

## MERIFIELD ACRES LANDOWNER'S ASSOCIATION

Board of Directors Meeting  
June 1, 1997

President Margaret White called the meeting to order at 1:10 PM and made reference to notices she had posted regarding the Technology Zone created by the Town of Clarksville, the newly enacted Mecklenburg County Ordinances relating to loud noise and the placement of '911' address signs, and a bar chart showing the financial status of MALA in recent years. She also commented that the proposed Clarksville R1A Zoning was sent back to the Planning Committee for restudying.

Jim Gordon made a motion to accept the minutes of the previous meeting and it was seconded by Joe Noah.

**Treasurer's Report** - Joe Noah spoke on behalf of John Floreth and elaborated on the copy of the Treasurer's Report which was recently prepared and sent to the general membership. Frank Clippinger noted some discrepancies in the Road Account and it was decided to table the report until this issue is resolved with a new accounting sent to board members.

### **COMMITTEE REPORTS**

**Architectural** - The Architectural Committee Report was read by Margaret White. During the period of March 2 to June 1 plans for 3 houses and 1 addition were approved. Houses will be built at 50 Lakepoint Drive, 80 Oak Run, and 71 Lewis Rd. Walter Cummings will be putting on a deck and a screened porch to his house at 205 Briarfield Road.

**Aviation** - Joe Noah had nothing to report.

**Zoning** - Joe Noah spoke on behalf of the Zoning Committee (Teresa Garlick, Eric Scheidt, Roger Greenhalgh and Joe Noah). He met with the buyer of property on Route 821 to determine what plans he has for the land. MALA's Committee has been told that until the owner has a specific use for the property, he cannot approach Mecklenburg County for a change of zoning.

**Common Facilities** - Marie Garratt spoke about the poor condition of the tennis court and discussion ensued regarding possible remedies. It was determined that tennis-playing volunteers will be called upon to clean out the existing cracks in the surface and then Dennis will fill them in with concrete as a temporary measure until the funds become available to possibly asphalt the court.

**Community Service** - Jim Gordon stated that very little use is made of the VoiceMail system. Tom Lilly suggested that the directions for use and extension numbers be put into the next Merifield Directory.

**Financial** - Tom Lilly had nothing new to report since the bulk of this committee's work lies in the formation of the yearly budget.

**Legal** - Margaret White related information given to her by Roger Greenhalgh regarding:

- **Pipeline** - It has been decided by the US Court of Appeals to allow the pipeline to proceed but the Roanoke River Basin Assn. and the State of NC will be appealing this decision.
- **Roads** - Roger contacted Frank Ruff relative to legislative assistance in maintaining Merifield roads. Although a VA Statute exists which allows certain counties to petition the circuit court to modify landowner covenants to require them to support subdivision roads, it applies only to counties which have a smaller population than Mecklenburg. A new statute is required and it can be introduced in January. The Board will have to make a decision for such a request.
- **Cogen Monitoring** - review of the cogen's Quarterly Stack Emissions Report shows that their emissions are well within the limits imposed by the DEQ and EPA.

**Roads** - Frank Clippinger and Roger Greenhalgh met with R. S. Moody, of VDOT concerning having the streets in Merifield accepted by VDOT. The state requires an extensive engineering survey before they will make a determination. The cost for this survey is somewhere between \$10-12K and the opinion of Crutchfield & Associates was that our roads will not meet state standards and further, the cost to bring them up to these standards would be about \$200,000/mile.

Frank also read the attached reports regarding road repair status, land acquisition, and the proposed utility area. The Board gave him permission to get cost estimates to fence in an area at Oak Park for the maintenance equipment and future construction of a storage shed for chemicals, etc. and installation of electric service.

**Security** - Discussion took place regarding the threat of forest fire. A motion was made by Tom Lilly, seconded by Frank Clippinger and unanimously approved by the board - "If a Merifield resident observes an unattended fire on private property and cannot locate the owner of said property, then the fire department should be contacted".

**School & Youth** - Comments were made about the possibility of accidents caused by parents who make U-turns at the gate after dropping off their children. It will be noted in the next newsletter that they should exit Merifield property before turning around.

**OLD BUSINESS**

**Assessment of Non-Perk Lots** - Tom Lilly noted that we cannot change the covenants to owners' deeds and that a previous MALA Board of Directors had no legal right to allow non-assessment to the owners of non-perk lots. We should therefore charge regular and special assessments to these owners. After much discussion, Frank Clippinger made a motion, seconded by Joe Noah, that monies be allocated to get legal counsel on this matter before the general membership meeting in September .

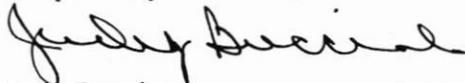
**NEW BUSINESS**

Jim Gordon complained about the heavy trimming done by Mecklenburg Electric Company to pine trees along Lakepoint and asked that board members take a look at the area, suggesting that we look into burying the electric lines along this stretch. It was pointed out that the cost was prohibitive.

The Monitoring Committee of the Kerr Lake Protective Association has requested our assistance in bringing to their attention any development along the lake's boundaries which might be detrimental to the lake.

Meeting adjourned at 3:40 PM.

Respectfully submitted,



Judy Buccine  
Secretary

**MALA Board Members present:**

Judy Buccine  
Margaret White  
Jerry Boyle  
Tom Lilly

Frank Clippinger  
Jim Gordon  
Joe Noah  
Dott Wells

Eric Scheidt  
Marie Garratt  
Teresa Garlick

**Guest:**  
Dennis Hayes

**Frank W. Clippinger, M.D.**

**150 Holly Lane, Clarksville, Virginia 23927**

\*Report - Land Acquisition Committee - 1 June, 1997

The purpose of this committee is to negotiate with Mr. David Wilson the acquisition of a strip of land along the north side of Merifield Drive for approximately 1250 feet to serve as a buffer between our road and possible adjacent development. Historically, the Mecklenburg Zoning Commission has recognized the need for this, and discussions with Mr Wilson have been positive in tone, but the land has been tied up as collateral for a loan to upgrade the septic system for the trailer park.

Mr. Wilson called Kenneth Hensley in early May and further conversation was forwarded to Margaret White and subsequently to me.

I talked to Mr Wilson on the phone on Friday May 30.

Apparently the efforts to upgrade the present lagoon system have not succeeded in satisfying the County Health Department, and Mr Wilson is actively seeking some area which will serve the purpose and will perk. The land around the trailer park does not perk. The land across the road is Federal. His efforts to negotiate with the people behind the trailer park have failed. Is there anywhere in Merifield that can be made available for this purpose, perhaps in trade or the like for the buffer land we desire??

IF the septic tank is near the trailer park, and it's effluent can be pumped 2000 plus feet, and the health department approves, a drain field per se may not be objectionable - it being a grassy meadow that may require frequent mowing.

So far what has been done is only to provide Mr Wilson with a plat map of that part of Merifield and a list of the present landowners along with their addresses and phone numbers and the perk status of their lots.

On the map is also designated the strip of land we desire.

We will try to keep the communication open.

Frank W. Clippinger, M.D., Chairman

Report on Proposed Utility Area - 1 June 1997

1. Site: Oak Park area behind the Stable. An area 100 by 125 feet has been marked out with red flags.
2. A drive from the Park parking area and the utility area will need to be built and covered with crushed rock. It is proposed that this be done by Dennis Hayes and paid for on an hourly basis, plus the paving gravel.
3. Fence: Because of the isolation of this area compared to the hanger which is literally in peoples' front yards, significant security should be provided, plus the need for the area to be as attractive as possible. Wood paling has been discussed, but it appears that chain link is much more durable both from the standpoint of vandalism and that of longevity that the slight additional cost is well worth it. Several bids have been requested, the most attractive being from King Yancey Supply in South Boston, which is for 6' plus three strand barbed wire, and for 8' plus the barbed wire. The gate will be 12' wide. The cost of razor wire or concertina wire instead of barbed wire will be determined.
4. Building: An area 30 x 50 feet is marked out with red flags. The building should hav a concrete slab floor - cost estimated @ \$3.00 a square foot or \$4500. The building should be between \$12000 and \$15000, erected, depending on material and style. More research is needed on this.
5. A separate small shed - 8' x 10' - prefabricated storage building will be recommended for the storage of gasoline, paint, herbicide and the like, separate from the machinery area.
6. Electricity: Dennis met with Mecklenburg Electric and learned that bringing electric service into this area - which will also supply the stable - will cost \$3800 to \$4500 minus a standard discount of \$1600. This is part above and part below ground and will involve easement from some private property, apparantly.

REQUESTED AT THIS TIME: tentative approval of the site, and permission to procede with the investigation of the rest. Ultimately, the fence and drive should come first; the building and electricity later. The hangar, while becoming precarious, is not quite on its death bed. It did survive Fran, though it would have been different if the major winds had come from 30 degrees farther east. We do need to move the rock and sand piles off the end of Terrace Drive as soon as practical, however.

**Merifield Acres Landowners Association  
Roads Committee**

Report - Board of Directors Meeting - 1 June, 1997

**Repairs:** Pavement breakup has been repaired on Carriage Lane and multiple cracks in the asphalt pavement on Lakepoint, High Point, and Merifield have been treated with hot tar and sand. Still to be repaired are areas on Briarfield and Stacey. Dennis Hayes has fertilized and seeded several bare areas on the shoulders and in spite of a rather dry month, grass is starting to appear. In addition the edges of the pavement have been treated with herbicide where needed.

**Upgrade:** Asphalt pavement has been applied to Oak Run as planned, and the edges have been backed with crushed stone. And, Terrace Drive has been paved with tarred gravel. Terrace was financed with money from the savings account as a newly acquired road per the policy established by the board in the past.

**Still To Do:** The three culverts on Merifield Drive still have to be replaced and the date for doing so has not been determined as yet. The concrete pipe has been acquired and is on the shoulder across from the tennis court. It is expected that traffic will be detoured around this area for, we hope, not more than three or four days. At the same time the culvert work is done, areas on Briarfield and Stacey will be patched. There is an area of broken pavement on Beechwood that is being deferred until a house that is about to be started on that road is completed.

**Cedar Lane - Maplewood Lane:** These two roads are gravel surfaced and were deeded to MALA in the fall of 1996. There have been requests over the past several years to upgrade these but we have been unable to do so until now. We have, however provided all the other usual services to these people - i.e. mowing, security, regular road maintenance and snow removal. The estimate for paving Cedar, two lanes wide, and rebuilding and partial relocation of Maplewood with pavement one lane wide is \$16200. Merifield can supply \$7000 of this from savings (new road upgrade policy @ \$6000 plus \$1000 from this years repair budget. Any more must come from the land and homeowners as was done when Cheverly and Holly were first paved in 1982. Discussions are under way with the involved owners and residents, and what will be done is determined by what they are willing to contribute. Assessments for this will be voluntary because every homeowner but one contributes to Merifield on a totally voluntary basis. So far there is mixed reaction. The board will be notified as this project progresses.

Respectfully,

Frank W. Clippinger, Chairman