

Leeway Overlee (LO) Civic Association (CA)
Minutes of General Membership Meeting

Monday June 11, 2018 - 7:00pm, Westover Library Meeting Room #3, 1644 N McKinley Rd.

1. **Welcome, Agenda:** LOCA President Kim Klingler welcomed all those attending shortly after 7:00pm and presented the draft agenda as follows:

Topic	Presenter	Estimated Time
1) Welcome & Housekeeping	(Kim/Stu)	7:00-7:05pm
2) Reports		7:05-7:15pm
a. Secretary	(Ladd)	
b. Treasurer	(Jenni)	
c. Neighborhood Conservation	(Rob, Jenni)	
d. Nominating Committee/Elections	(Jenny, Cathy, Rob)	
3) Updates		7:15-7:30pm
a. Annual Yard Sale	(Rob, Jenni)	
b. Reed School	(Vanessa)	
c. Lee Lexington	(Kim, Tom, Rob)	
d. Lee Highway Alliance	(Tom)	
e. Sub-Development 23 rd Street	(Kim, All)	
4) Encore Recovery Solutions Presentation	(Chris & Tom)	7:30 – 7:50pm
a. Questions & Answers	(all)	7:50 – 8:10pm
b. Informal Inquiry of Membership Present	(Kim, All)	8:10 – 8:15pm

2. Ms. Klingler explained the last item, noting that the LOCA Executive Committee wanted to get feedback on the concept of an MOU between LOCA and Encore Recovery Solutions, i.e. to see informally if LOCA members would be conceptually supportive of working to create a Memorandum of Understanding (MOU) or other type of legally non-binding document between LOCA and Encore, for the purposes of increasing transparency and putting agreed upon expectations on paper. LOCA leadership would have an Executive Committee Meeting immediately following the General Meeting and take the feedback of the General Membership into consideration, while determining next best steps.

3. Finding no objection to this and the proposed agenda, Ms. Klingler expressed thanks to the officers and all others who have volunteered on behalf of LOCA. She shared the slate of proposed LOCA officers for 2018-19, noting that LOCA was still looking for a volunteer for Vice President and for social media (Facebook/NextDoor) manager.

4. **Reports:** Ms. Klingler then invited reports from LOCA officers and liaisons. Secretary Ladd Connell summarized the Minutes of the March 20 meeting, at which the invited speaker was Noah Simon, District Director for our Congressman, Don Beyer (VA-08). Mr. Connell reported that a first vote had been held to approve amendments to the LOCA By-laws, and that a second vote affirming the amendments would be required at this meeting for the amendments to take effect. Jenni Michener then gave Treasurer's report, noting an increase in the LOCA account balance from \$803 to \$938 thanks to collections of dues

(including at the Yard Sale). LOCA also made a \$100 donation to Yorktown senior class boat party as it has for several years.

5. Neighborhood Conservation: Neighborhood Conservation Advisory Committee (NCAC) representative Rob Swennes provided an update on the N. 24th St. NC project, still being completed; there had been time and cost overruns due to multiple services being involved. Ms. Michener added that both N. 24th St. and Illinois St. got asphalt just last week. Ms. Klingler noted that the County Auditor has recommended that the NC program be reviewed.

6. Reed School: Vanessa Guest, the LOCA representative on the Reed School Building Level Planning Committee (BLPC), provided community members an update. She noted that the Reed School BLPC would meet in open session at 7pm on June 14 in the Reed Multi-Purpose Room to review an updated schematic design for the new school. Ms. Guest shared the timeline of upcoming milestones in the development of the Reed property to culminate with the new neighborhood elementary school opening for the 2021-2022 school. She also pointed out that funding to construct the school would be part of the Arlington Public School bond that would go before voters for approval in November.

7. Lee-Lexington & Little Ambassadors Academy: A resident requested an update on the Little Ambassadors Academy's property at the corner of Lee Highway and Lexington St. Ms. Klingler replied that what was allowed was determined by the (County-approved) use permit. She noted there is a pending lawsuit. The resident suggested the CA could still take action. Ms. Klingler suggested residents could draft a letter to the County Board that could be presented to the LOCA Executive Committee. She added that Lauren Harris, Little Ambassadors Academy's CEO, has wanted to present to LOCA, but had been advised not to do so while the lawsuit was pending.

8. Resident Doug Watson suggested that LOCA promote the idea of a traffic study to be done later, once both Little Ambassadors Academy and the 7-11 under construction at the intersection of Lee Highway and Lexington St. were fully operational. Ms. Klingler acknowledged that such an effort could be useful, and asked Mr. Watson if he would be willing to draft a letter to that end. He agreed.

9. Lee Highway: Tom Wolfe, a Lee Highway resident who is one of two County Board-appointed representatives to the Lee Highway Alliance (LHA) and serves as LHA liaison with LOCA, reported on LHA's activities. He noted that the next LHA meeting was scheduled for June 21, and that the County Board had granted LHA \$85,000 to continue its work. An LHA planning initiative is in process, a request for proposals has been issued. The June 21 meeting would reveal more about the process. In any case, LOCA has a role to play as part of the 4.8 miles of Lee Highway from Key Bridge to Falls Church that passes through Arlington. Ms. Guest asked if improvements were planned for the bus stops on Lee Highway. County Board member Erik Gutshall answered that he didn't know, but would check and get back.

10. **Primary Day:** Ms. Klingler reminded participants that Virginia was holding primary elections the next day, June 12. Polls would be open 6am to 7pm.

11. **Sub-Divisions on 23rd Street:** Ms. Klingler shared the report that Evergreene, a developer, was trying to subdivide lots on 23rd St., but had not responded to a request for information. Ms. Michener noted that the “For Sale” sign had been taken down from one home, while Compass was the agency selling another of the houses. Resident Eric Forman explained that the 6200 block of N 23rd St. has a lot of large properties. One is owner-occupied, another is a rental, and 2318 N. Powhatan, which adjoins these at the back, appeared to be purchased by a developer. 6227 N. 23rd St. was showing as being under contract. He had checked to see what could be done by right or via development process. If two lots (6229 & 6233) were combined, it could have six houses – likely a six house subdivision by right without input from the community. Discussion followed.

Encore Recovery Solutions

12. **Introduction:** Ms. Klingler introduced Christopher Bennett & Tom Walker from Encore Recovery Solutions, noting they had already met with the Executive Committee and nine members of the general public in April. One outcome of that was a draft MoU. Concerning the house Encore had purchased as a group home, the County had no role in approving or denying that proposed use; the use is a by-right use, but Encore has been talking with members of the community, and was here for that purpose. Mr. Bennett thanked the Civic Association for the opportunity to speak and introduced himself as Encore’s Executive Director. He was a Great Falls native who had had his own issues with substance abuse in the past. He was a Northern Virginia native and Arlington resident, as was Tom Walker, Encore’s Chief Operating Officer--both live within a mile of the property. They have sought to get to know the community, attending every meeting that had been proposed.

13. **Presentation:** Mr. Bennett explained that Encore has had a license for intensive outpatient clinic for 18 months. They have had calls from parents of their patients, who are primarily young adults, on where their children could live while re-integrating into normal life. So Encore was born out of the need for local residents. They have purchased the property at 5805 N. 26th St. to serve young adults, mostly local, mostly educated, but who have stumbled, usually with substance abuse, mostly alcohol and cannabis. Encore is not in-network, does not take Medicare, does not have any relation with the Court system, and does not take in patients from outside the area– “this is where our clients grew up and where they will be returning to,” he noted.

14. Concerning the 26th St. property, it has four units, so it can provide independent living in separated space. The goal for the young adults is to develop pride, rather than shame and guilt, to feel good about where they live, to do what they can to get lives on track. The intent is to have 10 people in the house, using five of the six bedrooms. The expected average length of stay would be 3-6 months. The property will be completely furnished; a staff member will be on duty all the time. Clients must maintain abstinence from all mind-altering substances. The residents will be subject to random searches; substance use will

be grounds for immediate discharge. As for parking, the plan was to have one van rather than six [resident] vehicles, plus one or two staff vehicles. Clients would be attending treatment at Encore's offices in Ballston since all clients have a substance use disorder that Encore will treat. None of the clients have severe mental illness—only anxiety, depression, attention disorders. All clients would be required to be working, in school, or volunteering in the community. Encore also expects them to be responsible for routine maintenance such as raking leaves, shovelling snow, etc.

15. Mr. Walker explained that clinical services are not provided in the home. The home is to be a sober living community, most folks would be coming from residential treatment to go to independent living—this would be the last step before full independence. Mr. Bennett added that the house will not have a live-in manager. Rather, Encore would be using companion and support staff coaches—a staff member who will be awake at all times, not someone living & sleeping there. Encore does not allow weapons of any type; every client will be searched. Tobacco products will be allowed, but they will have a designated smoking area behind the house where it's not visible. There will be limits on the number of people who can be invited as guests. All clients will participate in their out-patient services at Fairfax Drive in Ballston 3-5 days/week, 3 hours/day, where the professional staff includes two licensed psychologists (U.Va. PhDs).

16. Questions, Answers: Ms. Klingler thanked Encore for considering the letter of intent with LOCA and opened the floor to questions. Mr. Bennett, responding, noted that Encore will publicize house rules, with written expectations for clients and staff. Encore will be paid through a mix of out-of-network insurance and private pay. The housing component is separate, paid as rent. The house will have cameras installed on the outside. There will always be someone who is not a resident and awake whenever there is a resident in the house. For neighbors who have questions or concerns, they can call Chris or Tom. Concerning the house, it is built with four apartments, i.e. as a multi-family house, with three separate entrances, but one that has access to all. Encore is not putting in an office per se. It is a home. This is not a novel concept or treatment of (former) substance abusers. Encore hopes to make a lot of friends, and to build trust through action but recognizes that some of the community has a lot of fear. It is already successful with its clinical services, which remains the main business, i.e. an intensive out-patient program, 18 years in the business, now with a housing component. Encore also has a non-profit foundation for folks who can't afford treatment, works closely with two foundations, but hasn't formalized any partnership. Encore is a for-profit business, and they "are doing it to make a living."

17. A resident asked if they reversed positions with neighbors, how might they feel? He stated that Encore had overpaid for the property, bought it under an assumed name, that the LLC was not known to the County, the house ownership was discovered by their Facebook page, and since then, had used "no-name" contractors to work on the house; it seemed like a failure to communicate. He also noted that the house never had more than six residents before, so having 10 squeezed in five bedrooms doesn't sound comfortable for folks. The County had ignored neighbors' concerns, so he thanked the CA for getting

involved. Summing up, he asked Mr. Bennett to demonstrate how Encore intended to be a good neighbor. Mr. Bennett responded that Encore had posted news on Facebook as a way of sharing information about what they were doing. Encore never got any phone calls from neighbors, had gone to all meetings to which they were invited, and acknowledged it would be a process of working with the neighborhood. Asked whether the house would be used for AA or similar meetings, Mr. Bennett said no meetings or support groups would be held at the house. However, Encore was very close to many support groups, and attendance for house residents will be mandatory.

18. MOU/LOI: Ms. Klingler then asked meeting participants if they would be conceptually supportive of having a Memorandum of Understanding (MOU), letter of intent (LOI), or other type of legally non-binding document between LOCA and Encore, for the purposes of increasing transparency and putting agreed-upon expectations on paper. LOCA leadership would have an Executive Committee meeting following the General Membership Meeting to take the feedback of the General Membership into consideration, and share drafts, while determining the best next steps. On a show of hands for an MOU or LOI, the vote was 21 for, one against, and three abstaining. Ms. Michener asked that participants share ideas for ways that Encore residents “could have some prideful moments as members of the community,” e.g. by helping neighbors, or with neighborhood events.

19. **LOCA Elections, By-laws Amendments**: The discussion of Encore completed, Ms. Klingler presented the slate of nominees for LOCA leadership positions, which was the same as existing except for Jack Grimaldi to be President, and the absence of a nominee for Vice President (under LOCA by-laws, Stu Nagurka could not succeed himself a second time). Receiving no other nominations, Ms. Klingler asked for and received a motion and second to elect the slate as proposed. All votes were in favor. Mr. Swennes then introduced the amendments to the by-laws for a second vote, as required to amend LOCA by-laws. The amendments were to Article II, Object [of the Association], and an added Article X, “Letters of Support.” He explained that the new Article would create tighter requirements as to how LOCA might respond to use permit requests. The Motions to adopt the amendments were approved unanimously.

20. **Follow-up Items**: Ms. Klingler summarized meeting outcomes by noting that:

- 1.) LOCA Executive Committee is working on finding a VP. The 2018-2019 LOCA leadership is annexed below. Jack Grimaldi is incoming / current LOCA President.
 - 2.) Encore Recovery Solutions and LOCA have agreed to work together on crafting a Letter of Intent (LOI).
 - 3.) Little Ambassadors’ Academy (Lee/Lexington intersection) will be going back in front of the County Board in September on revisions to its use permit.
 - 4.) Two LOCA members have volunteered to assist in crafting a response to the County in regards to a Transportation Study on the Lee/Lexington intersection.
- There being no further business, the meeting was adjourned at approximately 8:30pm.

Submitted by:
Ladd Connell, Secretary

LOCA Leadership (2018 - 2019)

Officers:

President – Jack Grimaldi

Vice President – [Stu Nagurka until successor is elected]

Secretary - Ladd Connell

Treasurer - Jennifer Michener

Immediate Past President – Kim Klingler

Delegates:

1- Jack Grimaldi (ex officio)

2- Rob Swennes

3- Jerry Auten

4- Tom Wolfe

Alternates:

1- Joan Porte

2- Jon Desenberg

3- Vanessa Paulos Guest

4- John Perry

Neighborhood Conservation:

Representative - Rob Swennes

Alternate - Jenni Michener

Liaisons:

Reed School - Vanessa Paulos Guest

Lee Highway Alliance – Tom Wolfe

Communications:

Leeway Leader - Newsletter

Editors – Kathee & Rob Swennes

Distribution Coordinators – Jennifer Nardacci,
Amy Appelbaum, Carolyn Connell

Electronic

Webmaster, ListServe – Greg Rusk

Facebook, NextDoor – _____