

May 2022 - General Meeting

Dinner: 7:00, CTO: 7:55 PM

This month's Membership meeting was held at Fabboli Cellars.

Attending: Adams, Cleland, Fabboli, Fauber, Frankenfield, Gustafson, Hart, Hillebrand, Kohler, Logue, Maruca B and F, Moffett, Penaranda, Rubright E, Scott, Small

Welcome: Guests: Dan and Barbara Roques from the Lucketts Community Food Pantry; Jody Marquith (Realtor), Paige Neeley

Minutes: Secretary summarized April minutes; minutes from earlier meetings are posted on our website.

Treasurer's Report: D. Stanley reported that the report for this month is the same as last month: we have \$27,354.15 in our Truist checking account, \$53,160.77 still in our T. Rowe Price Investment account, and \$253,275.75 in our two new Vanguard accounts, for an assets total of \$333,519.67. Don noted that we still have not received invoices from the compactor company for February, March, or April; we owe approximately \$7,500 for compactor service. Trash revenue is now back to pre-Covid levels.

Program

Our speakers were realtors Jody Marquith from Keller Williams Realty, and our own Ian Moffett from Rokeby Realty, who spoke to us about trends in the local real estate market. Items or issues that attract or repel people from buying a home in Lucketts and western Loudoun are:

1. Positives include the rural nature of the environment, the quiet, the green space, schools, remote work, no HOAs (in some areas), proximity to Maryland and the Marc train, and the amount of land in easement (key to land value). Negatives include commuting on Rt. 15, the lack of immediate amenities such as shops and restaurants, large or too large properties, lack of reliable internet service in some areas, the current negative political situation in the schools and few private school options, the lack of affordable/

attainable housing, high rents, and zoning issues.

2. Ways to increase the curb appeal of homes in Lucketts include more privately owned general and grocery stores, more and better transportation options, more eateries and restaurant options, and more affordable housing units (ADU).
3. Lucketts advantages that are not available elsewhere include land, the ability to keep animals, more freedom to use property as desired, fewer covenants and restrictions, the attraction of being a designated historic district, and the limestone karst/overlay geographical feature, which may involve some building restrictions, but in general, provides advantages.

J. Adams noted that here in northeastern Loudoun, conflicts involved with maintaining the rural policy area are ongoing. D. Fabboli noted that people, especially children, need to learn about our rural land, its history, and how to care for it.

The speakers explained that curb appeal is important for sales but that in the current environment, other factors such as a master bedroom and bath are emerging as more important. They noted that people are buying here sight unseen on the basis of video house walkthroughs, but that people moving from cities need to be educated on well and septic maintenance or extra fees for solar panel leases.

Loudoun County zoning issues include traffic patterns and the installation of roundabouts, easements and their locations, light pollution, and unchecked growth. J. Adams pointed out that the current CPAM did not include zoning.

Remaining issues that affect the real estate market here include dwindling available land for development and less active investment. Examples of lack of business growth included the Skills USA property up for sale and the end of winemaking at Tarara vineyards.

Updates

Community Center: Director Paige Neeley announced an upcoming survey about LCC programs and services. She reported more focus on programs for adults and seniors and announced a

new coffee bar in the lounge room to the right of the front door! All are welcome!

Grant Committee – (Tom Small)

Tom reported our grant to Smarts Mill Middle School for furniture for their outside classroom and our \$5K grant to the New Ag School. He reiterated that we now have separate funds for Youth Grants and for Community Development Grants. We need ideas on how to generate applications for both programs, but especially for the new Community grants.

Environment Committee: J. Frankenfield reported these April events: *Student Environmental Showcase on April 26th at Ashburn Trailside Middle School featured a display on the JK Black Oak Wildlife Sanctuary. *A community walk took place at the sanctuary on April 30th from 9:30 to 11:30 a.m.

Lucketts News & Notes Spring Issue:

The spring issue was mailed out in mid-May.

June Picnic

P. Hart announced the annual picnic will be held at the home of Al Menendez on St. Clair Lane on June 11th from 1-5 p.m.

Firehouse

A. Menendez reported that the Aces Little League baseball team has measured the field adjoining the firehouse for placement of a pitching machine and batting cages.

Announcements

Founding member Stan Sorrell has moved to Winchester; his wife Gerry recently passed away.

B. McClain and her husband are recovering from their car accident; recovery continues, but is slow.

R. Cleland announced that our club donation to the Food Pantry has enabled the purchase of fresh produce. He also announced that 14 scholarship applications are at POR for review and evaluation.

Pledge of Allegiance was said, and the meeting adjourned at 9:10 pm.

Submitted by Elizabeth Penaranda, Secretary

May 2022 – Board of Directors' Meeting Minutes

The May BOD meeting was postponed from May 31, and held on June 1st, at Faith Chapel.

CTO: 7:02 pm

Attending: Dunn, Fauber, Hart, Logue, Menendez, Penaranda, Ruth, Scott, Stanley

Minutes: Sec. Penaranda summarized minutes from the May General Membership meeting. Minutes are available on the Ruritan Club website.

Treasurer's Report: D. Stanley provided a financial report for May 2022. We have \$52K in our Truist checking account and total assets of \$327K, down a little. Don noted that we still have not received invoices from the compactor company WB Waste Solutions for February, March, April, or May despite several communications, so we now owe about \$10,000 for compactor service.

Management Budget Review: Parking has already made budget and we are owed for two small events from Morven Park and from the recent big antiques festival event in Berryville. Donations: we still have not received GiveChoose funds from the Community Foundation.

Don submitted our club taxes but incurred a penalty for late submission which was waived in accordance with a first time forgiveness via letter. Pres. Logue moved that we not respond until we get a clarification letter from the IRS that we owe anything. Motion approved. Treasurer's report accepted.

Grants Committee – (Barbara Scott for Tom Small)

Barbara met with LES Principal Clement on May 25th to discuss school needs. One request was for \$2,375 for a Reflex program, which would benefit all students (and would require a transfer of funds from our Community Grant allocation to Youth Grants). Another request was to support a summer school program (each school hosts its own program). Pres. Logue moved that the BOD approve funding the LES application for \$2,375, to be paid on completion of the Committee's MoU with LES. The issue of funds transfer between club expense accounts will go to the Finance Committee for review and recommendation, but will not hold up approval or funding of the application. Motion approved. Principal Clement

also asked for \$500 for masks, but the BOD thought that this expense could be covered by the PTA.

Scholarship Awards – Rich Cleland

We sent 14 applications to POR for review and evaluation with direction to select the top five applicants for awards based on academic excellence and community service. The Scholarship Committee then met to decide on the final selection of winners and to determine the amount of each award. We had \$20K to award; the committee made its determinations based on the usual criteria of academic excellence and community service, but this year, we added another factor of financial need.

Final award recipients are Rachel Berson, James Rollison, and Natalie Sher (\$5,000 each), and Sofia Hardesty and Lea Lesho (\$2,500 each). The committee will recognize awardees at the July General Membership Meeting and will announce winners in Loudoun Now, the Fall issue of *Lucketts News & Notes*, and on our website.

Picnic Update – Peter Hart

All is on track. Peter requested that an email go out asking for a rough headcount. Picnic is June 11 at the home of Al Menendez.

Discussion on Parking as Source of Revenue and Member Health Concerns – Al Menendez

M. Dunn stated that six-hour shifts for parking events are too taxing for many members; accordingly, we should consider the option of two-hour shifts. J. Ruth questioned whether parking is still appropriate as a fundraiser and asked whether we could consider an option to levy a surcharge on members who do not participate in parking events. A. Menendez will develop a policy for voluntary participation for BOD consideration. The remaining issue is: how do we pay for the annual banquet if parking is significantly diminished?

General Board Updates – Pat Logue

Faith Chapel: D. Stanley and P. Logue are following up with Brian Clark to determine dates for a meeting to discuss use of the building.

Fire House Status: Supervisor Kershner's office is scheduling a call with Mike Donatelli, Bobby Gant, and Pat Logue to review a proposal to keep the property connected to the sewer treatment plan

by paying a monthly fee to the County for the provided service. Motion to be reviewed by the BOS at its June 7 meeting. A. Menendez also reported that the ACES baseball team no longer wishes to use the firehouse field and equipment for practices.

Mount Pleasant Baptist Church: A meeting with the Ambers brothers, County Clerk's Office, and adjoining neighbors is set for Saturday, June 18th at the LCC.

May 17th Zoning Ordinance Rewrite Meeting: 12 local citizens attended, as did Madeline Skinner of the Loudoun Conservation and Preservation Coalition. Those in attendance shared a common concern about the Drumvalla Farm water extraction issue.

Requested Meeting with Phyllis Randall: A public hearing held on May 10th that considered public comment on the CPAM for Rt. 15 left local business owners (Muriel Sarmadi of Roots) with much reason for concern. Muriel presented information on impacts to her business and Pat Logue supported local business issues by asking for acceleration of the process to complete a Small Area Plan for the Village of Lucketts.

Ruritan National Insurance: Pres. Logue reported that the Ruritan National insurance carrier is discontinuing its group insurance policy.

Adjourned 8:05 p.m.

Submitted by Elizabeth Penaranda, Secretary

