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Membership Meeting Minutes

June 21, 2018

Approved September 20, 2018

The June membership meeting of the Fairfax County Federation of Citizens Associations was called to order on June 21, 2018, by President Tim Thompson at 6:30 p.m. at Mason District Park Picnic Shelter 1. About three dozen people participated in the meeting and potluck dinner.

Chairman Sharon Bulova, Board of Supervisors, swore in newly elected officers for the 2018-2019 year.

- President – Bill Barfield
- Second Vice President – Alejandro Mattiuzzo
- Treasurer – Leslie Braun
- Corresponding Secretary—Erika Yalowitz
- Recording Secretary—Flint Webb

First Vice President-elect Matt Dunne was on travel and will be inducted later.

Chairman Bulova described the importance that she attributes to the advice she receives from the Federation. She described some of the challenges and opportunities facing the county as well as some successes, including the development of multiple summer concert series, and answered questions. Among the topics discussed were how the county should regulate short-term rentals and the issues regarding proposed new memorandums of understanding between the friends groups and the library system/park authority.

Other elected officials were present and also made brief statements and answered questions:

- Delegate Vivian Watts, 39th House District (Annandale/Springfield/Newington). Del Watts explained the benefits of her House Bill 1031, which was signed into law by the Governor, concerning payment fees to self-managed homeowner associations for disclosure packet fees. Significant improvement over prior law was accomplished although full fee equity with professionally managed associations was not achieved.
- Delegate Alfonzo Lopez, 49th House District (southern Arlington/eastern Fairfax).
- Supervisor Penny Gross, Mason District. Supervisor Gross contributed to the short-term rental discussion and to the talk on the growth of concert series.

Next was the joyous activity of selecting from the various potluck dishes and sharing a meal.

Following the meal, members discussed a resolution that had been written by the Environment Committee and passed by the Federation Board at its May meeting. The topic was Commercial Property Assessed Clean Energy (C-PACE). Authorized by

Commonwealth law, C-PACE enables private capital providers to fund upgrades/installation of energy efficiency, renewable energy, and water saving property enhancements by commercial property owners without upfront capital expenditure by the owners. Borrower's repayments are collected as an add-on to the borrower's tax payments, requiring the local jurisdiction to pass enabling ordinance to implement. This resolution calls upon the board of supervisors to pass such an ordinance. After discussion the resolution was adopted unanimously via voice vote.

Outgoing President Tim Thompson thanked the other officers who served during his tenure, described the legislative successes of Fairfax Federation positions, and announced that next year he would serve as co-chair of both the Budget and Legislative Committees.

Incoming President Bill Barfield discussed his hopes for the Federation this next year.

The meeting adjourned at dusk.

The Board meeting is scheduled for June 28, 2018, 7:30 p.m., Dunn Loring Center.

The next membership meeting is tentatively scheduled for September 20, 2018, 7:30 p.m., Mason Governmental Center.

Minutes prepared by Ed Wyse, Secretary Pro-Tem

Attachments

1. Del. Watt's handout: Disclosure Packet Fees Changes
2. Resolution, Commercial Property Assessed Clean Energy (C-PACE)

Attachment 1: Delegate Watt's handout: Disclosure Packet Fees Changes

Disclosure Packet Fees Changes

Passage of HB 1031 brings greater equity for self-managed homeowner associations.

Starting July 1, 2018, self-managed associations who provide disclosure packets electronically will be paid the same as professionally-managed associations,

The only trade-off for receiving the same fees for electronic filing is that, just like professionally-managed, payment is at settlement under the same protections* for receipt.

In addition, all self-managed associations will be paid for extra copies and for meeting expedited delivery requests.

	Professionally Managed	New Self- Managed -electronic-	New Self- Managed -paper-	Self-Managed before HB1031
	CPI adjusted every 5 years	CPI adjusted every 5 years		
Lot inspection	\$117.37	\$117.37		
Preparation and delivery - paper	\$176.05		10¢ a page – maximum \$100	
Preparation - electronic	\$146.71	\$146.71		maximum \$100
Expedite Fee	\$58.69	\$58.69	\$50	
Additional hard copy	\$29.33	\$29.33	\$25	
Commercial delivery	At cost	At cost	At cost	
Post-closing association records update	\$58.69	\$58.69		
Update to disclosure packet	\$58.69	\$58.69	\$50	\$50
Additional inspection	\$117.37	\$117.37	\$50	\$50

*Virginia Code § 55-509.6:

(D) ...The settlement agent shall escrow a sum sufficient to pay such costs of the seller at settlement. The seller shall be responsible for all costs associated with the preparation and delivery of the association disclosure packet, except for the costs of any disclosure packet update or financial update, which costs shall be the responsibility of the requester, payable at settlement. Neither the association nor its common interest community manager shall require cash, check, certified funds, or credit card payments at the time of the request is made for the association disclosure packet.

(E) If settlement does not occur within 60 days of the delivery of the disclosure packet, or funds are not collected at settlement and disbursed to the association or the common interest community manager, all fees, including those costs that would have otherwise been the responsibility of the purchaser or settlement agent, shall be (i) assessed within one year after delivery of the disclosure packet against the lot owner, (ii) the personal obligation of the lot owner, and (iii) an assessment against the lot and collectible as any other assessment in accordance with the provisions of the declaration and § [55-516](#)...

Prepared by Del Vivian Watts 6/13/18
vwatts@erols.com

Attachment 2: Resolution, Commercial Property Assessed Clean Energy (C-PACE)

Commercial Property Assessed Clean Energy Resolution

Approved by the Fairfax Federation Board on May 24, 2018 | Approved by the Membership on June 21, 2018

BACKGROUND

Efforts are underway to bring Commercial Property Assessed Clean Energy (C-PACE) to Northern Virginia. Progress has been seen in three local jurisdictions and support from a variety of stakeholders will help ensure the implementation of C-PACE.

C-PACE is an effective tool to help localities reduce greenhouse gas emissions by increasing energy efficiency in the private sector. A market-based financing tool for building owners and developers, C-PACE allows for upgrades and installation of energy efficiency, renewable energy, and water saving property enhancements, without upfront costs. Private capital providers fund building improvements or new construction after a rigorous assessment of the project. C-PACE repayments are collected through local property taxes, and therefore passage of an ordinance is required by law in each local jurisdiction. Currently property assessed clean energy is only available for commercial properties, not individual residences, but commercial properties include common property under the management of nonprofit organizations such as homeowner associations and places of worship.

In a mark of real progress, Arlington County was the first locality to pass an ordinance. Authorized last November, the program is now up and running. Loudoun County voting 9-0 to direct staff to move forward to draft a C-PACE ordinance and develop recommendations on the structure of the program. In Fairfax County, staff has begun to study C-PACE and will report their findings to the Board of Supervisors' Environment Committee in June. The goal is to have an ordinance passed this summer in Virginia's largest jurisdiction.

RESOLUTION

Whereas the 2009 and 2015 Virginia Legislatures approved Property Assessed Clean Energy programs;

Whereas the Fairfax County Board of Supervisors approved the "Cool Counties Pledge" in 2007 committing to reducing 2005 County greenhouse gases (GhG) emissions by 80% by 2050;

Whereas in June 2017 the Board of Supervisors committed to meeting the limits in the Paris Climate Accord calling for taking action to keep global temperature increases below 2.7°F;

Whereas multi-family residential facilities with five or more units and nonprofit organizations can benefit from C-PACE; and

Whereas the Virginia Energy Efficiency Council (VAEEC) estimates that energy efficiency industry accounts for 10,000 jobs in Fairfax County; now, therefore, be it

Resolved that the Fairfax County Federation of Citizens Associations calls for the Fairfax County Board of Supervisors to enact a C-PACE ordinance.