

**Leeway Overlee Civic Association**  
**Minutes of General Membership Meeting**  
**Wednesday, January 19, 2011 at Westover Library (Conference Room)**

1. Civic Association President Karla Brown called the meeting to order at 7:35 p.m. Ms. Brown invited **reports** from the officers. The Secretary summarized the minutes from the previous meeting, held October 20, 2010, and these were voted approved. Treasurer Jenni Michener reported that the Civic Association had a net increase in assets of \$168 to \$4468.72. She also reported that the Civic Association bank account had been transferred from Wachovia to the new branch of TD Bank on Lee Highway at Illinois St.

2. Turning to old business, **Neighborhood Conservation** Advisory Committee representative Rob Swennes reported that implementation of the Neighborhood Conservation (NC) plans for North 22<sup>nd</sup> St. between Powhatan and Quantico were deferred until better weather for digging and pipe installation, i.e. the spring. The NC plans for a sidewalk for N. Nottingham St. between Lee Highway and 22<sup>nd</sup> St. were going to final design by County staff. A member asked what was the cost of the N. 22<sup>nd</sup> St. project. Mr. Swennes estimated that it could be several hundred thousand dollars; this reflected multiple elements: installing curb, gutter, sidewalks, new trees, sidewalk and possibly nubbing. Final elements were still to be decided; for example, on the far side of Quantico, a nub sidewalk might be added.

3. As for the other projects on the Civic Association's priority list, that is 1) N. Illinois St. between Lee Highway & 22<sup>nd</sup> St. and 2) 24<sup>th</sup> St. between Kentucky & Illinois, both are being petitioned. N. Illinois St. had already surpassed the 60% support required to move forward. Mr. Swennes did not know the status of petitioning on 24<sup>th</sup> St. The procedure is for block captains to go to residents with a general description of objectives to be achieved; once 60% is achieved, the County will produce a detailed plan. Later the County staff sends the detailed plan by mail to each property owner and asks for each owner to vote on the project. A 60% positive vote (i.e., owners representing at least 60% of the linear frontage of the project; non-response is counted as a "no") is required for the project to qualify and thus be added to the County's list for NC funding.

4. Other **old business** items were raised.

-- Concerning a Leeway Overlee discussion listserv, volunteers are looking at platforms to do a simple set-up; once the discussion listserv is set up, Mr. Swennes will use the announcement listserv to invite people to subscribe, and will try to ensure that folks in the neighborhood are eligible and able to subscribe.

-- Concerning VDOT's work on expanding I-66, the Civic Association sent a cover letter along with a petition signed by residents on or north of 14<sup>th</sup> St. in support of a continual sound barrier on the north side of the highway.

-- Concerning establishment of a farmers' market, there has been forward movement; interested residents should see the current (January 2011) *Leeway Overlee Leader* (p. 3) or contact John Reeder at [jreeder123@msn.com](mailto:jreeder123@msn.com).

-- On East Falls Church (EFC) re-development, Bob Moore reported that the County will have open hearings – not a public hearing for individual comments, but ones that anyone can attend. The final design features and degree to which the area around the metro stop will be like Clarendon or Westover [high or low density] remain an open question. County Staff posted a draft plan on the County website. There has been significant

improvement, such as moving commercial activities to the interior of a new complex, rather than facing the street. County staff are making changes based on community input. They will have an open house in early February, followed by a County Board meeting. Residents were encouraged to look at the updated plan and to participate in the events. -- Mr. Swennes reported on the County's program of providing snow blowers to communities. While he has received one, the County had promised to have two others delivered, but others hadn't received them as of recently.

### **Overlee Community Association/Pool Renovation**

5. Ms. Brown then gave the floor to Pat Shapiro, Chair of Overlee Community Association's Board and Chris Tai, former Overlee Board President. Ms. Shapiro reported that the Overlee Board had met the night before and voted to approve a long-range plan that included re-building the main pool. As context, she noted that six years ago, Overlee had renovated the lap pool, which had required repair. They knew at the time they would have to renovate the main pool as well, but the lap pool had immediate leakage issues. The association had been ramping up for the main pool renovation and is now ready. The plan is to start reconstruction in September 2011, with completion by April of 2012. The planning process started in April 2010. Board member Megan McMorro and 14 others on Overlee's planning committee have been working on getting contracts to start the construction work in September.

6. As further background, Ms. Shapiro described Overlee's overall status. This included a number of positives: Overlee is financially sound, has stable management and staff, has a lap pool and bathhouse both in very good condition, a long membership waiting list (with 250 names), healthy mature trees throughout the grounds, and a strong community-based membership. At the same time, Overlee faces challenges: the Clubhouse is 100 years old, not good for large gatherings, and has no association/office space; the parking lot needs resurfacing; the Clubhouse deck needs replacement; and the main pool is beyond its estimated useful life.

7. With these factors in mind, the planning committee developed a vision for Overlee to:
1. Continue to serve the community;
  2. Maintain & foster aquatic programs for all ages;
  3. Pursue sustainable operations;
  4. Make better & safer use of entire property;
  5. Create a more functional clubhouse;
  6. Improve outdoor seating;
  7. Add more non-aquatic amenities; and
  8. Allow more concurrent pool uses (the pool as currently designed is overscheduled).

Specific problems also needed to be addressed:

1. Unrestricted access from the clubhouse to the pool area;
2. The Clubhouse has rats and lead paint issues;
3. The perimeter chain link fence needs replacing; and
4. Parking lot needs re-surfacing.

8. Overlee's architects asked the Board for its list of priorities, and based on this looked at and priced three options:

1. Just fix what absolutely needs to be done, \$2.1M;
2. 2<sup>nd</sup>, reconfigure the pools, expand deck space, fix the Clubhouse, \$3.5M;
3. 3<sup>rd</sup>, same as option 2, but replace the clubhouse, \$3M.

The Board learned that even if renovated, the Clubhouse would only be good as a single-family residence and not be able to fulfill the other functions the Board had identified. Accordingly, despite appreciation for the historic value of the old Clubhouse, the Board approved 3<sup>rd</sup> option: Overlee will remove the old Clubhouse and build a new one. Asked about the reasoning, Ms. Shapiro noted that the pool alone is going to be the major expense; replacing the house is itself relatively inexpensive, will allow more deck space for socializing, and help fulfill all the Board's objectives with a favorable cost-benefit ratio. Any facilities expansion plans were also constrained by a 100-foot zoning setback requirement, and development of the greenway also being off-limits.

9. Under the plans, the new pool and clubhouse will shift slightly north, toward Lee Highway. The new pool surface area will be slightly larger than the existing, and it will have an actual high dive/dive pool section for use in meets. The new clubhouse, meanwhile, will have

- a bigger [ground floor] social space;
- a manager's residence;
- office space for the community association; and
- more fencing around it.

Other new amenities will include a social pool with beach-style entry, close to the current baby pool. This will be designed so it could be accessible to wheelchairs or the handicapped. The new facilities will have simplicity of maintenance. Overlee wants to avoid going the "country club route"- i.e., the Board seeks to keep it affordable. Overlee also owns 6020 Lee Hwy. and has had it rented out; that will be used for the manager during the renovation. Overlee's entire property is four acres.

10. Questions and answers followed.

-- On finances, Overlee will remain capped at 800 active members. Concerning the initiation fee, it is not changing, but the association will have a one-time assessment. Overlee currently has no mortgage (the loan for the lap pool has been pre-paid), and has a lot of savings. Based on this, these capital investments will be financed roughly 1/3<sup>rd</sup> from savings, 1/3<sup>rd</sup> from borrowing, and 1/3<sup>rd</sup> from assessments. The loan will have a 15-year term; the hope is to pre-pay it.

-- Concerning greenery, the plan does preserve all the major trees; Overlee has an arborist and landscapers who have advised on how to keep trees which members value for shade and aesthetics. The Board is aware that building a deck around a tree is not necessarily good for it—accordingly, the plan gives it as much green space around the trees as feasible to try to keep a buffer. At the same time, Overlee has agreed to have County work along Lee Highway to run new storm/sewer drainage pipes underground.

-- Plans, meanwhile, are still being developed: currently, Overlee has only the overall site plan. The plan does not call for increasing asphalt around the pool; the Board is trying to make it more pedestrian- and bike-friendly. They may add a few parking spaces, but this

hasn't been a significant issue. For the Clubhouse, they do want to make it visually appealing. Concerning the bathhouses, nothing is changing. These were renovated about four years before the lap pool.

11. A Civic Association member expressed concern about ground cover- specifically, invasive ivy from Overlee crossing property lines. Ms. Shapiro noted this was a concern as well for Overlee and it had worked to control or eradicate it. Another member expressed concern about summer traffic driving in and out of Overlee's area and asked if there is anyone responsible for non-member relations. In the absence of such a position, the suggestion was made for Overlee to consider having a community liaison, e.g. for traffic issues. Ms. Shapiro underscored that now that Overlee knows the major outlines of what it is doing, it has a timeline, it will try to contain the construction, and will seek to avoid it being disruptive. There is already construction of new houses at Nottingham & 23<sup>rd</sup> St., but Overlee definitely wants to expedite completion to reduce inconvenience to and impact on neighbors. If there are concerns, anyone can go to blog on [www.overlee.org](http://www.overlee.org).

12. Ms. Brown said that the Civic Association would welcome Overlee's updates as the project progressed, and Ms. Shapiro and Mr. Tai welcomed the opportunity, and invited Civic Association members to see the Clubhouse before it's gone. In closing, Ms. Brown noted that there would be a public meeting for those interested in the proposed Westover farmers' market.