



# SEMINARY RIDGE CIVIC ASSOCIATION, INC.

## MINUTES

### SRCA BOARD MEETING

September 7, 2023 – 7:00-8:00 PM by Zoom Conference Call

#### In attendance:

Richie Weiblinger, President; Jeanne Jacob, Immediate Past President; Karen Meade, Secretary; Scott Sutherland, Treasurer; Krista Poretz, First Vice President; Katie Dominick, Second Vice President; David Pritzker, Parliamentarian; Mike Brookbank, Historian; Kate Hennigan, Welcome Committee Chair; Beth Chase, SSSAS Liaison; Residents: Harriett McCune

#### 1. Welcome and President's Report – Richie Weiblinger

**1.1. Welcome to SRCA Board Members and SR Residents Joining Meeting:** Weiblinger called the meeting to order at 7:05 pm and welcomed those in attendance via Zoom.

**1.1.1. Questions/Concerns from SR Residents – “Open Mic”:** No questions or concerns were raised.

#### 1.2. Priority Areas for Tonight's Meeting:

**1.2.1. SRCA Board Positions for 2023 – 2024:** Board positions that still need to be filled are President, Second Vice President, and Secretary. Lyn Allen agreed to serve as First Vice President.

**1.2.2. Rain Date for SRCA Picnic:** The rain date that was proposed was Sunday, October 15 since Sunday, October 8 falls over Columbus Day weekend. Need to determine whether we want to move both the picnic and annual meeting or just the picnic in case of inclement weather. First, we need to find out what Rocklands requirements are for postponement. Meade will reach out to Dominick for the postponement and cancellation terms for all vendors (Rocklands, ice cream truck, moon bounce/games). Chase suggested that someone from the Board may want to come to view the space they have available to make sure we're comfortable with it due to the ongoing construction. There will be chairs and tables available as well as one tent. Seminary Hill Association President and civic

advocate, Bill Rossello, will be our guest speaker at the annual meeting to provide updates and insights on key issues of importance to Seminary Ridge.

**1.2.3. Proposed Updates to SRCA By-laws:**

- 1.2.3.1.** Proposal to increase the threshold level for requiring a second signature from \$100 to \$500. This increase recognizes the effects of inflation on normal expenditures of the Association over a period of several decades. Recommend also revising the text to provide for flexibility in the temporary absence of President, while retaining internal oversight. The proposed amendment to Section 5 will also provide specific requirements for adequate recordkeeping with respect to Association financial receipts and expenditures.

Pritzker drafted an amendment to Article IV, Section 5 of the Constitution and Bylaws and emailed it to the Board to review and vote on during the meeting and to vote to present the amendment to the membership for approval at the Annual Meeting. Sutherland moved to approve presenting Pritzker's draft of proposed revisions to the bylaws to the membership, Weiblinger seconded, and the revisions were unanimously approved to present to the community within the packet of Picnic & Annual Meeting materials.

- 1.2.3.2.** Concerning solar panels, this issue will continue to come up and we need to be prepared for it. Pritzker noted that the city is both encouraging installation and setting up a system to assist residents with installing solar panels, and therefore feels we have no choice but to accept these facts. We can put some limitations on approval, perhaps limiting the location of ground installations, however. Weiblinger's position on solar panels is that we strongly prefer and encourage residents to locate them on the back half of the roof. However, due to cost factors, including shade trees, etc., we should not require it. We could certainly require a written justification be included as part of a resident application to inform the Board of the need to locate the panels on the front half of the home. Jacob suggested that the Board identify the issue and seek to obtain advisory input from the members at large. We can do this by including this topic in the agenda for the Annual Meeting, allowing a short period (maybe 10 or 15 minutes) for discussion of the issue and then allow a two-to-three-week period for accepting written feedback/views from members in order to gain input from the community for approval or disapproving solar panels.

- 1.2.3.3. Electronic Posting of Documents on the SRCA Website:** Printing and distributing various SRCA materials throughout the year has become a challenge and an efficiency issue for a lot of Board members. Weiblinger and several other Board members are in favor of moving as much as we possibly can away from printed delivery to electronic delivery instead. Moving more towards electronic delivery of information and materials is a best practice amongst other neighborhoods since it saves time and money and is better for the environment. Jacob noted that we need to be conscious about the fact

that not everyone uses electronic means of communication in the neighborhood. She also stated that we should not get rid of Block Captains since their role is not just to hand out flyers, but also to get people interested in serving on the Board. Plus, Block Captains should be encouraged to communicate by email to those in their “block” and only use paper for those not having email addresses. The group agreed that the intent is not to minimize the role of Block Captains. If there are residents who don’t have emails, that should be part of the block captain charter to print out copies for those individuals. Perhaps we can send some instructions to block captains to indicate that they need to identify anyone who does not have an email address so that required communications can still get to them. Since nowhere in the by-laws is it specifically stated that communications need to be delivered in-hand via paper copies, we do not believe that any updates to the language need to be made regarding this topic.

**1.3. Reports from SRCA’s ACPD Liaison/Alexandria’s Sheriff’s Liaison:** Officer Moore and Lt. Houston were unable to attend the meeting.

## **2. Secretary’s Report – Karen Meade**

**2.1. Approve meeting minutes from the August 3, 2023 Board Meeting:** Jacob received a couple of minor edits to the minutes from Lyn Allen, so she will send those edits to Meade and the minutes will be distributed for approval electronically via email after the changes have been incorporated.

**2.2. SRCA Picnic & Annual Meeting Materials:** A packet of materials needs to be delivered to all covenant and non-covenant households by September 20<sup>th</sup> in order to provide residents with at least ten (10) days’ notice (prior to the Annual Meeting) of proposed changes to the by-laws. ASAP Printing & Graphics needs a couple of days to complete the printing upon receipt of final PDF files. This means we’ll need to send all materials to print on Monday, September 10<sup>th</sup> in order to have ample time for printing, stuffing, and delivering to block captains by September 15<sup>th</sup> or 16<sup>th</sup> to give them over the weekend and into the following week to hand-deliver them to their respective households.

Meade reached out to ASAP Printing & Graphics to obtain a price quote for the printing of these materials and will share it with the Board for review and approval upon receipt. Meade will also need to purchase 350 9x12 envelopes to stuff these materials in. The estimated cost of purchasing the envelopes via Amazon is approximately \$63.00.

## **3. Treasurer’s Report – Scott Sutherland**

**3.1. Status of Dues:** Through September 7, 2023, 8 of our neighbors have paid their SRCA dues for 2023-2024. Deposits to the account totaled \$382.33 since our last meeting. These were for 8 memberships paid through PayPal. Our bank account balance as of September 07, 2023 was \$14,0237.15

**3.2. Updates on any Outstanding Reimbursements:** There were no payments made since our last meeting.

**4. First Vice President's Report – Key Updates from Partner Associations/Coalitions – Krista Poretz/Jeanne Jacob:** We did not have time to discuss these topics during our meeting, but Poretz emailed the following updates for inclusion in the minutes.

**4.1. Seminary Hill Civic Association (SHA) Report:** SHA will meet in September. Date and details TBD.

**4.2. West End Coalition (WEC) Report:**

**September 30, 2023:** West End Coalition virtual meeting at 10:00 am. Guest will be Mayor Justin Wilson. The Google Meet link to be provided two weeks before the meeting.

**Alexandria West Plan:** The City started a community planning process in November 2022 “to update the long-term vision for the 1992 Alexandria West Plan and integrate the 2012 Beauregard Plan as part of that process.” The City website on this matter states that “[a]n updated Plan will enable the 10-30 year-old land use plans to be updated comprehensively to address current community needs and incorporate current City policies and best practices; address the issue of housing vulnerability and affordability by leveraging housing resources, policies, and funding opportunities to meet this challenge; and develop an approach to guide and shape future development and make expectations clear for the community, City and developers.” The current plan is to bring this to City Council for a vote in June 2024. For more information, go to: <https://www.alexandriava.gov/AlexandriaWest>.

**September 27, 2023:** Alexandria West Plan community meeting from 7:00 – 9:00 PM at Ferdinand T. Day Elementary School at 1701 N Beauregard Street. For more info, go to: <https://apps.alexandriava.gov/Calendar/Detail.aspx?si=53333>.

**4.3. Alexandria Federation of Civic Associations (AFCA) Report:**

**September 27, 2023:** Alexandria Federation of Civic Associations monthly meeting at 7:00 PM. (Note: Federation meetings are held the last Wednesday of each month, with the exception of July, August, and December.) To get a link for the meeting, contact Roy Byrd at [rrbyrd@comcast.net](mailto:rrbyrd@comcast.net).

**5. Second Vice President's Report – SRCA Events – Katie Dominick**

**5.1. October 1 SRCA Picnic & Annual Meeting October at SSSAS upper field**

**6. Communications Report – Stephanie Karner:** Karner was unable to attend the meeting. Meade shared that Karner plans to email all Block Captains asking if they are willing to serve in their role again next year.

**7. City of Alexandria Projects – Scott Sutherland/ Krista Poretz/Jeanne Jacob**

### **7.1. Duke Street-in-Motion Updates – Krista Poretz:**

**Duke Street Closures From 2023 to 2028:** There will be major disruptions of traffic along and near Duke Street during the period 2023 through 2028 because of construction overlapping among the following four projects: rehabilitation of the Duke Street bridge on Duke over I-395 with construction occurring in 2023 and 2024; the redevelopment of Landmark Mall with construction occurring in 2023 through 2028; the passage of the Duke Street in Motion bus rapid transit project which will entail lots of construction on and near Duke Street in 2026 and 2027; and interchange improvements along Duke Street which will involve construction in 2026 and 2027. For more information, go to: <https://www.virginiadot.org/newsroom/northern-virginia/2022/duke-street-closed-at-i-395-in-alexandria-august-7-10--14-177-29-2022.asp> and [https://www.virginiadot.org/projects/northernvirginia/duke\\_st\\_i-395.asp](https://www.virginiadot.org/projects/northernvirginia/duke_st_i-395.asp).

### **7.2. Inova Hospital Project Updates – Krista Poretz:**

**Inova Hospital Campus at Landmark:** The Landmark Mall redevelopment has already been approved by City Council. The development includes a new hospital campus at the site of the former Landmark Mall. There will be a diverse offering of rental and for-sale housing opportunities – including affordable housing, senior housing, market-rate apartments, condos, and townhouses. In addition, there will be a transit hub and a new Alexandria Fire-EMS station. Construction by Foulger-Pratt at Landmark began in May 2023 and demolition is expected to last four months. Construction hours will be Monday through Friday from 7 a.m. to 6 p.m. with any Saturday construction taking place between 9 a.m. and 6 a.m. The first vertical buildings at Landmark will not begin to appear until 2024 and construction is expected to continue until 2028 with the completion of the new Inova hospital. For more information, go to: <https://www.alexandriava.gov/LandmarkVanDorn>; <https://www.inova.org/landmark&lt>; <https://www.inova.org/seminaryroad>; <https://westendva.com/>; <https://www.alexandriava.gov/small-area-plans/eisenhower-west-landmark-vandorn-implementation>.

**September 19, 2023:** Eisenhower West/Landmark Van Dorn Implementation Advisory Group meeting at 7:00 PM at the Patrick Henry Recreation Center Multipurpose Room A 4653 Taney Ave, Alexandria, VA 22304. Zoom

link: [https://zoom.us/webinar/register/WN\\_QDSwN0TYSkqhndq1tap6kg](https://zoom.us/webinar/register/WN_QDSwN0TYSkqhndq1tap6kg)

Meeting ID:963 7050 0624.

Passcode: 132568. Dial in: 301.715.8592.

For more info, go to: <https://apps.alexandriava.gov/Calendar/Detail.aspx?si=53444>

### **7.3. Zoning for Housing Update – Krista Poretz:**

**September 14, 2023:** Zoning For Housing community meeting from 6:00 – 8:00 PM location TBD. For more info, go

to: <https://apps.alexandriava.gov/Calendar/Detail.aspx?si=53398>

**October 5, 2023:** Zoning For Housing community meeting from 6:00 – 8:00 PM location

TBD. For more info, go

to: <https://apps.alexandriava.gov/Calendar/Detail.aspx?si=53399>

#### **7.4. Other Topics – Krista Poretz:**

**Confederate Street Renaming:** Under the new proposal adopted by City Council in 2023, input by affected residents is no longer required. Under the new proposal, a three-member City Naming Committee (consisting of three City Council members) was formed and is required to rename three streets per year for those streets set forth on a list prepared by City staff that lists “all the streets named for Confederate soldiers in the City.” In August 2023, an Ad Hoc Proposed Street Naming Committee voted on and sent to the Historic Alexandria Resources Commission a list of new street names and they, in turn, approved it. The list of the three streets that were named has not yet been made public and the streets will go before the Alexandria Naming Committee when they meet on September 28, 2023. For more information, go to:

<https://www.alexandriava.gov/equity/confederate-street-renaming>.

**September 28, 2023: City Council Naming Committee (this group is required to change three Confederate Street names every year)** at 7:00 PM at The Sister Cities conference rooms are on the first floor of City Hall, just off the Vola Lawson Lobby on the north side of City Hall (Cameron St). For more info, go

to: <https://apps.alexandriava.gov/Calendar/Detail.aspx?si=52257>

For a complete list of Alexandria city government events, go to:

<http://apps.alexandriava.gov/Calendar/>

For City press releases, go to:

<https://www.alexandriava.gov/News>

For dockets and materials for upcoming Planning Commission and City Council meetings, go to: <https://alexandria.legistar.com/Calendar.aspx>

**7.5. Strawberry Run Updates – Jeanne Jacob:** No updates at this time.

#### **8. Parliamentarian Report – David Pritzker**

**8.1. SRCA Constitution and Bylaws Update:** See 1.2.3.1. above.

#### **9. St. Stephens & St. Agnes School (SSSAS) Liaison – Beth Chase**

**9.1. SSSAS Construction project underway –** A very large crane will be delivered on the 23<sup>rd</sup>, and they'll then lay the concrete. Construction timeline remains unchanged.

**10. Beth El Hebrew Congregation (BEHC) Update – Jeremy Flachs:** Flachs was unable to attend the meeting.

**11. Home Sales in Seminary Ridge – Kate Hennigan:** No updates at this time.

**12. Welcome Committee for New Residents – Kate Hennigan:** No updates at this time.

**13. SRCA Historian – Mike Brookbank:** No updates at this time.

**14. Old Business – Richie Weiblinger:** No updates at this time.

**15. New Business – Richie Weiblinger**

**15.1. SRCA Annual Meeting – Sunday, October 1, 2023 at 5:30 pm**

**15.2. SRCA Board Positions for 2023 – 2024 term**

**16. Continued “Open Mic” for SRCA Community – Richie Weiblinger:** No updates at this time.

**17. Adjournment of SRCA Board Meeting – Richie Weiblinger:** Weiblinger moved to adjourn the meeting at 8:33 pm; it was seconded by Sutherland and unanimously approved.

**SRCA is inviting you to a scheduled Zoom meeting.**

**To Join Zoom Meeting:**

**Time: Sept 7, 2023 - 7:00-8:00 PM Eastern Time (US and Canada)**

<https://us02web.zoom.us/j/83515392098?pwd=bnh2R0g5L0FSVWIDTXVxQzFRUmhEQT09>

**Meeting ID: 835 1539 2098**

**Passcode: 477746**

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