

WAINWRIGHT CLUSTER MEETING

January 11, 2024

Board Members: Damien DeAntonio, Kit Case, Erick Osman, Ryan Gordon, Kat Vermeer, Tim Casey

Residents: Laura Avis, Judy Brown, Jackie Carr, Rocco Corsetti, Gerry Shaw, Katrina Parrish

Monthly Meeting started 7:35 pm.

The Board reviewed the December 2023 Meeting Minute notes, and motioned to approve, and was approved.

Treasurer's Report:

Checking: \$60,177.16
CD: \$17,131.77
Arrears: \$1,995.00
To be Deposited: \$8,665.00
Not yet due: \$14,125.00

Long Term Items:

- VDOT request: Damien to follow up regarding no parking signs for the cross walk by the lower cluster.

Old Business:

- Handbook review – to update the document about long form vs. short form for resale (on hold)
- Signage - The Board contacted Reston Association about cars driving on the RA path. RA will remind sports teams driving up the path, and will be posting signs at the two entrances about no vehicles on the paths. Board to follow up on signage. Reston Association has installed a sign by the path entrance at the lower cluster.
- Sid's Bench
 - There is a lot of trash, beer bottles, and cigarettes accumulating around Sid's bench. The Board is considering mounting motion sensor lights around the bench to deter loitering.
 - Light was installed but has disappeared; plan to install another light
- RELAC announcement – RELAC sent notice on Monday December 11th that RELAC will no longer operate. This likely means that resident of Wainwright Cluster and other RELAC customers will need to have individual A/C units installed.
 - COOP to keep RELAC going – a group started by Simon McKeown is trying to put together a COOP working with RELAC to keep the system operational. They have a website (<https://relacwatercooling.com/>) with some information but lots of questions remain. Simon was supposed to attend the meeting tonight but was unable due to a health issue last minute. We will see if he can attend the annual meeting in February.
 - Meeting with other Cluster Presidents on RELAC – Damien attended a meeting last week with representatives from other clusters. Lots of discussion around RELAC and the COOP. The general impression was that most don't think the COOP is viable based on the limited information currently available.
 - Meeting with RA and Cluster Presidents on RELAC – RA called a meeting this week to specific discuss interest in RA conducting another vote to remove the covenant that prevents houses with RELAC service to install their own A/C unit. The consensus of those present was a vote should be done to remove the covenant which would allow individuals the choice of getting their own A/C or participating in the COOP (should it be viable). RA said they will try to make this happen as soon as possible with the goal of having the results by March 1

- RA did note that with the covenant still in place no one (unless you have a medical exemption submitted to RA) can install an individual A/C unit.
- Cluster HVAC standard – in order to avoid all residents needing to submit DRB applications to RA to get an A/C unit installed (assuming the covenant is removed) the board drafted an addition to the Wainwright Cluster Standards to be submitted to RA that would allow most resident to not need a DRB application (see below).
 - The draft standard was reviewed and approved. Damien will submit the standard to RA via DRB.

New Business:

- Issues with resident of 1781 – there have been some issues with the resident (renter) in 1781. Police have been called and some neighbors have safety concerns. Police will continue to be contacted for future concerns and the board will contact the owners to ensure they are aware.
- Annual meeting – will be held February 8th (social at 7, meeting to start at 7:30).
 - There was a motion, second and approval of a budget of \$275 for the annual meeting (\$125 to reserve the Rose Gallery at RCC Lake Anne and \$150 for food)
- EV charging for cluster – resident noted that there is a middle cluster resident with a Tesla (who has to charge somewhere not at home. Has the cluster looked at providing EV charging capabilities? Fairfax County has some programs (<https://www.fairfaxcounty.gov/environment-energy-coordination/charge-up-fairfax>) to provide funding and RA has design guidelines. The board will look into this but the carport roofs take priority as the next project.

MAIL

- none.

OPEN FORUM

8:42 pm end of the meeting.

Next meeting is February 8th, at Rose Gallery at RCC Lake Anne.

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RELAC announced on December 12, 2023 that it would no longer provide cooling services. In response residents of Wainwright Cluster will now be responsible for installing and maintaining their own central A/C (if desired). In order to allow residents to quickly gain approval on their HVAC installations and minimize workload on Reston Association's DRB Wainwright Cluster is submitting this modification to our Cluster Standards.

Wainwright Cluster Association HVAC standard:

- Exterior HVAC (central A/C compressors) are to be installed:
 - in the rear of the townhouse (if this is not possible residents can submit a DRB application to propose an alternate location; note this requires neighbor and cluster approval before submitting to DRB).
 - against the rear exterior wall of the townhouse or against a rear brick party wall
- Any length of exposed refrigerant lines greater than 4 feet should be covered with an HVAC line cover in a color that matches the material they are against.

*Note: The permissibility of individual A/C units is dictated by Reston Association Deed (specifically Section VI.2.b.15).

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Links for cluster standards reviewed:

- Clusters with existing individual HVAC
 - Inlet Cluster (page 15) <https://online.flipbuilder.com/pamm/ldmz/>
 - Golf Course Island (page 27) <https://online.flipbuilder.com/pamm/isgd/>
- RELAC Clusters
 - Hickory Cluster (page 15) <https://online.flipbuilder.com/pamm/czwi/>
 - Waterview Cluster (page 23) <https://online.flipbuilder.com/pamm/yage/>