

Soapstone Cluster Meeting Minutes, May 14, 2025

Meeting called to order at 7:04 PM

- Previous meeting minutes approved as distributed
- Meeting with Mason & Mason was informative regarding the reserve plan
- Tree behind Woodhollow: Insurance has paid, minus the \$1000 deductible; tree has been cleared from residences and retaining wall. Brightview conducted a walkthrough of the entire property to identify at risk trees and branches.
- Brief overview of the paving situation: reason for restoration, cost, budget

Finances

- Our maturing CD is being rolled-over into a 9-month account.
- The Board is waiting to hear back from Gates Hudson about where to pull the \$1000 to pay for the tree/retaining wall rebuild due to the shortfall created by our insurance policy deductible. The capital maintenance account was suggested.
- Gates Hudson should be providing the Board with all necessary financial information by the tenth of the month.

Trees

- The Board needs to confirm that Brightview surveyed the trees behind every row of units
- Consensus in the forum is that it is important to maintain the trees along Soapstone and Glade Drives.
- \$15,000 is reasonable to take care of all of the existing tree needs and leaves \$10,000 in the budget for unplanned tree expenses.
- There is a pine tree at the entrance of Hearthstone near a mailbox pod and 11541 that is leaning and should be inspected by a Brightview arborist. Adam will work with Garrett to determine whether this was included in the recent survey, as well as to inquire about the extent of inspections conducted behind all units.

Playground

- Description of new equipment
- A number of stumps and branches have recently been removed from the playground area in the interest of safety.
- The mulch at the playground is purpose-built for playgrounds.

Playground (cont.)

- The Board will confirm with the installers that playground specific mulch will be applied around the new spinner.

Landscaping

- Two units on Hearthstone have grass that has yet to be cut in 2025. Brightview had been taking care of one of them. Lawn care requirements can be found in the handbook on the cluster website. Reston Association also has specs regarding the same.

Siding

- There are several units on Hearthstone which have siding that is significantly damaged. They are likely out of compliance with standards.
- One unit has overgrown landscaping which blocks the view of the lot number. This is a violation.
- The procedure for addressing these is for the Board to notify the property owners of the violation. If no response is received, the Board then elevates the issue to the Reston Association.

It was mentioned that there are two vehicles on Soapstone Drive that haven't been moved in over a month. A non-emergency call to the police could be placed. Also, the horribly smashed van is gone, but the segment of tree that was resting on it has been moved onto cluster property, likely creating an obstacle for future lawn mowers.

Brightview

- They are throwing branches around to get them out of their way, rather than gathering and disposing of them appropriately.
- Weed and leaf piles are receiving similar treatment.
- Both of the above are ending up in a native plant bed.
- Brightview committed to get rid of brush piles on community property. This is not occurring.

Sidewalks

- Within the last few years, Dominion and Brothers both provided scopes of work to conduct all necessary sidewalk repairs.
- The Board is working on getting updated proposals.

Line Painting

- It appears as though we have budget money for repainting once every five years.

- Painting likely needs to be done more frequently than once every five years.

Trash Pickup

- Collectors are spilling trash at pickup locations and not cleaning it up. This needs to be addressed.

Litter

- Residents are not cleaning up after the trash is picked up. The Board should attempt to motivate them.
- Mention the issue in the newsletter
- Another idea is to organize a monthly cleanup