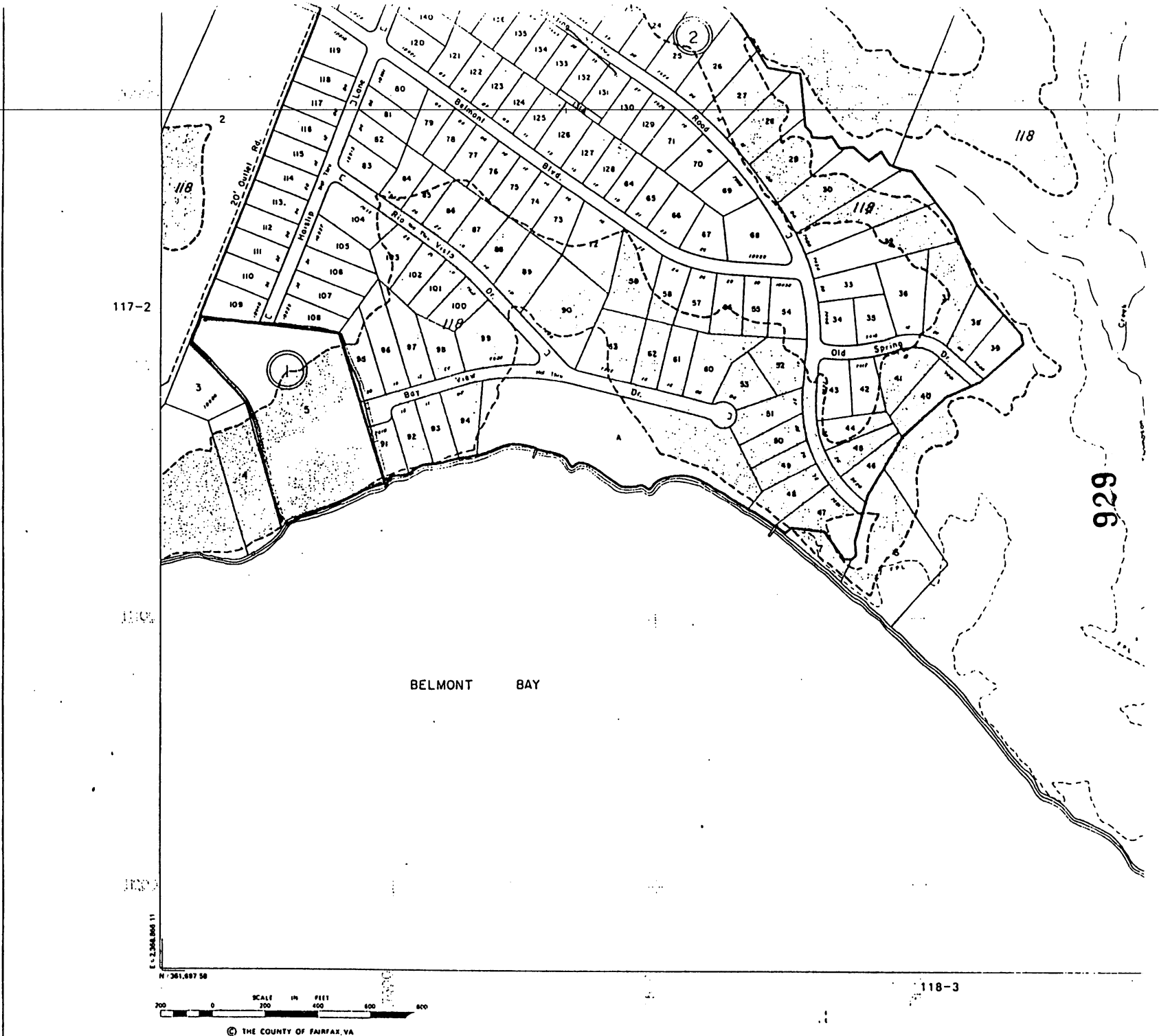
OSH:jgs

Sent to the following Civic Associations:

Mount Vernon Council

Fairfax County Planning Commission

Hoeing
Belmont Park


Belmont Blvd.
Old
Road
20' Quiet Rd.
Marsh
Lane
Rio Vista Dr.
Bay View Dr.
Old Spring Dr.
BELMONT BAY
117-2
118-3
118
629
SCALE IN FEET
200 0 200 400 600 800
© THE COUNTY OF FAIRFAX, VA

Aetna
LIFE & CASUALTY

INTEROFFICE COMMUNICATION

TO

FROM

DATE

SUBJECT

XW Z

Letter drafted by Gene Lear in my name as president

During the month of Sept. 77 Messrs Mr Vandenberg Mr Fike & Mr Wood met at our office to discuss the Leatherwood problem

At that meeting we outlined in detail our problem and we assured County officials would proceed to exercise their authority to alleviate our problem.

To this date we have not had any unexpected relative to County action or proposed action. To reiterate, our request was as follows

1- Stop MH from burning such Concrete
2- Investigate the legality of the H frame structure
3- Investigate why MH has been cited criminal charges
4- Control traffic on Hardship Ln

In above items were the principle points we asked you to investigate, and in addition enforce available laws and ordinances of the County officials merely informed the law some of the 4 items above would be solved.

We feel we have been very patient, know such matters require time but we also feel we deserve the courtesy of phone calls being returned and letters answered.

BY

(9544-F) 1-69

CAT. 176024
PRINTED IN U.S.A.

[illegible] BAY COMMUNITY ASSOCIATION

Minutes of meeting

August 29, 1977

The meeting was held in the home of Jean and Gene Lear and was presided over by the president.

Members present:

The Lears
The Fosters
The Wilcoxes
The Peter Wrights
Mrs. Vandenberg
Mrs. Blake Mr. Payne
Mr. Hare
Mrs. M. Wright

The Group was asked if anyone wished to make any comment on the last meeting when Police Officer Wyczlinski spoke.

Repeated calls have been made to see if there has been any follow-up. Mrs. Hebbaman from Mr. Dikins' office has asked for a written report to be made if and when an inspection is done. A copy will be sent to us.

A request was made to get in touch with Mr. Stansberry to ask him to see that the outdoor toilet be removed from our property.

It was suggested that we obtain as much information as possible about who is frequenting the Scarborough property.

Mr. Lear made a motion to set up an appointment with Mr. Herrity to let him know what our situation is and to have him let us know what we should do and to whom we should go. The motion was seconded and passed.

It was suggested that cards be made to give friends permission to go to the Bay.

It was suggested that poles be cut from the hill and placed along Bay property.

It was noted that there was a dire need for road improvement. A motion was made to check with Sammy Hopkins to see what it would take to fix ditch and road. The motion passed.

A motion was made to put up a sign saying, "Unauthorized cars will be towed away ,

Mrs. Wright reported that she had been told by Mr. Aleio that he would get information concerning who would be responsible for roads in development which the County had once accepted by word from the original developers As no report had come through, a follow up was made only to find a heated denial of such a promise. Mr. Aleio did promise to send a list of unaccepted (by State) roads and their priority in acceptance. It was agreed that those who live on these roads would press this matter.

The meeting adjourned for refreshments served by our hostess.

Office of

29 August 1977

Warren I. Cikins
Mount Vernon District/Eyfiles

TO: Mrs. Myron Wright

- ☑ For your information
- ☐ Your comments
- ☐ Prepare reply for my signature
- ☐ Return attached correspondence
- ☐ Appropriate action

TO: FAIRFAX COUNTY BOARD of SUPERVISORS
VIRGINIA DEPARTMENT of HIGHWAYS

SUBJECT: PAVEMENT of ROADS in BELMONT PARK ESTATES

The purpose of this communication is to request that the Virginia Department of Highways include in their road improvement plans paving the following;

1. Hailslip Lane 496 feet
2. Belmont Landing 584 feet
3. Old Spring Drive 522 feet

Total of approximately 1602 running feet of pavement, and in addition approximately 222 square yards at the end of Route 601 which has been used for the past 15 years as a terminus and turnaround for County School buses. (6 per day)

Belmont Park Estates currently has sixteen occupied and permanent residences. This is not a ~~transit~~ transient neighborhood. Only one home has changed ownership during the past ten years. This subdivision has been in existance for twenty three years and there is only one paved road. (Belmont Blvd)

The Developer posted a $100,000 Bond with the County in accordance with subdivision laws enacted in 1954. This obligated the Developer to bring the roads up to standard within one year, or the Bondholder would consider the Bond default and complete the roads, and get them into the State system.

Due to the fact that the above roads are not in the State system, no maintenance is performed and we have no snow removal. During the recent storm residents on these roads were unable to get to their places of employment because the roads were not plowed.

We urgently request that you give the above priority as we have tolerated this situation many years.

Thank you for your consideration.

SEE ATTACHMENTS
Agreement
Bond
Map

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Joseph E. Sunday, Director
Utilities Planning & Design Division
Department of Public Works

DATE: August 24, 1977

FROM: Warren I. Cikins, Supervisor
Mount Vernon District

FILE NO:

SUBJECT: Priority listing of 801 Roads for repairs

REFERENCE:

Per your telephone conversations with Ed Aileo, of my staff, attached hereto is the priority listing for repairs of 801 roads in the Mount Vernon District.

If you require any clarification or additional information, please contact Ed Aileo.

WIC/ea
attch.

Name of Road	Tax Map Ref.	Priority: TOP	MEDIUM	LOW
East Side Drive	93-1		X	
ittington Boulevard	111-1	X		
Fort Lyon Court	83-4			X
Unnamed Road	83-4			X
Blue Wing Drive	93-1			X
H Street	93-2		X	
Unnamed Road	93-2			X
Unnamed Road	93-2			X
Fort Hunt Court	93-4			X
Halfe Street	101-3			X
Central Avenue	101-4			X
Belmont Landing Road	118-1			X
Old Spring Drive	118-1			X
Haislip Lane	118-1		X	
Fox Glove Trail	119-4	X		
Southdown Road	102-2	X		
Evergreen Trail	119-4			X
tomac Road	119-4		X	
cotine Trail	119-4		X	

ROADS NOT INCLUDED ON THE FAIRFAX COUNTY LIST:

Delphinium Trail	119-A	X		
4220 Scotland Road	110-3	X		
Henry Street	110-3	X		
4100 Block Laurel Road	101-4	X		
I Street (between Ft. Hunt Road and 15th Street)	93-1/93-2		X	
Wellesley Drive	93-1		X	
Rio Vista Drive	118-1		X	
Godfrey Avenue	110-1		X	
11th Street	83-4/93-2		X	
Mallow Trail	119-A		X	
Kentia Trail	119-A		X	

AGREEMENT

THIS AGREEMENT made this day of , 1977, by and between BELMONT BAY COMMUNITY ASSOCIATION, hereinafter called the party of the first part, and the OCCOQUAN WATER SKIING CLUB, INC., hereinafter called the party of the second part, is voluntarily entered into by the parties for their mutual benefit and enjoyment under the following statements and terms:

1. That the party of the first part is a homeowners association duly constituted and owning land within the boundaries of Belmont Park Estates in the County of Fairfax, State of Virginia.

2. That the party of the second part is a duly constituted non-profit corporation domesticated in the State of Virginia and owning one lot adjoining park land of the Belmont Park Estates.

3. That the party of the first part hereby grants the party of the second part the use and enjoyment of park land within the boundaries of the Belmont Park Estates for a period of one year under terms and conditions set out hereafter.

~~4. That the party of the first part will contribute a maximum of $300.00 per year for the maintenance and upkeep of park land within the Belmont Park Estates that adjoins the lot owned by the party of the second part.~~

4. *That the party of the second part will contribute $300.00 per year for the use of the park land within the Belmont Park Estates, that adjoins lot 94. Payment of $300.00 is due to the party of the first part on or before 1 May of each year this agreement is in force.*

LAW OFFICE
FLAHERTY & DAVIS
OLD CHAIN BRIDGE RD
FAIRFAX VIRGINIA 22101

5. That any materials, equipment or property of any nature left on the real property of the first part by members of the party of the second part shall be at the full risk of the members of the party of the second part. That the party of the first part will not be liable for any damages or loss of property left on property owned by the party of the first part by members of the party of the second part.

6. The party of the second part shall be responsible for the conduct and activities of their members while on the property owned by the party of the first part. The party of the second part shall see that their members conform to all applicable local and State laws and shall indemnify and hold marless the party of the first part for any illegal activity by a member of the party of the second part while said member is on property owned by the party of the first part.

7. The party of the second part agrees to maintain their lot, and the adjoining park area owned by the party of the first part, free from all trash and debris and keep the area clean and free from any objectionable materials and store nothing on the property which would be in violation of State or local ordinances.

8. The party of the second part agrees to admonish their members strictly to all traffic regulations on access roads leading to the property mentioned herein and shall keep to as minimum number as possible the auto and boat trailor traffic on all access roads leading to the property mentioned herein.

9. The party of the second part agrees to keep noise levels on their lot, and the adjoining park land owned by the party of the first part, to a minimum and to adhere and uphold

LAW OFFICE
LAHERTY & DAVIS
LD CHAIN BRIDGE RD
AN, VIRGINIA 22101

all regulations of the State of Virginia and the County of Fairfax dealing with noise levels.

10. The party of the second part may make any improvements, not inconsistent with County or State regulations on the property owned by the party of the first part, after having secured the permission of the party of the first part in writing. Such improvements once made on land owned by the party of the first part become the property of the party of the first part and cannot be removed without written permission of the party of the first part.

11. The party of the first part agrees to access to the property mentioned herein from 6:00 A. M. to 10:00 P. M., each and every day but activity on land owned by the party of the first part shall cease at 10:00 P. M., unless permission is given in writing to extend said time by the party of the first part.

12. The party of the second part agrees that their members shall display on boats and autos having the right to use said property herein, decals or stickers identifying said boats and autos having the right of use therein. Boats and autos not displaying said decal or sticker shall be deemed to be tresspassing on said land and shall subject their owners to any remedy the property owners have for the protection of their person and property whether at law or in equity.

13. Either of the parties herein shall have the right to call any State or local law enforcement officer to enforce any local or State law on the land mentioned herein and to secure the person or property from violence or destruction while on the property of the party of the first part.

LAW OFFICE
LAHERTY & DAVIS
OLD CHAIN BRIDGE RD
AN, VIRGINIA 22101

14. The party of the second part shall have the right to improve the access road to their lot as long as such improvements do not change any legal rights or destroy property belonging to the party of the first part.

15. The party of the second part shall have the right to have approved guests on the property mentioned herein and such guests shall be bound by the same terms and conditions as members of the party of the second part. "Approved guests" shall mean those persons who qualify under the By-Laws and terms of the party of the second part's organizational structure.

16. The members of the party of the first part shall have the full use and access to the park land owned by them as well as the land owned by the party of the second part. The members of the party of the first part shall further have the full use and access to any physical facilities on the properties mentioned herein and may make any physical improvements on said properties that they deem necessary and to the best interest of both of the parties herein.

17. Both parties herein agree to cooperate with each other to make the property more desirable and of mutual benefit to their members.

18. Either party to this Agreement retains the right to terminate this agreement upon 40 days written notice to the other party and after a hearing is held before the officers or appropriate committee of the terminating party's organization.

WITNESS the following signatures and seals the

. day of , 1977.

LAW OFFICE
O'FLAHERTY & DAVIS
100 OLD CHAIN BRIDGE RD
McLEAN, VIRGINIA 22101

BELMONT BAY COMMUNITY

Minutes of Meeting

April 25, 1977

Present:

Mr. & Mrs. M. Wright
Mrs. Vandenburg
Mr. Payne
Mrs. Spangler
Mrs. Foster
Mr. & Mrs. Wilcox
Mrs. Ford
Mr. & Mrs. Lear
Mrs. C. Wright

Mrs. Wright opened the meeting by leading a discussion about the party that Mr. Scarboro had down at the water front April 23rd. Mr. Lear wants the community to do something more about trying to stop these huge parties so he wrote a draft letter to send to several of the county agencies such as police, Board of Supervisors, Zoning Commission, to request that someone come and talk to us about some of the things that we can do legally. It seems the police can't do anymore than they are doing at the moment but Mr. Lear feels that if the community as a whole requested advise and help the county people would have to provide us with this information. Mr. Lear would like everyone in the community to sign this letter. A motion was made that we send the letters to county officials asking them to solve the party problems. Seconded by Sally Spangler. The group unanimously voted in favor of the motion and agreed to sign the letter on an individual basis.

Mrs. Wright explained the delays in receiving insurance money for the entrance sign and said that Mr. Jackson was expecting the insurance money any day and the repair work would start immediately.

The Ski Club accepted agreement and will start work soon on the new dock probably May 21st or 22nd. The Ski Club is working on identification markers for the cars. The community is invited to help out on the dock construction and clean up.

Carolann M. Wright

Belmont Bay Community Associates
Minutes of Meeting
March 7, 1977

The meeting was called to order by Mr. Jackson, the President, at 7:40 PM.

Members present:
Mr. and Mrs. Vandenberg
Mr. and Mrs. Foster
Mr. and Mrs. Myron Wright
Mr. and Mrs. Lear
Mr. and Mrs. Jackson
Mr. Wilcox
Mr. Ware
Mr. Payne
Mrs. Ford

The purpose of the meeting was to discuss the agreement that the Occoquan Ski Club had sent to BBCA. Gene Lear gave us a report on the agreement , and a copy of the agreement was passed out to those members present to look over and discuss. The agreement is for a one year period to be renewed on May 1st of each following year. A discussion followed. Mr. Ware made a motion that the Belmont Bay Community Associates will accept the agreement as written , but with the correction to the amendment on paragraph 4. Mr. Jackson seconded the motion. Motion passed.

Mr. Jackson gave a report on the sign at the entrance way that had been demolished by an addident the first of the year by a reckless driver. Two bids have been submitted to Northern Virginia Insurance Co. to replace the sign and brick work to it's original condition. Mrs. Jackson will get a bid from a local nursery as to what the cost will be to replace the shrubbery, and will send the bid to the Insurance Company. At the present time the sign has been stored under cover to keep it in good condition.

New officers were nominated at the meeting, and the slate was voted on and passed unanimously. They are as follows;
Mr. Foster nominated Mrs. Mildred Wright for President
Mr. Lear Nominated Mr. Payne for President, Mr. Payne declined the nomination.
Mr. Payne nominated Mr. Wilcox for Vice President.
Mr. Jackson nominated Mrs. Jackson for Secretary.
Mr. Ware nominated Mrs. Lear for Treasurer.
This is our new slate of officers for the year. Let's stand behind our new officers and give them our support. Mr. Jackson, our outgoing President did a fine job during his long term and got us well organized. Thanks for a job well done. Mrs. Wright took over the meeting as our new President.

Mrs. Lear gave the treasurer's report and it was approved as read. The treasurer's report is on a separate page of these minutes. Mr. Jackson suggested that we change our procedure of having both the President and the Treasurer's signature on the checks that need to be signed and just have the Treasurer's signature on the checks.

Mr. Wilcox brought up for discussion about the collection of dues again by the group. As of now we will not collect any dues until we get the agreement back from the Ski Club, and then we will discuss this again. $70.00 was sent with the agreement from the Ski Club, for half of last years taxes and insurance for their use of the park area.

Mr. Vandenberg brought up for discussion as to whether a sign should be put at the top of the hill to the park area as well as at the entrance of the park. He brought to our attention that there had been two serious accidents on the Bay hill during the winter snow and ice storms, that we had . The sign needs to be official looking. Frits will look into the cost of sign's. It was discussed that also the Ski Club might place some signs at the park area.

Mr. Jackson suggested that we invite a representative of the Ski Club to our meetings after the agreement has been signed, This way we can be informed as to their plans and use of the park area that we will share.

Mr. Lear suggested that we have our meetings around the first of the month and Monday night seemed to be a good night for most members present.

Mr. Vandenberg brought up for discussion the erratic water pressure that we were having. Mrs. Wright was going tbecall the water company and find out have much longer we were going to be having this problem with the water pressure.

Meeting was adjourned at 9:10 PM.

Mrs. Jackson served coffee, cookies and mints.

Cathy Foster
Secretary.

Financial Report to 7 Mar 77

Carried Fwd.	40.17
Occ. Ski Club	70.—
Tot.	110.17

Expenses

Bank S.C.	2.00
	110.17
Less	2.—
Bal	108.17

Belmont --- Community Associates

Treasurer's Report

March 7, 1977

Financial Report to December '75

Previous Report		$341.71
Cash Received		-0-
	Total	$341.71
Expenses		
LCIC Donation		$ 25.00
Hopkins Bulldozing		$300.00
	Total	$325.00
		$341.71
	Less	$325.00
	Balance	$116.71

Financial Report for 1976

Carried Forward		$116.71
Dues		$ 20.00
Funds withdrawn from Savings		$100.00
	Total	$238.71
Expenses		
Fairfax Taxes		$118.54
Bergens Ins.		$ 73.00
Bank S.C.		$ 5.00
	Total	$196.54
		$236.71
	Less	$196.54
	Balance	$ 40.17

Financial Report to March 7, 1977

Carried Forward		$40.17
Occoquan Ski Club		$70.00
	Total	$110.17
Expenses		
Bank S.C.		$ 2.00
		$110.17
	Less	$ 2.00
	Balance	$108.17

Savings Report to January '77

Balance on Savings	$343.50

Apr. 18, 1977

Trustees meeting with Ski club.

Mr. Stansbery — Mr. Nash

$200 paid annually

Did we back to taxes?

on taxes?

Richard Scarborough

Signs:

Identification for

will send new list -

get list to them

will build a dock solid - & floating 150'

how much to clear

dust prevention

Dock Bldg May 21, 22

Clean beach

entrance sign

Signs

Circuit

center

Ski

DONNA L. JONES
6606 BERKSHIRE DR.
ALEX. VA.
N. VA. INSURANCE CO.
765-2866
1974 FORD ZD VA. JXL-268

22 February 1977

10906 Belmont Boulevard,
Lorton, Virginia 22079

Northern Virginia Insurance Company
3538 Carlyn Springs Road
Baileys Crossroads, Virginia 22041

Gentlemen:

Enclosed please find two (2) bids for repairing entrance wall to our community, "Belmont Bay Estates" located in Lorton, Virginia.

Damage was incurred when an automobile owned by Mr. Jesse E Jones, 6606 Berkshire Drive, Alexandria, Virginia, insurance number 65-200352 damaged the above mentioned wall.

I am filing this claim in the name of our civic organization, Belmont Bay Associates of which I am President.

In case further information is needed I can be reached during working hours at 781-7007 or at my home, 339-6631.

Yours Truly,

William Van S Jackson

8 March 1977

10906 Belmont Boulevard
Lorton, Virginia 22079

Northern Virginia Insurance Company
3538 Carlyn Springs Road
Baileys Crossroad, Virginia 22041

Gentlemen:

Two bids for repairs of an entrance wall to our sub-division was submitted by mail to your office 22 February 1977. To date I have had no response from your office.

Enclosed please find a bid to replace shrubbery destroyed in the same accident.

Yours truly

William Van S Jackson

9125 Ridgely Drive
Lorton Virginia 22079
690-7907
February 9, 1977

Dear Mr. Jackson,

We appreciate you letting us bid on your entrance sign.
The following is a list of work to be done.
Repair and replace the masonry part of the sign.
Reinstall the wooden part of the sign to its original position.
Clean up the area around the sign and take away all debris.
Following is our bid of $575. to do all the above work.

Thank you,
John C. Wilson

Proposal

PROFESSIONAL BUILDERS
CONSTRUCTION CONSULTANTS INC.
2918 Furman Lane
ALEXANDRIA, VIRGINIA 22306
Phone 765-5946

	PHONE	DATE
[illegible]	339-6631	2-15-77
[illegible] Blvd.	JOB NAME	
[illegible]	JOB LOCATION	
[illegible] DATE OF PLANS 1-6-77		JOB PHONE

We hereby submit specifications and estimates for: Professional Builders, Inc. Agrees to furnish all labor/materials for the following job. Repair one damaged entrance masonry (brick) wall at the above subdivison address. Job sight will be left clean and in order on completion of abovs said work.

Payment will be as follows;

Payment of $[illegible].00 will be due on completion of above said work. Total amount in this contract, $350.00.

Authorized Signature [illegible]

Note: This proposal may be withdrawn by us if not accepted within [illegible] days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

[illegible] hereby to furnish material and labor — complete in accordance with specifications below, for the sum of:

[illegible] Hundred Fifty Dollars dollars $ 350.00

Payment to be made as follows:

Same as noted in contract:

E.S.T.

SKY, INC

NURSERY AND GARDEN CENTRE

TRIANGLE PLAZA

DUMFRIES, VIRGINIA 22026

PHONE 221-2101

No. 5014

Customer's Order No.

Date 3/8/1977

M Belmont Estates

Address Belmont Blvd. Lorton

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT	

QUAN.	DESCRIPTION	REG. LIST PRICES	SPECIAL SALE PRICE	AMOUNT
1	Trees			345 00
1	Trees			78 00
1	Trees			68 00
1	Trees			400 00
1	Trees			160 00
	TAX			72 40
	TOTAL			162 40

ALL claims and returned goods MUST be accompanied with this bill.

RECEIVED BY

BILLINGSLEY PRINTING & ENGRAVING

Savings Report to Jan 77

Balance in Sav. 343.50

Belmont Bay Community Associates
Minutes of Meeting
June 25, 1976

The meeting was called to order by Mr. Jackson, the President, at 8:10 PM.

Members present:
Carol Ann Wright
Mr. & Mrs. Lear
Mr. & Mrs. Vandenberg
Mr. Payne
Mr. Ware
Mr. & Mrs. Wilcox
Mr. & Mrs. Jackson
Mr. & Mrs. Foster

The purpose of the meeting was to discuss the use of the Park property by the Occoquan Ski Club. It was decided that we were interested in having the Ski Club join us at the Park area.

Mr. Ware made a motion that whatever we do with the Ski Club should be done legally. Seconded by Frits Vandenberg. Motion carried.

Jim Foster made a motion that we appoint a committee to seek legal advise and the committee would also work with the Ski Club to explore an agreement between the Club and the BBCA. Seconded by Mr. Ware. Motion passed.

There was much discussion concerning whether we should incorporate our group, and of different types of corporations as well as the cost.

A Committee consisting of Gene Lear, chairman, Frits Vandenberg, and William Payne volunteered. They are checking on a lawyer for legal advise as well as work up some guide lines for the two groups to work with. Those who were present were interested in having some guidelines to control the noise, policing the area, speed limits on the road. A discussion followed.

The present Officers terms have expired and a new slate of Officers need to be elected.

Meeting adjourned 10:00 PM.

Cathy Foster
Secretary

Monday, 24 May 1976

Dear Neighbor:

Jim Foster recently gave me the attached letter that he received from the Occoquan Water Ski Club that until recently operated from Sandy Point and now own Lot # 93 adjacent to our park area.

I talked to Mr. Duff, President of the Water Ski Club, on the telephone yesterday and he apparently realizes that they need the support of our Association in order to obtain a recreational permit from Fairfax County to use Lot # 93 as a base for their operation. He also informed me that their Club will cause little or no Vehicular traffic on the access lane to the water front as, he says, the membership arrive by boat.

The Water Ski Club, as you note from the attached letter, desire a meeting with us to explain how they feel they can be of assistance to us. In order to help determine a course of action, would you kindly telephone me any evening this week, except Wednesday, and give me your opinions on the following points: 339-6631

1. I do not favor endorsing the Water Ski Club's efforts to obtain a special use permit for Lot # 93.

2. I think we should endorse the Ski Club's efforts to obtain a special use permit.

3. I think we should call a meeting of our Association and invite representatives of the Ski Club to present their proposals and ideas to us and then make a decision as to whether we wish to support their efforts to obtain a special use permit.

Yours truly,

William Van S Jackson
President, BBCA

May 10, 1975

Mr. James Foster
[illegible] Belmont Landing Rd.
Lorton, Virginia

Dear Mr. Foster:

The Occoquan Water Ski Club respectfully requests an opportunity to present its membership to your Civic Association meeting. Our purpose is to familiarize you with the goals and ambitions of our organization.

The Occoquan Water Ski Club is composed of middle class families, dedicated to maintaining facilities in an orderly fashion, consistant with your own desires. We believe that given an opportunity to familiarize your Civic Group with our membership, we can prove ourselves an asset to your area.

As you are most likely aware our organization owns Lot #22, on Belmont Bay. The purpose of this request is to solicite your support to obtain a Special Use Permit.

Our club has maintained Sandy Point since 1955. We believe we could [illegible] our efforts to greatly improve your own recreation facility.

Sincerely,

Bill Duff, President
Occoquan Water Ski Club
8601 Crowley Blvd.
Springfield, Virginia 22152

BD/ew

Wednesday 6 April 1976

The Belmont Bay Community Associates' Board of Trustees met with the President, Tuesday, 6 April 1976. It was unanimously agreed that because of lack of community support, both financial and in interest, the following actions will be taken:

Dues will not be assessed.

Liability insurance will be discontinued.

County taxes will continued to be paid until the BBCA bank account is exhausted.

The Trustees are willing to reactivate the Association any time in the future if community interest and support so indicates.

Bill

William Van S Jackson
President, BBCA

BELMONT BAY COMMUNITY ASSOCIATES

9 March 1976

Dear Neighbor: -

During the last meeting of the BBCA the status of the Park area was discussed. Taxes must be paid or we lose the Park. Liability insurance premiums must be paid to protect all of us against any possible injury claims. As you know, owners of an "attraction" can be held liable for injury, even of trespassers, particularly when it is difficult to police the area and our "no trespassing" signs are regularly removed or defaced.

The few active residents of the Association have shouldered, so far, the entire burden of work and expense involved in the Park ownership. This triggered the discussionconcerning the Park status and the possibility of making some constructive disposition of the Park propertysince the failure of some residents to participate in the Association raises the real possibility of losing the property for non-payment of taxes. It has been conservatively estimated that our home valuesare enhanced a minimum of 10,000 to 15,000 dollars each because of group ownership of the water front park property. This should be a vital matter to each of us.

The active members of the Association have made a decision that the few families currently active will not continue to carry the financial burden alone. Either all of us will help support the Park or consideration will be given to disposing of the property, perhaps as a commercial enterprise as a marina or to one of the public park authorities. To prevent this from happening we propose a drastic reduction of membership dues from $20.00 quarterly ($80.00 per year) to an extent that will cover the minimum costs and will be in range of everyones budget.

The following indicates the basic expenditures for the past two years:

	1974	1975
Insurance	$65.00	$70.00
Taxes	$100.45	$94.33
Bulldozing	$196.00	$375.00
Mowing	$13.50	$47.00
Total	$374.95	$586.33

The average yearly expenditure ($961.28 divided by 2) amounts to $480.64 per year. Currently, we have 15 familes in residence and if all 15 would join the Association, the cost would be $32.04 or $2.67 per month, a reduction of approximately 40 percent of current membership dues. Rounding out that figure to $3.00 per month would give us $60.00 above the year average expenditure which would give us an inflationary cushion and enable us not to raise the dues from $3.00 per month for the foreseeable future.

We welcome you joining us. Please use the self addressed stamped envelope to respond, using the form at the bottom of this letter. As in the past, all members will receive an announcement with an agenda of meetings, as well as a copy of the minutes of all meetings. The next meeting will be held at the Jackson residence, 10906 Belmont Boulevard, Tuesday, 30 March 1976. Coffee and conversation 7.30-8.00 PM. Business meeting to begin promptly at 8.00 PM. Election for Association officers will be held at this time. Please plan to join us.

Sincerely,

William Van S Jackson
President, BBCA

****

Enclosed please find $3.00 for March 1976 membership dues in BBCA.

I will plan to attend the meeting, Tuesday, 30 March 1976 at the Jackson Residence:

( ) Yes ( ) No

last year

Financial Report for 1976

Carried Fwd.	116.71
Dues	20.-
Funds withdrawn from Sav.	100.-
	236.71

Expenses.

Fairfax Taxes.	118.54
Revens. Ins.	73.-
Bank S.C	5.-
	196.54

	236.71
Less	196.54
Bal.	40.17

BELMONT BAY COMMUNITY ASSOCIATES

Meeting, Friday, 19 December 1975 at 10906 Belmont Boulevard, the Jackson Residence.

AGENDA:

7:30-8:00 PM Cand C (coffee and conversation)

1 Contribution to Lorton Community Information Center.
Discussion and action.

Money for Christmas Basket.
Discussion and action.

2 Sebold property . . cars for sale.
Discussion and possible action.

3. Ball zoning of lane to water front.
Status

4. Letter to property owners re cost of maintenance of park area.
discussion and possible action.

5. New business from floor.

I am

Financial Report to
15-31 Dec. 75

Previous Report	341.71
Cash Rec'd.	000.--
Total	341.71

Expenses.

LCIC Donation	25.-
HopKins Bulldozing	200.-
Total	225.-

~~Bal.~~

	341.71
less	225.-
Balance	116.71

Statement 18 Dec 75

Previous Report 403.87

Expenses

Bell Postage	10.—
Taxes	47.16
Mulch	5.—
Total	62.16

Cash on hand 341.71

Report 18 Dec. 75

Previous Report	403 87
Cash Recd.	20. —
	423.87

Expenses

Irving Mowrey	20. —
Bill Postage	10. —
Times -	47.16
Mulch	5. —
	82.16

21 Jan 76 dep 20. —

10. —	403 87
5. —	62.16
47 16	34171
62.16	

BELMONT BAY COMMUNITY ASSOCIATES

TO: ALL NEIGHBORHOOD RESIDENTS

Please join us on Saturday, 25 October 1975 for a beach clean up party and picnic afterwards.

HOT DOGS

POTATO CHIPS

SODA

TIME : 1.00 PM :til ??

:ing tools, rakes, trash bags, saws, etc.

Please reply by Thursday, 23 October to 339-6836 so we will know how many people to provide for.

Dear Resident (or Property Owner) of Belmont Park -

On 28 September 1975 a meeting ofthe Belmont Community Associates was held in the park area. There were only seven families represented - which is a pretty poor showing, considering the number in residence or living nearby (for your information, the families represented were: Payne, Ware, Lear, Wilcox, Foster, Jackson, and the P. Wrights).

One of the prime matters discussed was the status of the Park area. Taxes must be paid, and so must premimums on liability insurance to protect us all against any possible damage claims - as you know, owners of an "attraction" can be held liable for injury, even of trespassers ... particularly when it is difficult to police the area and our "no trespassing" signs are regularly removed or defaced.

The few active residents of the area have shouldered, so far, the entire burden of work and expense in policing the litter, mowing, ditch control, road maintenance, etc. To a large extent, it is these owners who have also shouldered the tax and insurance burden. This is what triggered the discussion concerning the park status. This ~~discuss~~= discussion centered on the possibility of making some constructive disposition of the park property, since the failure of ~~most~~ property owners to participate in the association tothe extent of the $ 3.00 per annum to cover their proportionate share of the taxes and insurance raises the real possibility of

75

losing the property of for non-payment of taxes. Since it is a conservative estimate that our properties are enhanced by a minimum of $10,000 to $15,000 each by joint owners-hip of the park property, this should be a vital matter to teach of us, and hence I have been instructed by the Associates to wri te you all and point this fact out .

Two alternatives to disposal of the property (if support is not forthcoming) are readily appearent: One is to have two classes of membership - active and inactive. Inactive members would, after one year of failure to meet their proportional share of expenses, lose their rights to the park proper-ty (hence, become inactive) until such time as all unpaid assessments are paid. If such back assessments are not paid prior to any transfer of the member's property, the rights to the common (waterfront) would be lost premanently.

A second alternative is for a mathematical formula to be developed to assign voting(i.e., control) rights in the Associates in such a way as reflect the payment or non-payment of aassessments. This alternative can be discarded out-of-hand as cumbersome and too subject to controversy.

So far, on the only firm decision madeis that the few families currently active will <u>not</u> carry the burden alone in the future on behalf of all the landowners. Either the property and its liability will be disposed of (probably to either a commerical enterprise as a marina or to one of the public park authorities) or ~~e-l-~~ else

"alternative one" abov e will be adopte d .

A bit of history on this property is perhaps in order, so, at this point let me poin t to the addendum to this letter giving the specifics. Note that it is only by luck and the hard work of Messers Foster and Ware that we even have access to this property - it did not comes to us as part of the subdivision as many had thought, and it had been lost to us up to the time Mr. Hervitz so generously donated it to us. Mr. Hervitz, who was under no legal obligation to so do, kept the faith with us that the original developers had not. Now, can we keep faith with each other? Frankly, that is exactly what this question boils down to.

We want, of course, maximum participation in the preservation of our waterfront park property and most valuable asset. The participation we seek is more than just ~~financi~~= financial. We want your ideas and desires regarding the waterfront. Feel free to let me know what they are, and I will see that they are made ~~know~~ public at the Associates meetings, and that you are replied to.

[illegible]
[illegible]
[illegible] 25, 1975

[illegible] by Mr. Jackson, the President, at [illegible]

[illegible]

[illegible]	$374.92	
[illegible]	$403.37	
[illegible]	$410.00	(approximate)
[illegible]	$130.00	
[illegible]	$100.00	
[illegible]	$200.00	
[illegible]	$453.79	
[illegible]	$300.00	
Total	$753.79	

[illegible]
[illegible] much damage to the road and park area. The ditches are clogged with debris and washed out much of the road. There was much discussion regarding the park area and the association as to whether to keep it or sell it or give it to Fairfax County for a park. The burden of taxes if they are being taken care of by only so many of the families who live there. Peter Wright is going to draft a letter for the association to tell the property owners to let them know what monies are due for each for the taxes and insurance.

Mr. Payne made a motion that he contact Jerry Hopkins to fix the road and ditches. Peter Wright seconded the motion. Motion passed. Mr. Payne will get a bid from Mr. Hopkins.
A motion was made by Mr. Payne to have no more cut none of the trees in the immediate park area and to pay them $50.00 a month effective [illegible] to the July motion not recorded. Motion failed. Motion stated to cut trees down allowed.
Mr. Forton made a motion that the beautification committee do down to the park area and try and trim trees but stay marked to [illegible] before the cutting started. The motion carried.

A motion was made [illegible] by Mr. [illegible] and by the [illegible] to adjourn. Motion carried. Meeting adjourned.

[illegible]
[illegible]
Secretary

BELMONT BAY COMMUNITY ASSOCIATES
Minutes of Meeting
10 March 1975

The meeting was called to order by the President, Mr. Jackson, at 8.00 PM at the home of Mr. and Mrs. Ware.

Present: Mr and Mrs Foster
Mr. Jackson
Mr. Truscott
Mrs. Vandenberg
Mr and Mrs Ware
Mr. Wilcox
Mr and Mrs Myron Wright
Mr. Peter Wright

Copies of the Treasurer's report were distributed and accepted.

OCCOQUAN SKI CLUB

The Occoquan Ski Club President telephoned Mr. Jackson and told him they wish to use their lot for picnics by members of their organization. Mr. Jackson responded that he was informed by Mr. Covington, Fairfax County Zoning Office, that the ski clubwould have to obtain a recreational permit but that his office had been informed that the Club had purchased the lot for investment purposes only. The club President asked Mr. Jackson what the community response would be to the use of the lot for picnics, etc. Mr. Jackson answered that he could not speak for the members but our Association would be glad to have him appear at a meeting to explain what they hoped to do with their lot. The Ski Club President said as soon as they formulated their plans they would accept such an invitation.

STATUS OF LOTS # 92 AND #94

Mr. Jackson was informed by Mr. Covington, Fairfax County Zoning office that:

a) The shack on lot 92 is properly secured and

b) the A-Frame on lot 94 has a permit to build the A-Frame for storage purposes only but if used as a residence the owner would have to apply for another type of permit.

c) In both instances the properties are currently within Fairfax County's zoning code.

d) Other problems, such as parties, etc., would have to be handled by a complaint to the county police.

ROADS

Mr. Jackson reported he has sent several letters to Mr. Wilson, County Executive, asking for a report that had been promised in May 1974. In November, Mr. Jackson sent a letter with a copy to Mr. Herrity, Supervisor. No response was forthcoming and another letter was sent to Mr. Wilson, copy to Mr. Herrity, in January. No response from the County Executive, but Mr. Herrity's office, by telephone, promised to investigate and that a decision should be forthcoming.

Mrs. Myron Wright volunteered to check out information relevant to this matter. A discussion ensued about contacting Mrs Packard, Chairman of the Board of Supervisors, to bring to the Board's attention the history of the roads in our sub-division.

LIGHTS IN PARK AREA

An engineer from VEPCO met with Mr. Ware and after surveying our needs for lights in the park area, promised to send a cost estimate to Mr. Jackson, which to date, has not been received. Further action on this matter will be deferred.

PARK SURVEYING

The survey of the Park's boundaries has not been completed. A motion was made by Mr. Ware, seconded by Mrs. M. Wright, to have Mr. Wilcox contact Mr. Edward Roof who assisted in the surveyingto see what the status is at this time and if he will complete the survey or what we owe him on a prorated basis of the $100.00 that was allocated the project. Motion carried.

WORK PARTY

A work party is scheduled for Saturday, 15 March (weather permitting) to burn the two trash piles in the park area. Early in April, the President will call another work party to block off some of the non-paved roads, as well as to plant some pines or cedars in the park area. The broken cement at the top of the hill be moved further down the hill to fill in the ditch. Mr. Wilcox is planning on getting a bull dozer operator in when the ground dries and we are hoping to get some more bull dozer work accomplished in the park area at that time.

DUES, TAXES, INSURANCE

There was a discussion concerning dues. It was brought out that only a few delinquent accounts exist at this time, thus it was agreed to continue the resident membership at 20.00 dollars quarterly. New quarter dues ($20.00) are due in April. A discussion followed about ear marking a certain amount of monies for bull dozer work. This will be an agenda item for a future meeting.

ELECTION OF OFFICERS

It was pointed out that Mr. Jackson has accomplished so much for the Association and has kept us so well informed during his tenue. Mrs. M Wright seconded a motion proposed by Mr. Ware that Mr. Jackson stay on as President of our Community Association for another year. Motion was carried by all present. Other officers elected unanimously were:

Mr. Payne	Vice President
Secretary	Mrs. Foster
Treasurer	Mrs Lear

We are glad to welcome Mr and Mrs Wilcox and their family who have recently moved into their new home. They will be a most welcomed addition to our Association and community.

Meeting adjourned at 9.30 PM

Cathy Foster
Secretary

ADDENDUM:

RE ROADS:

Since the meeting 10 March, the President has been informed by Mr. Haggity's office that the question of responsibility of the county regarding bringing the subdivision's roads up to state standard is now in the hands of the County Attorney and we should be informed of their decision in the not too distant future.

J

BELMONT BAY COMMUNITY ASSOCIATES

TREASURER'S REPORT

10 March 1975

Previous report	$789.01	
Cash received	$120.00	
	Total 909.01	

EXPENSES:

Fairfax County taxes		$50.22 $858.79 balance
Saving account opened (26.11.74		$400.00 458.79 balance

FUNDS COMMITTED:

Surveying		$100.00
Beautification		$8.70
Operating capital	$350.09	
Dues in arrears	$180.00	

75

BELMONT BAY COMMUNITY ASSOCIATES

AGENDA

PLACE: Mr. Ware's residence

DATE: Monday, 10 March 1975

TIME: 8.00 PM

1. Call to order
2. Reading of previous meeting minutes
3. Treasurer's report
4. Old Business:
   - Occoquan Ski Club
   - Status of lots # 92 and 94
   - Sub-division roads
   - Park area lights
   - Surveying of Park
   - Other Old Business
5. New Business
   - Membership dues, taxes and insurance
   - Date for work party
   - New Business from floor
   - Election of officers
6. Adjournment

BELMONT BAY COMMUNITY ASSOCIATES
MINUTES
November 12, 1974

The meeting was called to order by the President, Mr. Jackson at 8.05 PM at the Jackson's home.

Families represented:
Foster's
Jackson's
Payne's
Ware's

Occoquan Ski Club...lot # 93

The Occoquan Ski Club has purchased lot # 93. Mr. Jackson in correspondence with Mr. Covington, Fairfax County Zoning office, learned that the Club purchased lot 93 and it is in the name of Miss Lois Patton, Treasurer of the Club. The correspondence also indicated that the Club has been informed by the Zoning office that the have until 7 December 1974 to apply for a Special Recreational Permit. The Zoning office will notify Mr Jackson if they apply for the permit and notify him as to the date for the hearing on the permit application.
Mr. Jackson telephoned Miss Patton and she indicated that a committee had been appointed who were supposed to have informed us of their plans. Miss Patton assured Mr. Jackson that the committee will be in touch with him.

Lots # 92 and 94:

Mr. Jackson received a letter from Mr. Covinton, Fairfax County Zoning office indicating that he has asked the County Health Department and County Building Permit office to investigate the two lots and after their investigations, he will inform Mr Jackson as to what action the County authorities plan to take.

Roads in our sub-division:

Mr. Jackson wrote to the County Executive, Mr. Wilson, advising him we have not heard from his office since May as to what the County plans to do regarding our request to his office last May.

Park Area Lights:

Mr. Ware is planning to meet with Mr. Smith, VEPCO engineer, on Wednesday, 13 November to discuss cost estimates for a power line to our water front shelter and also about installation of security lights in the Park area and at the top of the hill.

Park Area Fill

We cannot get a preliminary bid from Mr. Hodge since a topographic map has not been completed.

Meeting adjourned at 9.00 PM. Next meeting to be called when group action is necessary relevant to the Ski Club.

Kathey Foster, Acting Secretary

BELMONT BAY COMMUNITY ASSOCIATES

AGENDA

PLACE: JACKSON'S RESIDENCE

DATE: TUESDAY 12 NOVEMBER 1974

TIME: 8.00 PM

1. Call to order, 8.00 sharp

2. Reading of previous meetings minutes

3. Treasurer's report

Old Business:

a) Dock
b) paving roads, status report
c) light in park area, status report
d) purchase of lot #93 by Occoquan Ski Club, status report
e) A frame and shack on lots # 92 and 94, status report
f) Fill in park area, status report
g) other old business from floor

5. New Business

a) From floor

6. Adjournment

Nov 74

Treasurer's Report, 12 November 1974

Previous report 15 October 1974	$738.01
Cash received	60.00
Total	798.01
Expenses:	
Postage	10.00
Balance of hand	783.01
Plus one dollar error on previous report	1.00
Total	789.01
Funds Committed:	
Surveying	100.00
Beautification	8.70
Total	108.70
Operating Capital	680.31
Dues in arrears	270.00

BELMONT COMMUNITY ASSOCIATES

AGENDA

PLACE: Mrs. Jewell Blake's residence

DATE: Tuesday, 15 October 1974

TIME: 8.00 PM

1. Call to order at 8.00 PM sharp
2. Reading of previous meeting's minutes
3. Treasurer's report
4. Old Business
    a) Dock
    b) launching ramp
    c) Paving of community roads
    d) Survey of park area
    e) other old business from floor
5. New Business
    a) Purchase of lot by Occoquan Ski Club
    b) Gas line construction through Mason's Neck
    c) Light in the park area
    d) Paving of roads in subdivision
    e) New Business from the floor
6. Adjournment

473.33
362.60
73

Treasurer's Report, 15 October 1974

Previous report 10 September 1974:	$420.22
Cashed received-dues	220.00
Sale at Seybold's	135.48
Total	775.70

Expenses:

Paint for dock	12.19
Park mowing	13.50
Hardware for sign	4.82
Peat for sign landscaping	6.18
Total	36.69
Balance on hand	738.01

Funds commited

Surveying	100.00
Beautification	8.70
Total	108.70
Operating capital	629.31
Dues in arrears	310.00

****

Breakdown of rummage sale 21 September 1974

Sales:	Margaret Seybold	$131.25
	Others	49.10
	Rake ($5.00 contribution)	31.95
	Total sales	212.30
Expenses:	½ for Margaret Seybold	65.62
	Advertising	11.20
	Total	76.82
Net proceeds to BCA		$135.48

BELMONT BAY COMMUNITY ASSOCIATES

Due to a conflict with Gunston Elementary and Hayfield Secondary School PTA's the Belmont Bay Community Associates Meeting originally scheduled for Tuesday 8 October 1974 has been changed to Tuesday 15 October.

PLACE: Mrs Jewel Blake
10916 Belmont Boulevard

TIME: 8.00 PM

BELMONT BAY COMMUNITY ASSOCIATES

Minutes of meeting

September 15, 1974

The meeting was called to order by the President, Mr. Jackson, at 8:00 PM, at the home of Mrs. Blake.

Families represented:
Mr. Payne
Mr. Lear
Mr. & Mrs. Jackson
Mrs Blake
Mr. & Mrs. Foster
Mr. & Mrs. Seybold
Mr. & Mrs. Vandenberg

Mr. Seybold moved that the minutes of the September 10th meeting be accepted. Seconded by Mr. Foster

Treasurers Report is included with these minutes on another sheet of paper. When paying dues to Mrs. Lear, please make checks payable to B.B.C.A.

Dock & Launching Ramp.
A week ago a work party pumped down pilings for the boat dock and did more work on the launching ramp. After some discussion it was decided to leave the dock up during the winter unless the weather gets too bad, then it can be taken up and stored. There is a section of dock washed up across the shore that is going to be checked to see if we could use it to make a walk up ramp to the dock. Mr. Seybold will pick up the material to finish the dock. We will need another work party to complete the dock. Mr. Jackson will contact people when it can be organized. When the material can be brought down the launching ramp needs to be extended out farther.

Old Business
People who are not members of B.B.C.A. are using the park area. After some discussion of this it was decided that a sign was needed saying "Members Only - Visitors Must be Accompanied by Member". Margaret Seybold is going to take care of getting the sign and putting it up.

Occoquan Ski Club has purchased Lot No. 93, down by the park area on the water. Mr. Jackson called the zoning board and reported this to them. He was told that they could not utilize this lot for Ski Club activities unless they have a special use permit. Mr. Vandenberg suggested we find out who had purchased the property if it was one person or the Ski Club and ask for what purpose the land was purchased and what were the intensions of the Ski Club as far as using the property was concerned. Any further pursuing of this will have to go through zoning when and if a special use permit is applied for by the Ski Club. Mr. Seybold made a motion that a letter be written to the Health Dept. and the Association go on record to have them inspect the three structures at the bottom of the

hill for possible violation of the health code. Mr. Lear seconded the motion. Motion carried.

Entrance Sign

As you all have seen our entrance way sign has been completed and is up. Barbara Jackson did a beautiful job doing the painting of the letters and the designs on it. THANKS, Barbara, for a job well done and thanks to all those who helped get the materials and get it installed.

Gas Line on the Neck

Mr. Lear and Mrs. Jackson brought us up to date on information about the gas line. This is to be a 36" line to be buried 3 ft. deep and a 75 ft. easement is needed. There are alternatives such as Ft. Belvoir area, Possum Point area or Mason Neck. They want to come through the Neck because they can use the easement that has been established and that they bought some time ago. This will come through the Mason Neck Wildlife Preserve and take down very old trees and 75 ft. of forest and ground cover as well as be very near where the Eagles nest. The Mason Neck group has gone on record that they do not want to have the gas line go through Mason Neck. Mrs. Jackson made a motion that a letter be written to the Mason Neck group giving them our support from this area. Mr. Lear seconded the motion. Motion carried.

Lights - Park Area

Mr. Jackson will check with the Sanitary District about getting a street light installed at the top of the hill and also at the bottom of the hill in the park area.

Park Fill

Mr. Hodges met with Mr. Lear, Mr. Jackson, and Mr. Ware down at the park area to discuss the possibility of fill. If the Association is interested he could work with the County and do this work for the Association. A topographic map is needed before Mr. Hodge can make us a firm offer on a percentage basis. Mr. Jackson will check with Mr. Jacobson about the survey and topographic map. A long discussion followed pro and con. Mr. Payne made a motion to ask Mr. Hodge to give us a preliminary bid with all the specifications. He must understand that there are some against this in the neighborhood. Mr. Seybold seconded the motion. Motion carried - 9 for 2 against.

Trails

Mr. Lear is working on a Transportation Trails committee that will connect trails from Rt. #1 to Hallowing point, Gunston Manor, Harbor View, Belmont Park Estates, and the Park. These trails are for biking, hiking, and horse back riding. Mr. Lear is going before the planning commission to make a pitch for trails in this area. A motion was made for the Association to support Mr. Lear when he goes before the planning commission to support these trails from Belmont Park Estates to Rt. #1, Mrs. Jackson seconded motion. Motion carried.

Meeting adjourned 10:30 PM
Next Meeting November 12, 1974 at the home of Mr. & Mrs. Jackson

BELMONT BAY COMMUNITY ASSOCIATES

Minutes of meeting

September 10, 1974

The meeting was called to order by the Vice President at 7:10 PM in the park area.

Families represented:	Families not represented:
Blake	Jacobson
Seybold	Jameson
Jackson	Spangler
M. Wright	Stepp
Lear	Vandenberg
Foster	P. Wright
Payne	
Ware	

Treasurers Report - Mrs. Lear

	$360.52
Dues received $90.00, donation for the sign from Mr. & Mrs. Jackson $30.00	$120.00
Expenses - Marine plywood for sign	$ 60.30
Balance	$420.22
Funds still committed	$119.70
Dues in arrears	$270.00

Payment of small bills

There was a discussion regarding the paying of small bills that were presented to the President. Two bills that are outstanding at this time are paint that Mrs. Jackson purchased for $12.19 and Jimmy Foster for mowing the park area for $13.50. A motion was made by Mrs. Jackson to authorize payment of up to $25.00 when needed by the President for expenditures on small bills. Seconded by Myron Wright. Motion carried. The President or Board of Directors will decide how many times per year the park area shall be moved or when it is needed.

Sign Progress - Mrs. Jackson

Mrs. Lear ordered and picked up the marine Plywood from Lowes. Mr. Ware and Mr. Foster have put the two pieces of plywood together and cut it to fit the opening of the entranceway. Mrs. Jackson is in the process of drawing the scroll design on the board and Mr. Lear will cut it out with his saw and then paint it. After the sign is painted Mrs. Jackson will do the letters on the sign. In a short time the sign should be installed at the entranceway.

TRASH AND TREASURE AND BAKE SALE

DATE - SEPTEMBER 21,1974 TIME - 10:00AM till !!!

CHAIRMAN - Margaret Seybold -- Furniture and usable items

BAKE SALE - Mrs. Vandenberg

Contact Margaret when you have your items ready so that you can take them out to Rt. 1 and they can be priced before the sale. Call her so that she can go out and let you in the building. Phone 339-7271. We are going to ask Mrs. Stepp to make a note in her column about the sale and also place an ad in the Potomac News.

Be sure and look around and find all kinds of goodies for the sale. Some posters are needed to be made so that they can be placed at different places beforehand so that we will have a good turnout for the sale.

BOAT RAMP

Mrs. Seybold will get another load of broken concrete sometime this next week for the boat ramp.

Meeting adjourned at 7:30PM/

Next meeting will be held at Mrs. Blakes house, Tuesday, October 8, 1974 at 7:30 PM.

Respectfully submitted
Cathy Foster
Secretary , Acting

BELMONT BAY COMMUNITY ASSOCIATES

Tuesday 10 September 1974

Park Area
7.00 PM

AGENDA:

1. Authorize paymeny to Jimmy Foster for mowing park area. Discussion of how many times per year we wish to have Jimmy mow in the future for same price.

2. Authorize payment to Mrs Jackson for paint for dock.

3. Report from Mrs Jackson on gate sign progress.

4. Planning for sale at Seybold property on US 1.

5. New Business

6. Treasurer's report

10 Sept Report

Previous Report 30 July 74	360.52
Cash Rec'd	120.00
Total	480.52
Expenses	~~60.30~~
Lowes - Marine Plywood	60.30
Total Expenses	60.30
Bal on Hand	420.22
Funds Committed	
Surveying	100.00
Beautification	19.70
	119.70
Operating Capital	300.52.
Dues in Arrears	270.00

BELMONT BAY COMMUNITY ASSOCIATES

Minutes of meeting

13 August 1974

The meeting was called to order by the President at 7.00 PM in the Park area.

Families represented:

Blake
Foster
Jackson
Lear
Vandenberg
Ware
M. Wright
P. Wright

Families not represented:

Jacobson
Jameson
Payne
Seybold
Spangler
Stepp

Mr. Jackson gave a short presentation of what has and what has not been accomplished during the past six months. (see minutes of previous meetings)He pointed out that we have an operating fund of only $210.52 and that we have $390.00 in arrear dues. It was also pointed out that the yearly real estate tax ($100.46) and liability insurance ($65.00) are recurring annual expenses that must be met if we are to retain possession of the Park and with many dues in arrears we have little money for maintenance, not to mention improvements. Mr. Jackson asked the question, rhetorically; do we wish to continue our efforts, despite what appearsto be wanning interest, both financially and in personal efforts to accomplish our original dream of improving and maintaning the Park? The members present unanimously agreed that we should continue our efforts.

A discussion on how to augment our bank account ensued.

Mrs. Vandenberg suggested a "yard-bake sale" which was met with approval. Mr. Jackson was authorized to contact members to ask for donations (no commissioned sales) for such an endeavor. Each member will be requested to ask five non-resident friends to donate items for such a sale. The sale will be advertised in the Potomac News and will be held on Labor Day, Monday, 2 September 1974 at the intersection of Belmont Boulevard and Haislip Lane. The Jacksons agree to store donated items, under cover, in their drive way Saturday and Sunday ONLY prior to the sale on Monday.

Mr. Foster discussed that he has located aircraft auxillary fuel tanks for sale at $40.00 each. It was agreed that these would be ideal for a floating dock. It was agreed by the members present that we would buy four ($160.00) for a dock if we achieve such a profit from the garage-bake sale.

t was agreed that Mr. Lear will contact Mr. Howard concerning hauling aterials for the proposed boat launching ramp (kindly donated by Mr. Seybold) Mr. Lear will report at the next meeting.

Mr. Jackson was authorized to solict bids for 3-4 times per year mowing of Park area. He will report at the next meeting.

Mrs Jackson reported that plywood has been purchased for the sign at the entrance to our community. The sign will be in the Colonial atyle. Mr. Foster volunteered to cut the plywood to size and to assist in the installation. Mrs Jackson assured the members that the sign will be completed and installed by the end of September.

The mem present agreed to meet at the Park site, 8.30 AM, Saturday, 17 August 1974 to work on the following:

1. Thorough policing of grounds.
2. Remove vandalized walls from small building on the beach.
3. Place waste cement slaps (many thanks to Mr. Seybold for arranging for us to have them) as a foundation for the boat ramp and for approach to the ramp.
4. Dig post holes for a fence along rear of property.

It is hoped that ALL MEMBERS of our organization will assist in this project. (children are welcomed) Please bring, if you have them: axes, hatchets, shovels, chain saws, wrecking bars, trash bags. Mr. Foster has volunteered his hydrulic screw to dig post holes.

Meeting adjurned at 8.15 PM.

Next meeting will be held at the park, Tuesday, 10 September 1974 at 7.00 PM.

BELMONT BAY COMMUNITY ASSOCIATES

MEETING: TUESDAY 13 AUGUST 1974

PLACE: PARK AREA

TIME: 7.00 PM

AGENDA:

a) Treasurer's Report (will be distributed at meeting)

b) Where we were at March 1974

c) Where we are as of August 1974

d) Where are we going?

Aug. 74

Financial Report

30 July 1974

Previous report 10 May 1974	$561.75
Cash received to July 1974	$130.00
Expenses:	
Berens Liability Insurance	$65.00
Postage for President	$20.00
Fairfax County Taxes	$50.23
Bill for bulldozer	$196.00
Total Expenses	$331.23
Balance on hand	$360.52
Funds commited	
Surveying	$100.00
Beautification	$50.00
Operating capital	$210.52
Dues in arrears	$390.00

Fin Rep. 15 & A. 30 July 74

Previous Report to May 74. 561.75

Cash Rec'd to July 74 130.00

691.75

Expenses:

Census Liability Sw. 15 [illegible]

Nam. Bldg Mod. 20.00

Fairbanks Morse Duty 50.93

Funds B. Bryan Sr. 2 July 170.00

331.93

Bal on Hand [illegible]

Funds Committed

Surveying [illegible]

Beautification [illegible]

150.00

Quandy Capital 210.52

Bal on Hand [illegible]

BELMONT BAY COMMUNITY ASSOCIATES

NEWS LETTER

10 MAY 1974

In lieu of having a formal meeting at this time, this newsletter will serve, hopefully, as a progress report on items discussed at our last meeting, 8 April 1974.

Jean Lear, Treasurer, reports:

Cash received since April meeting:		$240.00
Cash reported at April meeting:		321.75
	TOTAL	561.75
Funds committed:	surveying	100.00
	beautifucation	50.00
BALANCE		411.75

We are happy and pleased to announce we have 8 paid non- resident members:

Commander Richard Trumpter
6 Neptune Court
Ramsey Island
Joppa, Maryland 21085

Dr. Michael Polisko
6433 Eastleigh Court
Springfield, Virginia 22152

Mr. Roderick Murray
3600 N. Vernon Street
Arlington, Virginia 22207

Colonel John R. Sexton
135 Via Concha
Aptos, California 95003

Mr. and Mrs. Jules V. Fish
13631 Jemet Circle
Santa Ana, California 92705

Colonel E. Thomas Dorsey
354 Old Mill Road
Fairfield, Conn. 06431

Captain William Quisenberry
4900 Casimer Street,
Annandale, Virginia 22003

May 74

Ms Fay M. Bean
6408 10th Street,
Alexandria, Virginia 22307

The above will receive minutes of all meetings as well as newsletters as they are released. We hope they will communicate any ideas or suggestions they might have to help improve our organization and the work we are doing.

SURVEYING PROGRESS REPORT

Jack Jacobson reports that the surveying of the park area has been more difficult than originally anticipated but he is hoping that it will be completed in the near future

NEW GATE TO PARK AREA

Jack also reports that he is having a new gate welded to replace the old gate to the park area, the old gate having been vandalized. As soon as it is completed he will have it installed.

LOCK TO GATE

Jack installed a combination lock on Friday, 26 April. The following night the lock disappeared. A new one has been obtained (cost 2.69) and will be installed. The combination is

4-6-9

and may I urge you to make every effort to help keep the lock combination confidential. If we give the combination to unauthorized (non-property owners) we are completely defeating all our efforts to make the park a place of which we can be proud.

FILL DIRT NEEDED

I have been in telephone contact with Colonel Smith, Fairfax County Assistant Plan Review Branch Chief, who assured me he would refer to us any contractors in need of space to dump land fill. Jim Foster obtained the name and address of Corps of Engineer in Baltimore and Peter Wright kindly volunteered to write them informing them we have a fill area available and advising them of the possibility of using barges to bring in the fill.

I contacted the principal of Hayfield Secondary School and after inquiries she informed me that they had no courses at this time that would assist a assist a student in drawing a proposed design for our park project.

ROADS

Peter Wright has also been busy writing letters concerning our road situation:

a) letter to the County Executive stating our road problem in the sub-division and giving suggested remedies. A copy of the letter was sent to Mr. Harrity, member of the Board of Supervisors, representing our area.

b) A letter from Masons Neck Citizen Association to the County Executive giving full support to our organization's efforts to get our roads repaired. A copy was also sent to Mr. Harrity

BOAT RAMP

Margaret Seybold reports the equipment necessary to move the materials for the ramp is still not available. She assures me of her high hopes to have the project accomplished by the end of June at the latest.

ITEMS

I am enclosing a copy of a letter from Mr. Hedrick which I think may be of interest to members. Jim Foster has advised me that efforts are being made to have Belmont-on-the-Bay declared an historic house. (the old Haislip home) In addition, Jim also tells me that he has talked to Mr. Rawlings, the new owner, who says he is planning to renovate the old house and add an addition.

We notice that Mr. Wilcox's activities on his three lots (adjoining Belmont-on-the-Bay) indicate that construction will probably begin shortly. We all look forward to having him and his family as friends and neighbors.

Have you noticed the almost completed porch that has been added to the Lear home? A very fine addition, not only to his home, but also to the neighborhood. Gene is to be congratulated on his architectural abilities.

BEAUTIFICATION OF ENTRANCE

Kathy Foster and Barbara Jackson report that the ground around the entrance sign base has been spaded, fertilized and mulched as well as the grass being kept mowed.

The committee with the assistance of Gene Lear are planning to purchase appropriate lumber, thus they hope the sign will soon be completed and installed.

Finally, they are pleased to report that azalea bushes have been planted around the shrubbery at the entrance area.

Please call me if you have any suggestions or ideas relevant to our objectives and projects.

William Van S Jackson

William Van S Jackson
President

74

SHERWOOD REALTY

April 24, 1974

Mr. Jan Van S. Jackson, President
Mount Bay Community Association
Mount Bay Estates
Luzon VA 22059

Dear Mr. Jackson:

Thank you for your letter of March 22nd, and for the courtesy expressed by that writing.

Mr. Hunt on the Bay has been sold to George C. [illegible] and [illegible] of the Hunt Estate. I am forwarding a copy of this letter and your correspondence to them. Perhaps they will certainly be interested in [illegible] your organization and I am sure [illegible] to your community. As a matter of fact, the [illegible] among the factors they should be sure to [illegible] that it will be to do more to improve [illegible] certain that once the park and community will [illegible] while the property was present.

Please accept my congratulations for accomplishing the [illegible] in your letter. It appears that [illegible] to make Mount Bay Estates the [illegible] for it here. You certainly have a lot to [illegible] have my best wishes.

With kind personal regards to you and your organization, I am

Very respectfully yours,

Sherwood Realty

By: [illegible]

Apr 74

BELMONT BAY COMMUNITY ASSOCIATION

The April 8 meeting was at the home of Mr. and Mrs. Bert Seybold. Mr. Jackson, the President, opened the meeting at 8:05 PM.

Present were:
Mr. Ware
Mr. and Mrs. Lear
Mr. and Mrs. Jackson
Mr. and Mrs. Foster
Mr. and Mrs. Seybold
Mrs. Mildred Wright
Mr. Vandenberg
Mr. Wilcox

A motion that the minutes of the March 11 meeting submitted by Mrs. Spangler be approved was made by Mr. Seybold. Seconded by Jean Lear. Vote by voice to accept the minutes. Cathy Foster filling in for Mrs. Spangler.

Treasurer's Report: Dues received $180.00
Expenditures $20.90 Mailing certified letters
On Hand $321.75

The Treasurer, Mrs. Lear, will write a check to Mrs. Blake for the amount of $40.00 for payment of shrubs used to landscape the entrance. Mr. and Mrs. Jackson donated the money for the payment of the shrubs.

COMMITTEE REPORTS

LANDFILL COMMITTEE: Mr. Ware and Mr. Foster

Mr. Foster read the letter we received from Col. William Smith of Fairfax County regarding the park area. Col. Smith had met with Mr. Ware and Mr. Foster to discuss the park situation and said that we could have a permit for a fill. The letter stated what permits were needed and applications for the permits. They are as follows, Permit fee of $10.00, a $600.00 per acre escrow account set up, approximately $4000.00, this put aside so that the land will be planted with grass and final grading when project completed, and a two ft. topographic map. Mr. Brandt, who had been in charge of Seybold's landfill, was contacted to see if he was interested. He brought two big truckers down to look at the area on Saturday, but they were not interested at this time. Possibly later on. Mr. Seybold thought he might be able to get some concrete for fill from some contacts that he has. There is a possibility that fill could be barged in and this will be looked into. The intent of the landfill is to fix up the park and make money available for the Association's use for the park. Mr. Seybold is going to check with the County to see if the escrow could be lowered. Mr. Jackson is going to call Col. Smith to let him know we have land available for fill and see if he could put us in contact with County people or other contractors for fill. There was much discussion on various ideas about the fill.
Mr. Seybold suggested we contact Hayfield High School to see if they would be interested in a landscape architecture class doing an artists sketch for purposed finished project of park area. This could give us ideas for different contour designs of the park. It was suggested by Mr. Jackson that we offer a prize of a $50.00 Bond as an incentive to the student who did the best design. Mr. Jackson is going to contact the Principal of Hayfield, Mrs. Torrance, to see if this could be done.

Mr. Gene Lear and Mr. Peter Wright agreed to sig[illegible]ng a bank note for the escrow account whenever the project is ready. It is hoped that each Associate member would sign a promissory note on a prorated amount in support of the escrow account.

RAMP, DOCK, PIER COMMITTEE: Mr. Lear, Mr. Payne and Mr. Seybold

Mr. Seybold reported that he has enough material to do the ramp. At this time he doesn't have any equipment to get it to the park area. Whenever availability of equipment, possibility of 30 to 60 days, the material can be transported to the park area and be ready for installation.

BEAUTIFICATION COMMITTEE: Mrs. Jackson and Mrs. Foster

Six azaleas have been purchased for the entrance planting and will be in soon. Thanks to everyone who donated an azalea for this project. Discussion: Pete Galbaugh had made some five inch letters to be considered for the sign. We didn't know what boards we would have or if these letters would work. Mr. Jackson made a motion that the committee be given $50.00 to purchase the material needed for the sign. Seconded by Mrs. Foster. Vote by voice for the committee to have $50.00 carried. Mrs. Jackson and Mr. Lear will check into the lumber and materials needed.

OLD BUSINESS:

Mr. Lear made a proposal that Mr. Seybold, Mr. Ware, and Mr. Foster be authorized to negotiate with contractors for the landfill. Final action will be subject to final approval by the Board of Directors. Mrs. Jackson seconded the proposal. Vote by voice carried.

NEW BUSINESS:

Mr. Lear moved that the President or someone appointed by the President compose a letter to the County concerning the roads here and asking them to make an effort to pave the rest of the roads. Seconded by Mr. Foster. Vote by voice carried. Mr. Peter Wright will write the letter to the County.

Meeting adjourned at 10:15 PM.
Next meeting at the home of Mr. and Mrs. Ware. No date set, it will be an on call basis.

Respectfully submitted

Cathy Foster
Secretary

74

BELMONT BAY COMMUNITY ASSOCIATES

AGENDA

april 8, 1974

8.00 PM

Seybold Residence
10805 Belmont Boulevard

Approval of Minutes

Treasurer's Report

Assests
Arrears

Landfill report: Mr. Foster and Mr. Ware

Ramp, dock, pier Report: Mr. Lear, Mr. Payne, Mr. Seybold

Availability of curbing and gutters...cost

Beautification Report: Mrs Foster and Mrs Jackson

Report on sign
Mr. Seybold..availability of boards from old saw mill
Fixing and locking gate..Mr. Jacobson
Lights..Mr. Foster

Surveying Park Boundaries..Mr. Jacobson

Old Business

New Business

Adjourment

Lock Combination
4326

Upto 8th April 14

Local meeting 162.65

Rent dues 1.00

Electric 65

Expenses 20 90

21.75

BELMONT BAY COMMUNITY ASSOCIATES

Belmont Park Estates
Lorton, Virginia 22079

22 March 1974

Dear Mr. and Mrs.

On 24 February 1973, Mr. Hyman Hurvitz, current owner of unsold lots in Belmont Park Estates, sold the plot of land, amounting to 6.8087 acres, facing Belmont Bay, known as Parcel A, to residents and lot owners through the Trustees, Mr. James Foster, Mr. Marshall Ware and Mr. Marvin Lear. This deed is recorded at Fairfax County Courthouse in Deed Book 1478, Page 26.

We understand that according to the original plan put before buyers of this subdivision, the developer was to improve Parcel A and turn it over to property owners. This never took place and through subsequent change of developers Parcel A remained in the hands of the developers until the present owner sold the land to us.

To make this undeveloped water front area useful, residents of Belmont Park Estates prepared and accepted by-laws to administer Parcel A and is known as Belmont Bay Community Associates. The following elected officers are: William Van S Jackson, President
William Payne, Vice-president
Mrs Claude Spangler, Secretary
Mrs. Marvin Lear, Treasurer

Costs to date to pay titleing fees, lawyer fees, and real estate taxes have amounted to $342.00. Perhaps you would be interested in participating in this program thereby making your lot more valuable, and if you live nearby, enjoying the use of this property as a participant.

To help prevent vandalism and property desecration, we have secured the gate at the top of the hill of the access private lane to the beach front. The gate is secured by a combination lock and for your convenience when visiting, the combination is 4326

Our immediate needs are to survey the boundary of Parcel A, secure the access road from being washed out during severe wet weather clean or fill the swampy areas, and then to proceed to improvements such as a boat ramp, dock, picnic area etc., that will advance property values and use to all owners of property both residents and non-residents, of Belmont Park Estates.

Under our by-laws annual dues for residents are 80.00 dollars per year and 30.00 dollars per year for non-resident lot owners. If you wish to become a non-resident member, please make check payable to

Belmont Bay Community Associates, care of, Mrs Jean Lear,
10905 Hàislip Lane
Lorton, Virginia 22079

In return, we will put you on our mailing list to receive minutes of all meetings, as well as a copy of the by-laws. You will also be accorded the privilege of voting by proxy for officers at the annual election and to attend any and all meetings as a voting member.

Sincerely yours,

William Van S Jackson

William Van S Jackson, President,
Belmont Bay Community Associates

Mar 1974

BELMONT BAY COMMUNITY ASSOCIATES

MEETING: Home of the William Jackson's

TIME : 7.30-8.00 coffee. Business meeting 8.00 PM promptly.

DATE : 11 March 1974 (monday)

AGENDA : Approval of the minutes of previous meeting. (11 February)

Treasurer's Report (Mrs. Lear)

Report of Committees

Mr Ware-Mr Foster: fill dirt for park area

Mr Lear-Mr Payne: types and cost estimates of docks, piers and landing ramp.

Mrs Jackson: Beautification of entrance area.

Mr. Jackson: Cost estimate of surveying park area.

Old Business

New Business

Adjournment

march 74

Report 11 mar 17

Bal on Hand ~~162.65~~
162.65

Belmont Bay Community Associates

Executive Meeting held at the home of President, William Jackson on 10 March 1974. Called to order at 3.03 PM.

Mr. Jackson read a letter from a member stating non-fullfillment of covenants. Discussion: We do not have the whole of our subdivision under our jurisdiction and therefore cannot answer for various things not done under the covenants of Belmont Park Estates. Letter to be sent to concerned member explaining this.

Since we have lately organized, formal audit will be dispensed with and an informal audit will takes it place. The Treasurer will draw up her books for inspection by Board of Directors.

Present: President, Mr. Jackson
Vice-President, Mr. Payne
Mr. Peter Wright
Mr and Mrs Lear
Mrs Spangler
Mr Ware

Meeting adjourned at 4.15 PM

****

Meeting of 11 March 1974 opened at the home of Mr and Mrs William Jackson promptly at 8.00 PM by the President, Mr. Jackson.

Present were: Mr and Mrs Seybold
Mr and Mrs Lear
Mr and Mrs Foster
Mr and Mrs Jackson
Mr Payne
Mr. Jacobson
Mr. Jameson
Mr. Ware
Mr. Wilcox (has bought 3 lots between M Wright and Hedrick

Minutes of the 11 February meeting were read by the Secretary. Motion made to accept the minutes as read by Mrs Jackson, seconded by Mr Ware. Vote by voice to accept the minutes as read.

Treasurer's Report: On Hand : $162.65
Dues in arrears: $110.00

OLD BUSINESS:

Loss of trustee by any means: Provisions made in Deed for replacement by appointment or election. Mr Jackson said that should such a cintingency happen during his tenure that replacement would be by election by the general membership as a general meeting.

Lock combination

4326

MAR 74

REPORTS OF COMMITTEES

LANDFILL COMMITTEE: Mr Ware and Mr. Foster

Mr Ware had turned in to Mr Jackson a written report of what has been done thus far..Mr Clyde Brant has only just returned, he is the person who has been in charge of the Seybold's landfill. The committee has learned that generally flood plain cannot be filled, however, the committee is to meetwith Colonel Smith of Fairfax County to discuss our situation.

Other requirements if acceded to by the County:
Topographic Survey showing present contours and elevations and then how the fill will change this.
Widen road so that trucks can pass.
Fill only from certain areas as we may be in area infested with White Fringe Beetles.
Select fill should be used, ie, no trash.
(Subsequent note: Virginia Department of Agriculture, Mr Tamammel, 451-9464, on being called by the Secretary tells her that Beetle infestation area is bounded by Maryland-Virginia border, thence to Duke Street, west to Braddock Road, along Braddock Road to Accotinck Creek, down the middle of Accotinck Creek south to Shirley Highway, east to Gunston Road, east to Colchester Road, thence to Pohick Bay Park, and east to Maryland-Virginia border. Beetles do not fly, in the larvae stage they feed on all sorts of roots destroying the plants.)
Since cost of landfill has arisen, Mr. Lear made a motion, seconded by Mr. Seybold to ascertain from general membership their wishes on this landfill.Motion carried by voice vote to proceed with exploration of landfill of park area.

RAMP, DOCK, PIER COMMITTEE: Mr Payne and Mr. Lear
Mr Payne had talked to Rainwater and Virginia Concrete on cost of 6 cubic yards of concrete. Rainwater: $135.00. There are two discounts, 10%for delivery during work week prior to 4.00 PM and another discount for Lorton residents. Virginia Concrete quoted $179.90. Added to the cost of concrete would be site preparation, re-inforcement mesh.
DISCUSSION: Mr. Lear and Mr. Foster have talked to Pohick Bay Park as to what they used for their ramp. This is strips of concrete 14 inches wideand some 10 feet long placed crosswise. Mr. Seybold suggested that this could be done quite reasonably by using rejected curb and gutteringwhich are about the right dimensions. The cost would be for transportation and emplacement. Mr Seybold and Mr. Lear to explore costs. Site for projected ramp to be at or close to present destryed pier.

BEAUTIFICATION COMMITTEE: Mrs Jackson and Mrs Foster
Mrs Jackson presented ideas for sign. Idea most acceptable is of 3 roughboards, 2 inches thick with Belmont Park Estates centered one below the other on center of boards. Mr Seybold to see if rough cut boards available at site of old saw mill.

DISCUSSION: Do something about abandoned appliances etc. in ditch on wooded side of the road to park. Remove trash from barrel located in park area. Mrs Seybold, Butch and Kevin to do this Saturday, 16 March. Refurbish gate at top of hill and lock it. Motion by Mr. Lear, seconded by Mrs Fosterto accomplish this. Mr. Jackson asked Mrs Lear to purchase a combination lock. Mr. Jacobson to see what needs to be done and get work crew together. Volunteers to purchase azaleas at 2.75 each. Mr. Jacobson, Mrs Lear, Mrs Seybold, Mrs Jackson and Mrs Foster volunteered to purchase one each through the Pohick Garden Club.
Mrs Foster discussed moving shed from present site closer to the water and removing broken walls to recover two sides as a wind break. It then could be used as a picnic area. Mr. Foster said we could ask Virginia Electric Power for service to the shed and have electricity on the site. This would clear the way for requesteng a light to light the ramp once it is built. Motion by Mr. Jackson, seconded by Mrs Spangler to allow Beautification Committee up to $50.00 for the sign. Mrs Jackson suggested that control of park area is more important than sign at this time. First consideration should be line survey to determine boundary.

SURVEYING: Mr Jackson
Woodbridge Engineering is low bid of approximately $525.00, although it is thought the original surveyor may be cheaper.
Mr. Jacobson said that his men at Fort Belvoir, although uncertified, could do the job on a saturday for about $100.00. This is to be pusued within the next three weeks.

Next meeting to be held at the home of Mr and Mrs Seybold, 8 April 1974 at 8.00 PM.

Respectfully submitted

Sally Spangler
Secretary

M. Wright - please let me know if you approve this draft, by 15 March

74

BELMONT BAY COMMUNITY ASSOCIATES

11 March 1974

Mr and Mrs Frits Vandenberg
10901 Haislip Lane
Lorton, Virginia 22079

Dear Mr. and Mrs Vandenberg:

The Board of Directors of the Belmont Bay Community Associates met in regular session, prior to the general meeting, on Sunday 10March 1974.

The President submitted your letter, dated 6 March 1974, with your request that the letter be read to the members in the regular meeting to be held 11 March 1974.

The Board of Directors unanimously agreed that it was not pertinent to submit your letter to the general membership because it was not relevant to the objectives of the Belmont Bay Community Associates. Reference: article II of the by-laws approved 11 February 1974.

Sincerely,

William Van S Jackson,
President,
Belmont Bay Community Associates

74

Meeting of 11 February 1974 at the home of Mr. Lear called to order at 8.20 PM by Vice-President Mr. Payne.

Present: Mr. Ware
Mr. Stepp
Mrs. P. Wright
Mrs Vandenberg
Mr. Payne
Mr. Foster
Mr and Mrs M. Wright
Mr and Mrs Jackson
Mr and Mrs Lear
Mrs Spangler

Treasurer's Report: On hand: $92.65

Discussion of By-Laws: There is a general desire to change the By Laws by dropping Article VI, Section 4, Architectural Covenants Committee and to adopt the By Laws otherwise as they stand.

Motion by Mr. Lear, seconded by Mrs Jackson to adopt the By Laws except for Article VI, Section 4, Architectural Covenants Committee.

By Laws adopted as noted by show of hands.

New Business: Election of new President.
Nomination by Mr. Payne, seconded by Mr. Ware:

Mr. William Jackson

Nomination closed and voted unanimously for Mr. Jackson.

Mr. Jackson took charge at this point. Appointed Park Operating Committee:

Mr. Ware and Mr Foster...filling swampy areas since they had spoken to Mr. Seybolds man who is in charge of filling his property.

Mr. Lear and Mr. Payne...Types and cost estimates of docks, piers and launching ramps.

Mrs Jackson...Beautification of front entrance.

Mr. Jackson...cost estimates of surveying park area.

Meeting adjourned at 10.30 PM. Next meeting 11 March 1974 at home of Mr Jackson.

F-L 74

October 19, 1972

Mr. Marvin E. Lear
10905 Haislip Lane
Lorton, Virginia 22079

Dear Marvin:

At your request, I have reviewed the title situation to Parcel A containing 6.8087 acres, Belmont Park Estates Subdivision.

I find title to be vested in Mr. Hurvitz, that the 1972 tax is $105.35, and that Parcel A is strictly speaking not actually a part of the subdivision. Looking at the deed of dedication, I find no indication that Parcel A is dedicated for any particular use or benefit of the residents of the subdivision.

Understand, however, that I have not made a title examination of Parcel A, and there may be an actual dedication of the property for public or semi-public purposes.

I have several ideas as to how your association might take title to the property and set up a fund for maintenance. I shall be glad to discuss this with you further.

Very truly yours,

src

PLF DEF EX.# 17
DATE 3-2-98
JUDGE KHM
CASE # C146295
Foster

PLF-DEF-EX.# 18
DATE 3-3-98
JUDGE KHm
CASE # CI46295
Foster

To Gart

Date Jan. 23 Time 12:12

WHILE YOU WERE OUT

Mr. Jim Foster

of

Phone

TELEPHONED	✓	PLEASE CALL HIM	
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		Returned Your Call	

Message #2500.00 assessed valuation on land - land has deteriorated & other guy seem to think #2,000.00 showed the value

OPERATOR

Stanley Adams Printing Co. — Arlington 1, Va.
2049 Wilson Boulevard — JAckson 4-6600

Hermitz will send deed to us -

PLF DEF EX.# 19
DATE 3-3-98
JUDGE KHM
CASE # C196295
Foster

To Gail

Date Feb. 16 Time 12:02

WHILE YOU WERE OUT

Mr. Jim Foster

of

Phone 339-6522

TELEPHONED	✓	PLEASE CALL HIM	✓
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		Returned Your Call	

Message Could we write a new Spec. Warranty deed for Hurwitz Inc he can hand carry from ? Could he pick up this afternoon ?

OPERATOR Sec

Stanley Adams Printing Co. — Arlington 1, Va.
2049 Wilson Boulevard — JAckson 4-6600

DEP-LEG-EX. #20
DATE 3-3-98
REPORTER KMM
CASE # C146295

HYMAN HURVITZ &
ROSE HURVITZ, his wife

to

JAMES A. FOSTER
MARVIN E. LEAR
MARSHALL L. WARE
} TRUSTEES,

part of 2990/172

(legal - to be phoned in)

To have and to hold unto the said parties of the second part upon the following trusts and uses:

To hold said property for the use and benefit of all lot owners in Belmont Park Estates Subdivision, as the same is duly dedicated, platted and recorded in Deed Book 1479 at page 26 among the land records of Fairfax County Virginia; to elect a successor trustee or trustees in the event of the death, removal from the state, incapacity to act, a refusal to act of any trustee or trustees by the surviving trustee or trustees; to deny access to or use and enjoyment of said property to such lot owners in Belmont Park Estates Subdivision who neglect, refuse or fail to pay a uniform ~~assessment~~ charge ~~and determined~~ by the trustees, ~~or a committee consisting of not less than five nor more than~~ *

~~a lot owners in Belvi Park Estates~~
~~subdivision, which committee shall be elected~~
~~by all lot owners in BPES at a~~
~~meeting to be called by the trustees, as~~

to apply and funds collected from lot owners to pay expenses incurred in the ownership, maintenance & improvement of the property; to be governed in the use of said property, and in all matters pertaining thereto by a Board of not less than 5 nor more than 9 lot owners of said subdivision, which ~~committee~~ Board may include the trustees, and which Board shall be elected at a meeting called by the Trustees of all lot owners in said subdivision, and which Board shall serve ~~[illegible]~~ until their successors have been elected; ~~[illegible]~~ to have ~~[illegible]~~ no personal liability as a trustee for any act or omission in connection with said property, except for the acts COMMITTED with malice or ~~[illegible]~~ in bad faith.

XXXXXXXXXXXXXXXXXXX

March 8, 1973

Mr. James A. Foster
7454 Belmont Landing Road
Lorton, Virginia 22079

Dear Jim:

Please be advised that I have this date recorded the deed from Mr. Hurvitz to yourself, Marvin E. Lear and Marshall L. Ware as Trustees for Belmont Park Estates. The deed will be returned to me from the court house in several weeks, and I shall forward this to you.

My fee and costs in the matter are as follows:

Record Deed	$ 12.00
Legal services re conferences and preparation of deeds	120.00
Balance due	$132.00

Your citizens group is now on its own, and the Trustees should take steps to organize the governing association. A xerox copy of your deed is enclosed to give you some basic information on getting started. If you want to be very technical, write up a set of by-laws and have a secretary elected at your meeting to keep minutes.

One other point: liability insurance is cheap, and I suggest you look into the possibility of obtaining this.

Best wishes,

Very truly yours,

src
Enclosure

PLF-DEF EX. # 21
DATE 3-3-98
JUDGE KNM
CASE # 6146295
Foote

#25

JOHN F. KNOWLES
ATTORNEY AND COUNSELLOR AT LAW
8712 LINTON LANE
ALEXANDRIA, VIRGINIA 22308
(703) 360-0286

May 14, 1997

Mr. George E. Arnold
10913 Belmont Boulevard
Mason Neck, VA 22079

Dear George:

In response to your request in our telephone conversation on Sunday evening, May 11, enclosed is a photocopy of the document which bears the signed name and address of each member of your association who was present throughout my initial meeting with your association on July 31, 1993. At the end of the meeting I asked each person present to write down his name , address, and telephone number for my information and for possible inclusion of the names and addresses in a Belmont Bay Community Association, Inc. 's articles of incorporation as the initial directors of the new corporation. I myself added your name and address.

As I recall, Mr. Foster was present at the beginning of the meeting but did not stay through the meeting. His presence at the beginning, however, must have been the basis for my describing my July 3l, 1993 meeting as a meeting with the Board of Directors, Trustees, and Officers in my letter to you of January 10, 1995 and in the entry in my Daybook which I made at the time.

The enclosed document was the first draft of articles of incorporation which I prepared on the morning of July 30, 1993 for the information of the July 31 meeting. Subsequently, as one can see, I treated the document as a "working paper", editing it and using it as a basis for preparing the articles of incorporation which were eventually filed with the Virginia State Corporation Commission a year later.

Sincerely,

Jack Knowles

Enclosure:

Photocopy of draft articles
of incorporation.

900001

Date	Check #	Payable to	Description of Expense	Amount	Balance
03/00/73	?	G Galt Bready	Legal	-132.00	
04/00/73	?	S Spangler	Unknown	-10.00	
07/00/73	?	Fairfax Co Taxes	Taxes	-52.68	
11/00/73	?	Fairfax Co Taxes	Taxes	-52.67	
		Balance forward per ledger		52.65	
01/16/74		Deposit		40.00	
02/12/74		Deposit		70.00	
03/12/74		Deposit		80.00	
03/28/74	?	postage	Postage	-20.90	
04/02/74		Deposit		50.00	
04/15/74		Deposit		110.00	
04/23/74		Deposit		90.00	
04/30/74		Deposit		30.00	
05/01/74		Deposit		30.00	
05/20/74		Deposit		60.00	
06/15/74	?	Bevens Ins	Insurance	-65.00	
06/15/74	?	Stamps postage	Postage	-20.00	
07/01/74	?	Fairfax Taxes	Taxes	-50.23	
07/10/74	?	Bulldozing	Bulldozing	-196.00	
07/10/74		Deposit		100.00	
08/29/74	?	Lowes Plywood Sign	Signage	-60.30	
09/00/74		Deposit		120.00	
09/11/74	?	Paint Dock	Dock	-12.19	
09/11/74	?	Park Mowing	Mowing	-13.50	
09/12/74		Deposit		100.00	
09/23/74		Deposit		40.00	
09/30/74	?	Hardware Sign	Signage	-4.82	
10/04/74		Deposit		40.00	
10/11/74		Deposit		175.48	

1017

PLF/DEF EX. # 26
DATE 3-3-98
JUDGE RHM Bel
CASE # C146295

10/14/74	?		Peat Moss etc	Grounds @ Sign	-6.18	
10/00/74			Deposit		40.00	
10/22/74	?		Postage	Postage	-10.00	
11/19/74		1	Fairfax Taxes	Taxes	-50.22	
11/26/74		2	Open Svings Account		-400.00	
			Balance per ledger			$ 318.79
01/08/75			Deposit		20.00	
01/16/75			Deposit		80.00	
01/27/75			Deposit		40.00	
03/21/75		3	Barbara Jackson - mulch & fertilizer	Grounds @ Sign	-10.75	
04/05/75		4	Robert Greever Excavating Dozing Bay	Bulldozing	-175.00	
04/06/75		5	The Heart Fund - donation in lieu of flowers	Flower Fund	-25.00	
0/10/75		6	E.W Berens Ins Svc -policy GLP595396	Insurance	-70.00	
05/30/75		7	James A Foster - 3 hrs mowing	Mowing	-27.00	
07/07/75			Deposit		220.00	
07/17/75		8	Co of Fairfax - taxes	Taxes	-47.17	
08/14/75			Deposit		20.00	
09/05/75		9	James A Foster III - mowing	Mowing	-20.00	
11/05/74			Deposit		80.00	
12/03/75		10	Wm Van S Jackson - postage	Postage	-10.00	
12/03/75		11	Co of Fairfax - taxes map 1181-02A	Taxes	-47.16	
12/03/75		12	BarbaraD Jackson - mulch	Grounds @ Sign	-5.00	
12/19/75		13	LCIC Donation	Donation	-25.00	
12/19/75		14	Hopkins bulldozer	Bulldozing	-200.00	
			See December 19, 1975 Agenda, Item 3 "Bulldozing of lane to water front - status"			
			Balance per ledger			$ 116.71
01/21/76			Deposit		20.00	
07/14/76		15	Co of Fairfax - taxes	Taxes	-59.27	
08/10/76		16	E. W. Berens Ins Serv Inc	Insurance	-73.00	
11/30/76		17	Co of Fairfax	Taxes	-59.27	
?	?		Bank Charges		-5.00	
12/07/76			Deposit		100.00	
			Balance per ledger			$ 40.17
01/00/77			Bank S.C.		-1.00	

1018

02/00/77		Bank S.C.		-1.00		
03/07/77		Deposit - ski club		70.00		
04/27/77	18	Pennamco Ins Service Policy GLP 67 69 20	Insurance	-88.00		
05/24/77		Deposit - ins damaged sign	Sign @ entrance	737.40		
00/00/77		Deposit		300.00		
06/04/77	19	John Wilson - repair entrance sign	Sign @ entrance	-575.00		
07/18/77	20	County of Fairfax - taxes	Taxes	-59.25		
07/28/77	21	County of Fairfax - taxes	Taxes	-59.24		
?		Service Chg		-2.00		
		Balance per ledger			$	362.08
05/04/78	?	Pennamco Ins	Insurance	-73.00		
07/13/78	?	Fairfax Taxes	Taxes	-55.84		
07/00/78		Deposit - ski club	Ski Club	300.00		
08/21/78	?	James Wilcox - mowing	Mowing	-18.00		
11/24/78	?	County of Fairfax - taxes	Taxes	-55.84		
		Balance per ledger			$	459.40
04/14/79	?	Financial Ins Serv Corp	Insurance	-122.00		
06/29/79		Deposit - ski club $300 into savings	Ski Club			
07/16/79	?	Co of Fairfax	Taxes	-52.44		
11/23/79	?	Mrs Myron Wright-Wilcox mowing	Mowing	-20.00		
12/03/79	?	Co of Fairfax	Taxes	-52.43		
12/18/79	?	Frits VandenBerg-gate Lock	Gate	-78.41		
?	?	S.C		-2.00		
		Balance per ledger			$	132.12
04/17/80	?	Financial Ins Serv Corp	Insurance	-122.00		
		Bank S C		-6.00		
		Bank Balance			$	4.12
		Missing bank statement		-2.44		
11/21/80		Deposit from savings		55.00		
11/29/80	?	County of Fairfax	Taxes	-52.43		
		Bank Balance			$	4.25
07/29/81		Deposit from savings		52.00		
07/24/81	?	County of Fairfax	Taxes	-51.42		

1019

		Bank Balance			$ 4.83
12/17/81		Deposit from savings		52.00	
12/04/81	?	County of Fairfax	Taxes	-51.41	
					$ 5.42
04/02/82		Bank Savings		110.00	
04/02/82	?	Financial Ins Serv Corp	Insurance	-110.00	
05/20/82		Bank Balance			$ 5.42
05/20/82		Bank savings		66.00	
05/20/82	?	Fairfax Co Police	Police - neighborhood w	-65.10	
07/07/82		Deposit savings		60.00	
07/26/82	?	County of Fairfax	Taxes	-50.06	
08/28/82	?	F. W. VandenBerg - concrete for signs	Signs	-5.25	
08/31/82		Bank Balance			$ 11.01
12/03/82		Depoist - savings		52.00	
12/03/82	?	County of Fairfax	Taxes	-50.05	
12/17/82		Bank Balance			$ 12.96
04/11/83		Deposit - savings		110.00	
04/11/83	?	Financial Services Insurance Corp	Insurance	-110.00	
03/19/84		Bank Balance			$ 14.91
03/26/84		Financial Ins Serv Corp	Insurance	-50.00	
03/26/84		Deposit - savings		50.00	
04/18/84		Bank Balance			$ 14.91
04/27/84		Deposit - transfer from savings		71.00	
04/27/84	?	Financial Ins Serv Corp	Insurance	-71.00	
05/17/84		Bank Balance			$ 14.91
07/24/84		Deposit - unknown		50.00	
07/26/84	?	County of Fairfax	Taxes	-49.72	
12/19/84		Bank Balance			$ 15.19
12/04/84		Deposit - unknown		50.00	
12/04/84	?	County of Fairfax	Taxes	-49.71	

1020

03/19/85		Bank Balance			$ 15.48
04/10/85		Deposit -unknown		100.00	
04/08/85	?	Financial Ins Serv Corp	Insurance	-94.00	
04/18/85		Deposit -unknown		95.00	
04/10/85	?	Financial Ins Serv Corp	Insurance	-60.00	
07/01/85		Deposit - unknown		110.00	
07/01/85	?	Frits Van den Berg	Unknown	-110.00	
					$ 56.48
07/26/85		Deposit - unknown		48.00	$ 104.48
07/26/85	?	County of Fairfax	Taxes	-47.33	
11/20/85		Bank Balance			$ 57.15
12/04/85	?	County of Fairfax	Taxes	-47.33	
12/18/85		Bank Balance			$ 9.82
03/07/86		Deposit - unknown		120.00	
03/05/86	?	Mrs W. Van Den Berg - signs (privately maintained road	Signs @ road entrance	-79.04	
03/13/85		Deposit - unknown		20.00	
03/13/86	?	Jean M Lear - gift Small	Gift for Small family	-40.00	
04/22/86		Deposit - unknown		250.00	
04/22/86	?	Financial Ins Serv Corp	Insurance	-250.00	
05/19/86		Bank Balance			$ 30.78
08/18/86	?	Cash - trans to savings to close		-30.78	
		Savings United Virginia Bank Account 027046 50			
02/14/86		Deposit - misc		240.00	$ 311.90
03/07/86		Withdrawal		-120.00	
03/31/86		Bank Interest		5.19	
03/31/86		Bank Balance			$ 437.09
04/15/86		Deposit		20.00	
04/22/86		Withdrawal (insurance)	Insurance	-250.00	
06/30/86		Bank Interest		3.42	$ 210.51
				30.78	
		Bank Interest		2.97	
06/30/86		Savings Balance			$ 244.26

1021

00/00/86		Dues - Adams $20.00				
00/00/86		Dues - Edwards $20				
00/00/86		Dues - Benson $20				
00/00/86		Dues Foster $20				
00/00/86		Diues Lear $20				
00/00/86		Dues - Medlin $20				
00/00/86		Dues - Payne $20				
00/00/86		Dues - Stepp $20				
00/00/86		Dues Small $20				
00/00/86		Dues - Vandenberg $20				
00/00/86		Dues - Wilcox $20				
00/00/86		Dues - Wright $20				
00/00/86		Dues - Jacobson $20				
00/00/86		Dues - wright $20				
12/31/86		Bank Interest		3.23		
12/31/86		Bank Statement - balance			$	247.49
03/31/97		Bank Interest		3.12		
03/31/87		Bank Statement - balance			$	250.61
04/03/87		Financial Insurance Services Corp	Insurance	-250.00		
06/30/87		Bank S.C. Interest		-0.60	$	0.01
06/30/87		Bank Statement - balance			$	0.01
09/30/87		Bank Statement - balance			$	0.01
12/31/87		Bank Statement - balance			$	0.01
		No Bank Statements 1988				
12/31/88		Bank Statement - balance			$	61.24
03/31/89		Bank Statement - S.C. Interest	Bank charges	-5.25		
06/30/89		Bank Statement mising				
09/30/89		Bank Statement - S.C. Interest	Bank charges	-5.37		
12/31/89		Bank Statement - S.C. Interest	Bank charges	-5.43		
03/31/90		Bank Statement - S.C. Interest	Bank charges	-5.52		
03/31/90		Beginning Balance		34.36		34.36
04/06/90	Dep	Dues - no detail		220.00		220.00
		Dues posted in ledger				
00/00/90		Foster $20				

1022

00/00/90		Rapuano $20			
00/00/90		Stepp - $20			
00/00/90		Jacobson $20			
00/00/90		Wright $20			
00/00/90		Wright - $20			
00/00/90		Lear $20			
00/00/90		VanDenBerg $20			
00/00/90		Arnold $40			
00/00/90		Espina $20			
00/00/90		Benson - $20			
00/00/90		Wilcox - $20			
00/00/90		Barker $20			
00/00/90		Polifko $20			
00/00/90		Adams - $20			
00/00/90		Edwards - $20			
06/04/90	Dep	Dues - no detail - see above		140.00	
06/11/90	Check #	Insurance	Insurance	-250.00	
06/29/90	Dep	Interest		2.85	
06/29/90	Bank Fe	Service charge		-6.00	
07/12/90	Dep	Michels - dues		20.00	
		Payne - dues		20.00	
09/28/90	Dep	Interest		2.22	
12/31/90	Dep	Interest		2.31	-68.62
					185.74
01/22/91	Dep	Adams dues/flower fund		35.00	
		Drye dues/flower fund		30.00	
		Espina - dues/flower fund		30.00	
		Foster - dues/flower fund		30.00	
		Jacobson - dues/flower fund		30.00	
		Discrepancy		-10.00	
		Medlin dues/flower fund		30.00	
	Dep	Vandenberg - dues/flower fund		30.00	
		Rapuano - dues/flower fund		20.00	
	Check	Medlin - flower/cards	Flowers Fund	-153.64	
02/04/91	Dep	Edwards - dues/flower fund		30.00	
		Michels - dues/flower fund		30.00	

1023

		Payne - dues/flower fund		30.00	
		Polifko - dues flower fund		30.00	
		Stepp - dues/flower fund		30.00	
		Wright, Mildred - flower fund		17.00	
		Wright, CA - dues/flower fund		30.00	
02/11/91	Dep	Wilcox - dues		30.00	
		Jameson - dues/flower fund		30.00	
02/19/91	Dep	Barker - dues/flower fund		30.00	
		Unknown - dues/flower fund		40.00	
03/29/91	Dep	Interest		5.47	
04/03/91	Check	Financial Ins Services	Insurance	-250.00	
06/28/91	Dep	Interest		4.42	
09/05/91	Dep	Twist - dues		20.00	
09/30/91	Dep	Interest		4.39	
11/06/91	Dep	Arnold - dues		30.00	
12/16/91	Check	Medlin - flower/cards	Flower Fund	-83.60	
12/31/91	Dep	Interest		4.46	319.24
		Beginning Balance			319.24
03/13/92	Dep	Foster - dues		40.00	
		Medlin - dues		40.00	
		Rapuano - dues		35.00	
		Stepp - dues		35.00	
		Vanenberg - dues		35.00	
03/13/92		Financial Insurance Svcs	Insurance	-250.00	
03/24/92		Adams - dues		35.00	
		Arnold - dues		35.00	
		Barker - dues		35.00	
		Edwarads - dues		35.00	
		Espina - dues		35.00	
		Jacobson		35.00	
		Lear - dues		35.00	
		Michels - dues		25.00	
		Polifko - dues		35.00	
		Wilcox - dues		35.00	
		Wright - dues		35.00	
03/31/92	Dep	Interest		3.36	

1024

06/29/92	Dep	Robarge - dues		35.00	
06/30/92	Dep	Interest		5.77	
08/19/92	Dep	Foulois		35.00	
09/30/92	Dep	Interest		5.77	
11/12/92		Medlin - Mt Vernon Council dues	Mt Vernon Council Dues	-35.00	
		Medlin - po box	PO Box	-7.25	
		Medlin - kays	PO Box keys	-2.00	
12/31/92	Dep	Interest		5.20	675.09
Date Check	Check #	Beginning balance			675.09
03/03/93		Medlin - Stamps	Postage	-29.00	
		Medlin - Ralph Edwards - park sign	Entrance sign	-75.00	
		Medlin - Mailroom Services - dues invoices	Invoices	-22.00	
		Medlin - Mailroom Services - letters	Postage	-6.27	
		Medlin - Mailroom Services BBCA stamp	Postage stamp	-17.77	
		Medlin - Envelopes	Enelopes	-0.65	
		Medlin - copies	copying	-3.24	
03/05/93	Dep	Ferran - dues		40.00	
		Ware - dues		40.00	
		Matthews - dues		40.00	
		Galbaugh - dues		40.00	
		Foster - dues		80.00	
		Foulois - dues		80.00	
		Arnold - dues		80.00	
		Vandenberg - dues		80.00	
		Amoroso- dues		40.00	
		Medlin - dues		80.00	
		Adams - dues		80.00	
		Stepp - dues		80.00	
03/10/93	Dep	Ariail - dues		80.00	
		Lear - dues		80.00	
		Hurvitz/Foster - dues		40.00	

1025

		Polifko - dues		80.00	
03/10/93	Dep	Edwards - dues		80.00	
		Jacobson - dues		80.00	
		Flower fund - close out		25.24	
03/09/93	Ch	Financial Ins Svc	Insurance	-250.00	
03/17/93	Dep	Barker - dues		80.00	
		Wright Jr - dues		80.00	
		Beard - dues		40.00	
		Clark - dues		40.00	
		Shriners Hospital - - dues		40.00	
03/23/93	Dep	Benson - dues		20.00	
		McAllister - dues		40.00	
		White - dues		40.00	
03/26/93	Dep	Twist - dues		40.00	
		Nedekcivych - dues		40.00	
		Rapuano - dues		80.00	
03/29/93	Dep	Espina - dues		80.00	
03/31/93	Dep	Interest		7.25	
04/08/93	Dep	Interest		1.22	
04/08/93		Balance - closed Savings account Crestar			2124.87
05/27/93	Dep	Open checking account - Ameribanc			
05/27/93	Dep	Payne - dues		20.00	
		Blackwell - dues		40.00	
		Wright, CA - dues		80.00	
06/03/93	Dep	Interest		1.19	2266.06
06/09/93	Dep	Carpenter - dues		40.00	
06/03/93	1	Dave Walker - grading @ park area and roadway 8 hrs	Bulldozing	-560.00	
06/15/93	Dep	Drye - dues		80.00	
	Dep	Drye - grading @ park/roadway		120.00	
07/02/93	Dep	Interest		4.28	
07/15/93	2	United Mrjon - guard rails	Guard rails	-84.50	
07/16/93	3	Petty Cash	Petty cash	-100.00	
07/21/93	4	Dave Walker - partial payment	Bulldozing	-500.00	
08/03/93	Dep	Interest		4.52	1270.36
08/04/93	Dep	Foster - dues		4.76	

1026

		Medlin - dues		80.00	
		Vandenberg - dues		40.00	
08/04/93	Dep	Foster - dues cash received		75.24	
		Vandenberg - dues		40.00	
08/04/93	Cash	Paid for hay	Hay	-115.24	
08/12/93	13	Frits Vandenberg - advice from lawyer	Legal	-500.00	895.12
08/23/93	Dep	Michels - dues		80.00	
08/06/93	Dep	Drye - dues 94/95		160.00	
		Payne - dues		20.00	
		Lear - dues 94		80.00	1235.12
08/31/93	Dep	Goeller 93/94		160.00	
09/03/93	Dep	Interest		3.30	1398.42
09/08/93	Dep	Spangler - ins park		25.00	
09/13/93	Dep	Ariail - dues 94/95/96/97		160.00	
09/15/93	14	Dave Walker - grading	Bulldozing	-500.00	
09/15/93	Dep	Ariail - guaradrail		9.25	
10/19/93	Dep	Benson - dues 93		60.00	
		Wilcox - dues 93		80.00	
10/19/93	16	Dave Walker - grading	Bulldozing	-450.00	
10/26/93	17	Postmaster	Postage	-7.25	
11/08/93	18	Edward - community day picnic	Picnic	-74.06	
12/24/93	Dep	Ware - 93 dues		80.00	
12/24/93	15	Medlin - petty cash	Petty cash	-100.00	681.36

1027

Beginning balance				681.36	
02/02/94	19	Mount Vernon Council	Mt Vernon Council Dues	-35.00	646.36
02/02/94	Dep	Arnold		80.00	726.36
03/15/94	Dep	Foulois - dues		80.00	
		Jacobson - dues		80.00	
		Polifko - dues		80.00	966.36
04/04/94	Dep	Benson - dues		20.00	
		Adams - dues		80.00	

		Barker - dues		80.00	
		Wilcox - dues		80.00	
		Edwards - dues		80.00	1306.36
04/04/94	Dep	Espina - dues		80.00	
		Carolann Wright - dues		80.00	1466.36
04/12/94	Dep	Burcher - dues		40.00	
		Twist - dues		40.00	
		Ware - dues		48.00	
		McAllister - dues		40.00	
		Clark - dues		40.00	
		Ferran - dues		40.00	
		Armorso - dues		40.00	
		Galbaugh - dues		40.00	1794.36
04/20/94	Dep	Spangler - dues		25.00	
		Beard - dues		40.00	
		Blackwell - dues		40.00	
		Nedelcovych - dues		40.00	1939.36
04/16/94	20	Frits Vandenberg - road grading Dave Walker	Bulldozing	-1000.00	939.36
05/03/94	Dep	Shriners - dues		40.00	
		Hurvitz-Foster - dues		40.00	
		Matthews - dues		40.00	
		White - dues		40.00	1099.36
05/07/94	Dep	Payne - dues		40.00	
		Rapuano - dues		80.00	1219.36
05/09/94	Dep	Return of petty cash		81.55	1300.91
05/06/94	21	Hartford - insurance	Insurance	-250.00	1050.91
	22	Frits Vandenberg - road grading Dave Walker	Bulldozing	-485.00	565.91
06/13/94	Dep	No detail		80.00	
				80.00	725.91
07/08/94	Dep	Benson - dues		20.00	
		Carpenter - dues		40.00	785.91
07/27/94	Dep	Gunston Corp		80.00	
		No detail - see multi year dues log		80.00	945.91
01/25/95	23	Gunston Elem - space rental	Meeting rental	-5.00	940.91
02/07/95	Dep	No detail - see multi year dues log		80.00	1020.91
02/17/95	Dep	Vandenberg - dues		80.00	

1028

		Medlin - dues		80.00	
		Wilcox - dues		80.00	
		Espina - dues		80.00	1340.91
02/21/95	Dep	CA Wright - dues		80.00	1420.91
02/23/95	24	Mt Vernon Council of Citizens	Mt Vernon Council Dues	-35.00	1385.91
02/28/95	Dep	No detail - see multi year dues log		200.00	1585.91
02/28/95	Dep	No detail - see multi year dues log		160.00	1745.91
03/06/95	25	Jack Knowles - Inc fees	Legal	-77.75	1668.16
03/09/95	Dep	No detail - see multi year dues log		160.00	1828.16
03/09/95	Dep	No detail - see multi year dues log		240.00	2068.16
03/21/95	Dep	No detail - see multi year dues log		420.00	2488.16
03/21/95	26	Marie Stepp, po box, stamps, cards	Postage	-13.75	2474.41
03/30/95	Dep	No detail - see multi year dues log		80.00	2554.41
04/03/95	Dep	Interest		1.94	2556.35
04/04/95	36	State Corp Commision	SCC Fee	-25.00	2531.35
04/04/95	27	Unknown	Unknown	-10.00	2521.35
04/27/95	38	John F. Knowles - incorporation	Legal	-589.14	1932.21
05/03/95	Dep	Interest		2.06	1934.27
05/05/95	Dep	No detail - see multi year dues log		360.00	2294.27
05/09/95	Dep	No detail - see multi year dues log		80.00	2374.27
05/16/95	Dep	Interest Paid		0.97	2375.24
05/31/95	Dep	Interest Paid		1.98	2377.22
06/05/95	39	ITT Hartford - insurance	Insurance	-256.00	2121.22
06/19/95	Dep	No detail - see multi year dues log		40.00	2161.22
06/30/95	Dep	Interest		4.15	2165.37
07/13/95		Bank Svc Charge	Bank fee	-10.78	2154.59
07/31/95	Dep	Interest Paid		4.23	2158.82
08/31/95	Dep	Interest Paid		2.53	2161.35
08/21/95	Dep	Net from Bank Svc Charge		0.44	2161.79
09/30/95	Dep	Bank Svc Charge		-0.34	2161.45
	40	Springfield Lawn Service - park cutting	Mowing	-500.00	1661.45
11/06/95	41	Springfield Lawn Service - park cutting	Mowing	-150.00	1511.45
05/16/96	0	Springfield Lawn Service	Mowing	-150.00	1361.45
05/22/96	4	Tom Goeller - copying, stamps, etc	Postage	-84.60	1276.85
05/29/96	3	Mike Polifko - Corp, etc	SCC Fee, etc	-135.00	1141.85
05/31/95	1	Patterson Smith - insurance	Insurance	-250.00	891.85
06/28/96	Dep	Vandenberg - dues		80.00	

1029

		Edwards - dues		20.00	
		Lee C & S		60.00	
		Medlin - dues		80.00	
		Lear - dues		80.00	
		Polifko - dues		80.00	
		Goeller - dues		80.00	
		Foster - dues		80.00	
		Seara - dues		80.00	
		White - dues		40.00	
		Hurvitz-Foster JV - dues		40.00	
		Espina - dues		40.00	
		Blackwell - dues		40.00	
		Clark - dues		40.00	
		Amoroso - dues		40.00	1771.85
07/12/96	Dep	Stepp - dues		40.00	
		Unknown		20.00	1831.85
07/31/96	Dep	Arnold - dues		80.00	
		Twist - dues		40.00	
		Ariail - dues		40.00	
		Foulois - dues		80.00	
		Beard - dues		20.00	
		Wright H - dues		80.00	2171.85
09/30/96	Dep	Benson - dues		80.00	
		Burcher - dues		40.00	
		Galbaugh - dues		40.00	
		CA Wright - dues		80.00	2411.85
10/5/96		Lawn Service	Mowing	-300.00	2111.85
10/25/96	0	Edward Tolchin	Legal	-1000.00	1111.85
10/15/96	Dep	Drye - dues		240.00	
		Misc Cash		40.00	1391.85
02/10/97	28	Edward Tolchin	Legal	-500.00	891.85
03/12/97	Dep	Arnold - dues		80.00	
		Foster - dues		80.00	
		Goeller - dues		80.00	

1030

		Medlin - dues		80.00	
		Polifko - dues		80.00	
		Seara - dues		80.00	
		Vandenburg - dues		80.00	
		Wright CA - dues		80.00	
		Espina - dues		40.00	
		Galbaugh		40.00	
		Hurvitz/Foster JV - dues		40.00	1651.85
04/09/97	29	Fettmann, Tolchin & Major PC	Legal	-500.00	1151.85
04/15/97	30	State Corp Commission	SCC Fee	-25.00	1126.85
04/11/97	Dep	Amoroso - dues		40.00	
		Belmont Bay Assoc LLC -dues		40.00	
		Matthews - dues		40.00	
		Clark - dues		40.00	1286.85
04/21/97	31	Mt Vernon Council - membership fee	Mt Vernon Council Dues	-35.00	1251.85
05/20/97	32	ITT Hartford - insurance	Insurance	-250.00	1001.85
05/27/97	Dep	Lee, C & S - dues		40.00	
		McAllister - dues		40.00	
		White - dues		40.00	1121.85
05/28/97	33	Nancy Arnold - copying, mailing	Copying, postage	-455.69	666.16
06/02/97	Dep	Foulois - dues		80.00	
		Ariail - dues		40.00	
		Beard - dues		40.00	
		Legal Defense Fund		1200.00	2026.16
06/09/97		Fettmann, Tolchin & Major PC	Legal	-1193.57	832.59
06/02/97	34	Fettmann, Tolchin & Major PC	Legal	-153.26	679.33
06/02/97	35	Mark Durand - lawn service	Mowing	-120.00	559.33
06/12/97		Check charges	Bank fee	-23.25	536.08
07/03/97	Dep	Lear - dues		80.00	
		Wright, H - dues		40.00	
		Nejati - dues		40.00	
		Tompeter - dues		40.00	736.08
07/22/97	?	Fettmann, Tolchin & Major PC	Legal	-68.38	667.70
08/15/97	?	Fettmann, Tolchin & Major PC	Legal	-168.78	498.92
09/30/97	?	Mark Durand - lawn service	Mowing	-130.00	

1031

09/05/97		Twist - dues		40.00	
09/05/97		Burcher - dues		40.00	
09/11/97		Service Charge		-7.00	441.92
10/31/97		Service Charge		-7.00	434.92
11/13/97		Service Charge		-7.00	
12/31/97		Deposit - Legal Defense Fund		1200.00	
12/16/97	?	Fettmann, Tolchin & Major PC	Legal	-1090.73	
12/10/97		Service Charge	Bank fee	-7.00	530.19
01/13/98		Service Charge	Bank fee	-7.00	523.19

1032

#31

DEED OF APPOINTMENT OF SUCCESSOR TRUSTEE

This Deed of Appointment of Successor Trustee is made and entered into this 23rd day of January, 1998, by and among JAMES A. FOSTER and MARVIN E. LEAR, TRUSTEES, parties of the first part, and CAROLANN WRIGHT, TRUSTEE, party of the second part, and Michael Polifko, TRUSTEE, party of the third part.

WHEREAS, by a certain deed and trust instrument dated February 24, 1973, and recorded in the Office of the Clerk of the Circuit Court of the County of Fairfax, Virginia, in Deed Book 3790 at page 114, HYMAN HURVITZ and ROSE HURVITZ, his wife, conveyed to JAMES A. FOSTER, MARVIN E. LEAR and MARSHALL L. WARE, TRUSTEES, the following described real estate, to wit:

> Parcel A, BELMONT PARK ESTATES SUBDIVISION, containing 6.8087 acres, as the same appears duly dedicated, platted and recorded in Deed Book 1478 at page 26, among the land records of Fairfax County, Virginia
>
> And being the same property conveyed to HYMAN HURVITZ and ROSE HURVITZ by Deed recorded in Deed Book 2990 at page 172 among aforesaid land records.

Said conveyance being in trust, with certain powers, for the use and benefit of all lot owners in the said BELMONT ESTATES SUBDIVISION; and

WHEREAS, the said deed and trust instrument provides, inter alia, for the parties of the first part to elect or appoint a successor trustee or trustees in the event of the refusal to act or resignation of any trustee or trustees; and

WHEREAS, by Deed entitled Appointment of Successor Trustee, dated November 1986, and recorded in the Office of the Clerk of the Circuit Court of the County of Fairfax, Virginia in Deed Book 6698 at Page 1914, the election and appointment of Gail Stepp in lieu of Marshall L. Ware, as Trustee was memorialized; and

WHEREAS, subsequently, the said Gail Stepp refused to serve and act as Trustee; and

WHEREAS, the parties of the first party, in December 1995, elected and appointed the party of the second part, who agreed to serve and act as Trustee, in lieu of said Gail Stepp, and desire hereby to memorialize such appointment and the acceptance of such appointment as successor Trustee by the party of the second part; and

WHEREAS, Marvin E. Lear, Trustee, being in failing health, the parties desire to appoint a successor Trustee and to permit Marvin E. Lear to resign; and

WHEREAS, the parties of the first part and the party of the second part have elected the party of the third part as Successor Trustee who joins in this instrument to accept the appointment as successor trustee;

MAP # 118-1-/02/ / - 17

Return To: Matthew A. Darby III, Esq., Darby & Mould, P.C. 10306 Eaton Place, #240, Fairfax, VA 22030

D #31

NOW, THEREFORE, the parties of the first part and the party of the second part hereby memorialize of record the prior appointment of the party of the second part as Successor Trustee to Gail Stepp and the parties of the first part and the party of the second part further hereby memorialize the appointment of the party of the third part as Successor Trustee to Marvin E. Lear, Trustee, who hereby resigns.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

James A. Foster (SEAL)
JAMES A. FOSTER, TRUSTEE

Marvin E. Lear (SEAL)
MARVIN E. LEAR, TRUSTEE

(SEAL)
CAROLANN WRIGHT, SUCCESSOR TRUSTEE

Michael Polifko (SEAL)
MICHAEL POLIFKO, SUCCESSOR TRUSTEE

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

The foregoing instrument was acknowledged before me this 23rd day of January, 1998, by James A. Foster, Trustee.

Renee M. Lurk
Notary Public

My Commission Expires: 7/31/00

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

The foregoing instrument was acknowledged before me this 29th day of January, 1998, by Marvin E. Lear, Trustee.

Renee M. Lear
Notary Public

My Commission Expires: 7/31/00

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

The foregoing instrument was acknowledged before me this 29th day of January, 1998, by Carolann Wright, Successor Trustee.

Renee M. Lear
Notary Public

My Commission Expires: 7/31/00

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

The foregoing instrument was acknowledged before me this 29th day of January, 1998, by Michael Polifko, Successor Trustee.

Renee M. Lear
Notary Public

My Commission Expires: 7/31/00

JAN 30 98

VA