

HOLLYMEAD CITIZENS ASSOCIATION (HCA)

January 2024 Newsletter



HCA Board Meeting Highlights (meeting date 1/08/2024)

TRANSPARENCY - In public comments a member pointed out that the HCA website is missing a significant number of minutes. The HCA Board and management agreed to work together to update the website with copies of all board minutes, and to keep it current in the future.

MANAGEMENT REPORT - The new property manager for Hollymead is on board as of January 8th.

NEW TRAIL ENTRANCE - A motion was made and approved to create a new nature trail entrance on Goldentree Place between 1757 and 1759 Goldentree. This entrance will replace the current unofficial entrance from Goldeentree that crosses over a homeowner's property.

POOL MEMBERSHIP CONTRACT- The HCA Board approved a new contract for managing swim club memberships with Member Splash software services for the 2024 season at zero cost to Hollymead. If we are satisfied with this service this year we will renew for 2025 at a cost of \$1,000.

HOLLY HILLS DEVELOPMENT - Per the agenda the HCA Board discussed this development's impact on Hollymead, including Somer Chase. We put together a list of concerns to be addressed at the Community Advisory Committee (CAC) public meeting on Holly Hills scheduled for January 11th. Please find this list along with feedback from the public meeting below.

HOLLY HILLS CONCERNS and CAC Meeting Feedback (in italics)

- **EMERGENCY ACCESS**

Proposed connection between Holly Hills and Derby lane. This is projected as an emergency, pedestrian, and bicycle access only, but with no details as to how this will be accomplished, or how long it will remain that way. Need to better define how this emergency access will be constructed and look.

Although no specifics on construction are available now this will probably involve a short roadway with bollards at both the Holly Hills and Hollymead property lines.

How can we be assured that the emergency access will never be converted to a through street?

Both county officials and developer gave assurances that this emergency access will not be converted to a through roadway.

Some middle school students in this development will be in the walking zone for Lakeside, and will be able to come through emergency access to Derby Lane. Derby Lane is a narrow street where cars are often parked and has no sidewalks so it may not be a safe pathway for children to use.

While this is still a concern, the developer indicated willingness to help with constructing an alternate pedestrian/bicycle path from Holly Hills to North Hollymead between Redwing Lane and Ravens Place. This would be a major project for us so the HCA would need to carefully consider the feasibility of building such a path.

We believe the developer plans to acquire and develop parcels adjacent to the parcels in this application. Can emergency cut through be delayed pending further development of Holly Hills which would create a second access road to the townhomes backing up to Derby Lane. This would eliminate the need for a cut through.

This was not brought up at the meeting as it depends on the developers plans.

TRAFFIC

Increased traffic on South, and North Hollymead Drives accessing this development via Rubin lane.

Rubin Lane access is currently planned as emergency only and not open to through traffic.

Unless Archer Road is cut through from Archer North when Holly Hills is occupied traffic to South Rte. 29 will need to go through Hollymead streets and make left turns onto South 29.

Rubin Lane access is currently planned as emergency only, therefore there should not be any vehicular access to Hollymead streets from Holly Hills. However, Although Rubin Lane is currently designated as an emergency exit/entrance, it may be needed as a regular exit/entrance if the un-purchased land adjacent to Somer Chase becomes part of Holly Hills.

We are concerned about construction traffic using either Rubin Lane or the emergency cut through to access the property. Can we be assured that all construction traffic will use the proposed entrance from Seminole Trail.

Developer indicated they will not use either Derby or Rubin for construction traffic.

In addition there are still unresolved traffic issues between VDOT and the developer regarding Ashwood Boulevard and Seminole Trail intersection as it will be impacted by traffic from entrance to both this development and Archer North development via yet to be built Archer Road.

BUFFERS - The minimal green space between townhomes and Derby Lane is a concern. Can the proposed minimal buffer be widened or landscaped?

After much discussion and clarification it was determined the actual buffer, both natural and landscaped, will provide forty feet of space from the rear property lines of the townhomes in Holly Hills, and Hollymead property line. Also, there was discussion about the possibility of erecting a fence between the new development and Somer Chase or Hollymead property.

SCHOOLS - We are aware that both Hollymead and Lakeside schools are not currently at capacity, and the county is building another elementary school in the area. However, we are still concerned that this development, along with all the others proposed or being built, may overcrowd these schools before the new school is constructed.

This was not brought up at the meeting, and since schools are not currently at capacity it

may not be a problem depending on when Holly Hills and other developments become occupied, and when additional school(s) can be built.