

The meeting of **September 21, 2011** was well attended, with some 100 residents present. We have a [PowerPoint presentation that provides the essentials of what was discussed](#) regarding the Halloween-Oktoberfest party plans (for all of us, not just kids this time!), the snow removal contract process, security review, dues status, and Dominion Power update. However, it is too large to forward via this Listserv. If you want it, please send me an email (italens@verizon.net) and I'll send it to you. Also, Georgia Weiss, president of Avalon Homes, made a presentation and then answered questions regarding her three assisted living homes in our community.

If you have any questions after you review the PowerPoint summary, please feel free to ask me. If I cannot answer your question, I will forward it to the person who can.

With regard to the Avalon presentation, a number of concerns were expressed that in turn led to moments of animated exchange. There were diverse perspectives on the impact of Avalon's three homes on the local community. Two Avalon home currently have 8 patients each, and the third home, purchased this past spring, is in the process of being renovated to accommodate residents. Some neighbors expressed deep concern about increased traffic, safety issues and the impact on home values. Others, including at least one adjacent neighbor, reported not realizing such homes even existed and in fact welcomed them generally because they are needed and cause no discernible disruption. Several neighbors noted that whatever adverse impacts might occur or be perceived were no worse than living next door to "active" teenagers, for example . Still, there were a number of our community who were pointedly opposed to populating the recently purchased third home, given these homes are "businesses" and in their view tend to alter the family-residential character of the neighborhood. According to Weiss, assisted living facilities for Alzheimer's patients in residential neighborhoods are preferred arrangements, intended to blend in and not affect property values. One attendee, a real estate agent, stated that a real estate agent is prohibited by law from revealing the nature of these homes to a prospective buyer. The agent also stated that if it became widely known that there were multiple commercial properties, like assisted living homes, there could be an impact on property values. The key word of concern for this presentation was "density" in that a number of neighbors expressed their preference not to have another such Avalon or Avalon-like home in their midst. Ms. Weiss offered assurances that she was not planning nor would she plan to open any additional Avalon homes in our community. There was some discussion about writing to the County Board to change the existing law regarding number of unrelated residents in a given ho use, density of these sorts of facilities, etc. These matters were perhaps discussed after the meeting among those especially motivated. Georgia Weiss offered her personal cell phone number for those to call in the event for any complaints or questions about her Avalon Homes operations in our neighborhood:

240.401.0014. Her email is gweiss7020@aol.com.

There was also some brief discussion of traffic calming along Chesterbrook and Albemarle. More information will be provided when available.

For those who have not submitted their annual \$50 dues, please do so. We as a community pay for snow removal and that benefits all of us. Moreover, a small part of the dues supports the Halloween-Oktoberfest Party that is open to everyone. It also pays for the directories.

Thank you.

Jim Talens
Vice President and Secretary
CWCA