

## **GWCA Membership Meeting – Tuesday, March 21, 2017**

Larry opened the meeting at 7:30.

Agenda:

- Welcome to all.
- Treasurer's Report: Parry reviewed the report with the membership. The complete report is available upon request.
- Beginning with this meeting, the start time is now 7:00 instead of 7:30. This change was proposed at the September meeting, and following a discussion, it was agreed that GWCA will test this earlier start time.
- Guest Speaker: Justin Johnson and Lindsay Janke from Combined Properties. General details of their presentation are below:
  - Two phases to the project: townhouses and mixed use (apartment and retail)
  - The first townhouses are to be complete by third quarter 2017. There will be 41 townhouses total. A certain number will be built initially, then presale homes will be available. The townhouse builder is a separate company.
  - It is financially in everyone's interest to complete this project as quickly as possible.
  - Combined is currently in negotiation with a grocer (the original agreement with Fresh Market fell through last year when FM pulled out). This grocer is planning to take the lease as originally designed, which will help keep the project moving.
  - Acquiring the loan for the development will be the next step for Combined.
  - The owner of Combined wants to own long-term, and therefore is motivated to do everything well with this development.
  - Early 2018 will begin the rest of the project. The goal for completion of the entire project is 2020.

Q&A:

- 54 apartments are set aside as "affordable" dwellings.
- There will two lights: one at Poag Street and the existing one that crosses Route One. Poag Street will be the only exit from the development.
- Have there been discussions about timing lights during construction? The Combined reps were not able to answer this question.
- Are there other leases yet? No, because the general order of the project parts requires that the "anchor" lease (grocer) be in place first. Most businesses need/want to see work in progress before committing themselves
- The developer is in search of a nice restaurant for the site. They have hired a third party consultant to help with the search for such businesses.

- Other types of retail that are being considered are a coffee shop, a gym, and a brew pub.
- The ZIPS dry cleaner will remain (this land is separately owned). One of the developer's proffers is to improve the façade, so it will blend well with the final product.
- A resident expressed concern about Combined as an owner and neighbor, citing the Rose Hill Shopping Center (owned by Combined) as an example of a property that is held to low standards in terms of its condition and tenants. What can residents do to effect improvements there, as well as ensure a better place at South Alex? Response: become involved. Voice your concerns to your supervisor, Jeff McKay.
- The name change from Penn Daw (which has historical origins) to South Alex came from a marketing perspective. The name "South Alex" is now trademarked.
- Why is the bowling sign still up? There are some actions that cannot be taken yet due to contractual limitations, and removing the sign is one of them. So it will be there for a while yet.
- Residents of Huntington Village (behind the shopping center—Shaffer Drive and connecting cul de sacs) expressed concern about problems with overflow parking and the resulting problems (trash, noise, etc.). Justin recommended going to Lee District to get parking zones for the surrounding neighborhood to keep residents of the apartments from parking on the street.

Thank you to Combined for their presentation.

More from our President:

- Larry reminded everyone of Nextdoor.com. He described it as a blog for the neighborhood. It also connects with nearby neighborhoods. There are currently 781 members in 549 member households, out of 1240 eligible households in GWWCA. The website is [www.Nextdoor.com](http://www.Nextdoor.com). Please join if you haven't yet. This is a great tool for keeping in touch regarding many subjects, from reports of crime in the area, to various items for sale, requests for referrals for various contractors, etc.

The directories have been printed and will be distributed to all paid members in the next couple of weeks.

The GWWCA Board has discussed installing two or three Little Free Libraries in the GWWCA area. To learn about this idea, please visit here: [www.littlefreelibrary.com](http://www.littlefreelibrary.com). There are several of these in the general Franconia area, and feedback has been positive. These libraries provide books for children and adults.

GWWCA is purchasing new meeting reminder/notification signs. The organization is down to only four from the original twelve, so the plan is to order twelve. They will be placed throughout the GWWCA area along the roadways to remind residents

Larry solicited ideas for future meeting topics and/or speakers. Please send your ideas at any time to [gwwca.president@gmail.com](mailto:gwwca.president@gmail.com).

An attendee suggested United Community Ministries (UCM) as a future visitor. UCM is a local non-profit, non-secular organization that has a food pantry, but also assists local families with everything

from job training to parental classes to holiday gift collection and distribution. Larry replied that we had them about a year and a half ago, but we would always welcome them back.

Some final topics of interest:

- Fairfax County's 257<sup>th</sup> anniversary is coming up.
- Larry went over the crime report. 24 police events Nov 1 March 20, 2017. They ranged from assault to theft from buildings and vehicles to vandalism.
- Contact [gwwca.president@gmail.com](mailto:gwwca.president@gmail.com) if you have any questions about GWWCA.

The next meeting will be on Tuesday, May 16, at 7:00. A representative from the Fairfax County Department of Health will speak on the Zika virus and ticks.