

CCHCA Annual Membership Meeting

Tuesday, May 17, 2005
Fairfax High School Library
7:00 p.m. to 9:00 p.m.

The meeting was called to order at 7:00 p.m., with approximately 12 residents present. Attendance grew over the course of the meeting to approximately 30 people.

Board Members & Speakers Present:

Katie Baxter Gagen
Lisa Whitzel
Olivier Denier Long, Esq.
Ernie Klimonda
Tom Sparks (who spoke regarding real estate sales trends in CCH)
Steve Lane
Dia Pullen
Lee Faber
Ryan Abate & Evan
Hildie Carney, President of Historic Fairfax

Distinguished guests:

City of Fairfax Mayor Robert Lederer
City of Fairfax Councilman Scott Silverthorne
City of Fairfax Councilwoman Patrice Winter

Dale Lestina and Don Crigler for the Renaissance Housing Corporation.
They addressed the meeting regarding an "Idea Book" of possible home improvement plans for homes in our Community

There was a request for distribution or posting of a [Handyman List](#).

Tom Sparks (Long & Foster) reports:

He purchased his home for \$79,000 in 1980. The value of the house tripled in 20 years, then property values "went wild".
In 2000, eight houses sold with an average of \$222,000.00.
2001, three sold for \$258,000.00
2002, fifteen sales averaging \$320,000.
2003 average was \$380,000.00.
2004, average was \$405,000.00.
2005, one house has sold at 500,000.00.
Four homes are currently under contract, with an average sale price of \$523,000.00.
One CCH house is currently for sale at \$599,990.00.

Dia Pullen reports a new listing may go on the market on Saturday, May 21, for \$580,000.00.

“We have been found,” reports Mr. Sparks. Market slowed a little. Escalation clauses not as common in our neighborhood. Mayor and City Council have helped property values.

Renaissance provides interest-free home improvement loans for up to two years.

Current balance due is \$12,500,000.00. Interest is \$1.8M paid by the City. The average loan is \$70,000.00.

The maximum loan is \$200,000.00. There are 110 projects in the City. There is no other program like it in the US.

Don Crigler presents various floor plan changes on easels, and two 3-D models. These are a pilot program, with variations on a single floor plan.

Jill Toth explains that RHC is a funding mechanism for \$70,000.00 to \$200,000.00; with an idea book to get the homeowner started. She signed up even before getting permanent drawings. A program requirement is 18 months to complete a project.

The contact person at 703-385-7805 is Ms. Dani Easter, Exec. Dir., Renaissance Housing.

Mayor Lederer: John C. Wood back building is gone. New Police HQ in 18 months. Final stages of buying Bell Willard Center as new community center. New library and town center (at old post office, with 5-6 restaurants), in 18 months. New Town Square will be where Weight Watchers building is.

Two-way traffic will return to downtown, where it has not been since the 1970's, on a trial 6-month basis. It will be tried in July and August, with an exit strategy.

Proud of reducing tax rate to \$0.87 for next year, by far the lowest in Northern Virginia.

\$0.15 was allocated to the FHS, Lanier, Police HQ, City Hall, debt service and open space. \$4M of new revenue from assessments. \$3.7M of that went to pay down new debt.

Absent this debt reduction, the tax rate could have possibly gone down another \$0.20.

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Ray Reiberroa introduces motion to approve 2004 Annual Meeting Minutes. Approved unanimously.

Jill Toth report: Cadwallader having trouble with a vendor regarding our pocket park project.

City awarded another \$1,000.00 for common areas.

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Possible contractors according to a paperback compilation prepared by a local real estate company:

(These possibilities are neither recommended nor approved by CCHCA.)

Floors:

703-757-3389 S&S
703-690-3581 Albert Waring
703-450-5945 Larry Morris

Painters:

703-866-1946 Harry Hardy
703-560-8329 Mark Rhodes
703-928-3921 Patrick Smith
703-250-4507 Tom Twigg

HVAC:

703-671-2288 Arlington Heating & A/C
703-361-0816 Turner Service Co.
703-968-7700 Vernon Heating & A/C
703-451-8588 Alta Vista

Landscaping:

540-729-7500 TLC Lawn Care
703-734-1185 Wheat's Lawn & Landscape
703-569-4505 Ryan's Landscaping
703-968-6907 Keller Lawn Services

Kitchen Remodeling:

703-204-1600 NEKA Granite & Marble
703-508-8003 Granite, residential
703-754-1196 Oliver Gibson
703-242-7000 Oakton Quality Services Co.

Movers:

703-503-2900 Meridian
703-515-9673 Trinity
703-280-4282 JK Moving & Storage

Gutters:

703-742-0835 Gutterman Services
703-354-4333 Metro Gutter Service

703-323-4671 Mr. Gutter, Richard Sumner

New slate of officers elected unanimously.

New president = Lisa Whetzel.

Original owner John Tauck passed away.

/s/

Olivier Denier Long, Esq.
Secretary, CCHCA