

WPCCA Membership Meeting

Leesylvania Conference Room, Ferlazzo Building
January 20, 2011

The January 20, 2011 meeting of the WPCCA was called to order at 7:00 P.M. by Chairman Ron Smith. Members and visitors were welcomed (see list of attendees below). The minutes of the November, 2010 meeting were unanimously approved.

Old Business: Chairman Smith thanked Russell Bryant and his wife for their care of the plants that were part of the beautification effort on Rt 1. Russell and his wife hauled many gallons of water to keep the plants alive this past year.

Chairman Smith reported on the recent Board meeting. The officers were reelected, and a recording secretary was added. The Board officers are Ron Smith, Chairman; John Karhnak, Vice Chairman; Walter Peterman, Secretary; and J. Michael Hill, Treasurer. In addition, Jay du Von was elected as Recording Secretary. The Board also includes Reuben Johnson, who heads the Beautification Committee, and Lynda Silverstrand. Collin Davenport serves as Communications Director.

Chairman Smith reiterated the goals for the coming year: Continue beautification efforts, and work on getting property violations addressed (i.e., uncut grass, illegal signs, etc)

Chairman Smith also stated that there is a need to file a tax return for WPCCA, which is a "501C4" corporation. As part of the discussion Jay du Von stated that as a 501C4 corporation, donations to the WPCCA were not tax deductible, but a contribution from a businesses would be considered a business expense. Chairman Smith will talk with John Gray (who had previously volunteered) about filing the tax return.

Reuben Johnson will be scheduling cleanups in the spring, but there are no details yet. He stated that there are seedlings available from the State in the March/April time frame, and that there are some preliminary plans for native plants at the north end of Rt 1.

There was some discussion about how to better publicize WPCCA events. Collin Davenport will continue to work to improve our coordination with the newspapers and other venues to "get out the word."

Speaker Presentation: The featured presentation was on a modification being proposed to the Potomac Town Center. This will require an amendment to the zoning to allow a second entrance to the retail area at the south end of the development. This modification is proposed to allow easier access to new stores being built and to increase parking for those stores. The residential area is also being modified, with 500 units still being included in the overall development. The proposed zoning request is scheduled for a public hearing before the Planning Commission on February 16, 2011. Todd Weiss from Roadside Development/Stonebridge stated that they are starting Phase II of the development of Stonebridge and it includes all the remaining stores and restaurants. It is close to 70% leased, with contracts for 330 residential units on the east side of

the property. He anticipates that the retail area will be built out in 2012, and residential building in progress in 2012. He stated there is an interest in office space in the development.

There was an extensive discussion of signage and VDOT right-of-ways around the property. Mr. Weiss stated they will approach VDOT about taking over the maintenance of the right of way along the Dale Boulevard frontage of the project in order to improve it and make it look better. Regarding signage, VDOT has rather strict requirements about not putting more than two place names on an exit sign, which is hampering the ability to include Potomac Town Center.

New Business: Chairman Smith suggested that WPCCA might be able to do a brochure about who to call with neighborhood problems, etc. This might be an outcome of a meeting scheduled with Pat Riley of Prince William County's Neighborhood Services for January 27, 8 to 10 am. Members are invited to attend and participate.

Chairman Smith presented the LOCCA Project Review Checklist for consideration by WPCCA. The list is intended to be a document used to help determine the impact (good and bad) of a new project on the community. It was suggested that the LOCCA authors be contacted to see if any changes are anticipated in the near future. Chairman Smith will contact LOCCA.

Linda Johnston announced that the Fish and Wildlife Service will be holding public meetings on the draft comprehensive plans for the Elizabeth Hartwell Mason Neck National Wildlife Refuge and the Featherstone National Wildlife Refuge. These are open meetings soliciting public comment. The dates are February 2, 2-4pm and 6:30-8:30 at the Potomac Community Library and February 3, 6:30 to 8:30 at Gunston Elementary School.

Collin Davenport requested to be considered a member of the Board. He stated that he felt he could be more productive as communications director if he were a part of the Board. Chairman Smith stated he would take up the request with the Board.

February meeting: Michael Tutor agreed to help with arranging for VDOT to speak at the February meeting about the newest plans for the Rt1/123 interchange.

March meeting: Chairman Smith will contact delegates Anderson and Torian to see if they are available to give us an update on the then-completed state legislative session.

There being no further business, the meeting adjourned at 8:55 P.M.

John Karhnak, Acting Recording Secretary

Attendees

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| Russell Bryant | Jay du Von | Collin Davenport | Ron Smith |
| John Karhnak | Michael Tutor | Todd Weiss | Eugene Inge |
| Linda Johnston | Reuben Johnson | Michael Tutor | |