

## **WCA MEMBERSHIP MEETING**

1<sup>st</sup> QUARTER 2023

**DRAFT** Minutes

The meeting was called to order by President Christy Hertel at 7:07 pm on March 23, 2023, at the Waterford Old School.

**Minutes:** Secretary Nancy Doane presented the minutes for the 3<sup>rd</sup> Quarter 2022 meeting as posted on the WCA website and referenced in the meeting announcement emailed to all members. A motion to dispense with the reading of the meetings was made by Cate Magennis Wyatt and seconded; motion carried. The minutes were unanimously approved as presented.

**Treasurer's Report:** Treasurer Maureen Arnold reported that there is currently a balance of \$13,010.45, with an income of \$8,135 since the last meeting, including \$5,000 in new and renewed memberships.

Maureen also presented the proposed 2023 budget, highlighting primary sources of income as well as expenses. Currently there is a shortfall of \$4,000 for the 4<sup>th</sup> of July fireworks, although it is fully anticipated that necessary donations will be forthcoming. Projected 2023 expenses are essentially in line with 2022. A motion to approve the 2023 WCA operating budget as proposed was made by Ed Lehman and seconded; motion carried unanimously.

**Traffic Committee Report:** Mike Stup expressed support for and appreciation of Deputy Matthew Salvas and the Sheriff's Department for their efforts to help Waterford with our traffic concerns. He then recognized Deputy Salvas and Captain T.J. De Litta, Western Loudoun Station Commander. TJ (as he prefers to be called) commented that he appreciates our concerns and that it is great to have Deputy Salvas now devoted full time to traffic-related issues. Referencing a recent on-line situation (Friends of Waterford FB group), he indicated that he does not look favorably on those who solicit people to submit traffic enforcement complaints.

Cate Magennis Wyatt and Emily Houston posed questions pertaining to the Sheriff Department's position on special speed zones with enforcement speed cameras that have been enabled by state legislation, citing 15 locations throughout the state where the program has been implemented. TJ reported that there is currently no initiative to implement these within Loudoun County and that Sheriff Chapman does not support the program. He indicated that Aldie and Lucketts have also expressed interest in the program and suggested the best approach to pursue possible implementation would probably be through the Board of Supervisors.

Confusion on the language/visuals of the No Thru Trucks signs was raised, and TJ said that VDOT could be asked to review.

Residents were interested in strategies being employed to redirect traffic when upcoming planned road projects are underway, with special concerns of increased commuter traffic through Waterford. TJ again

suggested that the WCA should encourage the Board of Supervisors to coordinate rerouting strategies with VDOT. Work on Route 15/Lucketts as well as Route 9/Route 287 is currently scheduled to begin in Spring of 2024. The same issues will arise for Sagle Road residents when Route 340 is closed for 3 months.

TJ encouraged members to reach out to either Deputy Salvas or himself with any additional questions or concerns we may have.

Sharyn Franck, Committee Chair, discussed the updated traffic counts she just received from the County and encouraged members to get in touch with her with any questions they may have; the County can easily reorganize and format the raw data to respond to most questions raised. She also reported that two cameras have been purchased and mounted on 1) Second and Patrick Streets and 2) mid-Main Street on Ron Benschoter's 2<sup>nd</sup>-story porch. The owners of Market Hill have also offered their property (High and Main Streets) as an additional location for a camera. When asked if a new traffic study providing detailed data could be initiated to reflect post-Covid traffic counts, Sharyn said the last study completed in 2019 cost the County approximately \$50-\$60,000 and that it would be difficult to secure funding for another one.

**Waterford 2033:** Cate Magennis Wyatt, Chair, reported that since the December membership meeting, Waterford 2033 has been focused on working with the County and other WCA and Foundation committees, including fine tuning some organizational issues. Of key importance is the identification of Waterford 2033 as an official County project and the allocation of \$2 million in the 2023 Capital budget. On a more individual citizen level, she also announced that Matt Donnelly has sourced some wine barrels for residents to make their own rain collection barrels. A workshop on constructing them will be announced shortly.

**Waterford Foundation:** Stephanie Thompson, Executive Director, announced that the Foundation's Annual Meeting is upcoming on April 18 at the Old School, with Ben Carpenter, contractor for the Mill restoration project, as the guest speaker.

The annual Waterford Trail Run/Walk will be held on April 22, and Stephanie cautioned that some roads will be closed from 8:15 – 10:30 to accommodate participants. Approximately \$20,000 was netted from this event in 2022, so it is an increasing source of operating revenue for the Foundation. Additional sponsors are always welcomed!

On Sunday, March 26, a tour of the Phillips Farm trail will be led by Ron Benschoter at 2:00.

At the end of the week of March 27<sup>th</sup> there will again be an application on the Phillips Farm to treat poison hemlock; a 2<sup>nd</sup> treatment is planned but as yet unscheduled.

Registrations are filling up for upcoming Waterford Craft School classes. Stephanie also announced that Lisa Kovatch regrettably has left her position with the Foundation, so recruitment for an Education Associate has been started to work with Tracy Kirkman, who will now manage the Craft School as well as the Waterford Fair. The position is for 21 hours/week, with a lot of schedule flexibility.

#### **Committee Reports:**

**Water:** Mark Sullivan, Chair, recapped recent outreach efforts, reporting that water coordinators developed an in-depth report (copy attached) which was widely distributed as well as Included in the 1<sup>st</sup> Quarter 2023 Board Meeting Minutes attached to the Membership Meeting announcement emailed to all members. It referenced the recent Loudoun County Department of General Services survey, with 80%

in favor of a water project in Waterford and 70% in favor of a community water system. The report also included a summary of next steps, from the Loudoun County staff as well as the Board of Supervisors' Finance Committee, and an update on the wastewater treatment plant upgrade planned by Loudoun Water, which was already in the works and had been following a separate timeline. This project will now be coordinated with the Waterford water project. To reiterate, he emphasized that the wastewater treatment project is needed to replace the current plant which no longer meets mandated standards. The project is currently in the preliminary (high level) design and engineering stage; surveying and aerial reviews will be underway shortly. Connection to the proposed water system will **not** be mandatory, and a rough projection of fees indicates that future water and sewer fees combined will be less than current sewer fees alone. Mark also clarified, in response to a question previously raised, that the new wastewater treatment plant service area will **not** open up beyond Paeonian Springs and Waterford and that the boundaries for Waterford will **not** extend beyond the current sewer service area; if there are any changes, the boundaries will only contract, not expand.

Nick Ratcliff, on behalf of Jeff Bean, reported that there is a company EPP Well Solutions that apparently has developed a method to increase water pressure for low yielding wells. Should anyone be interested in learning more, they should contact Jeff.

Beautification: (Committee Report attached.) Nick Ratcliff, Chair, distributed a handout about Committee activities and reflected on the committee's 70 years of planting trees throughout the village. He reminded residents that maintenance of the trees is left to the property owners. A suggestion was made that the Committee focus on trees whose roots systems go down deep, rather than remain close to the surface, to minimize sidewalk and yard damage and that the committee consider shrubs versus trees.

Nick also provided a brief history of the Keep Loudoun Beautiful program and reminded members that this year's cleanup will be during the last two weeks of March and continuing through April 4. New participants, especially those young and strong, are actively being sought!

Events: Fiona Sullivan, Chair, reported that plans for the 4<sup>th</sup> of July are well underway. The fireworks contractor has already been secured for the continued price of \$6,350. She reiterated that donations will be gratefully received.

Other activities are being planned, including an Easter Egg hunt on April 8<sup>th</sup> at the John Wesley Community Church, and a possible poetry reading event. She encouraged members to contact her of any other ideas they may have for the community events.

Christy again encouraged members to contribute towards the cost of the fireworks; if needed, telephone approaches will be made. She also suggested re-instituting the annual community softball game (although Mike will be forbidden to hit any more homeruns!)

Preservation: (Committee Report attached.) Mary Sheehan, Chair, was absent from the meeting.

Adjournment: Christy thanked everyone for attending and encouraged members to pay their 2023 membership renewals. With no further business presented, the meeting was adjourned at 8:25 pm.

Respectfully submitted,

*Nancy Doane*, Secretary

**Members Present:** Maureen Arnold, Ron Benschoter, Kay Chewning, Betty Cox, Mark Denicore, Nancy Doane, Sharyn Franck, Chet Gibson, Christy Hertel, Emily Houston, Jamie Hutton, Ed Lehman, Bill Manch, Sue Manch, Tim McGinn, Phil Paschall, George Rambo, Kathie Ratcliff, Nick Ratcliff, Carl Schieder, Carol Smoots, Camilla Strongin, Mike Stup, Fiona Sullivan, Mark Sullivan, Bob Thompson, Marsha Thompson, Stephanie Thompson, Antonia Walker, Chris White, Cate Magennis Wyatt, Debbie Zungoli

**Attachments:**

1. Water Committee Water Study Update
2. Beautification Committee Responsibilities; 2023 Keep Loudoun Beautiful Roadside Cleanup
3. Preservation Committee Report

**MISSION:**

*The mission of the Waterford Citizens Association is to foster community action, to further the common good and general welfare of the community, to secure improvements, to preserve its unique history as a National Historic Landmark, and to maintain the Waterford Area as a desirable and attractive community in which to live.*

**VISION STATEMENT**

Our vision for the WCA is to create a sense of community and inclusion where all feel welcome to volunteer, contribute and participate.

## WATER COMMITTEE WATER STUDY UPDATE

Hello Waterford Village,

We have many updates on the Water Study and actions from Loudoun on next steps.

The County, DGS, & LW listened to the community. They took the body of evidence, past Studies, Community Meetings, Community Input, and Survey Results and developed a plan to address the water problem(s) in Waterford.

- [2022 9-6](#) Water Feasibility Study Presentation Questions & Answers released to community from LCDGS & LW.
- [2022 10-13](#) Community Meeting w LCDGS & LW on Waterford Water at the WF Old School.
- [2022 11-7](#) Survey link sent to Village parcel owners on Water Systems with post card mailed from LC DGS on 11/9 to all parcel owners in the service boundary.

### Analysis of villagers' responses to the November LC DGS survey:

- **80% of the Water Survey Respondents support a water Project in Waterford.**
- **70% of Respondents selected 'Yes' to a Community Water System.**

**Table 2. Village of Waterford Community Survey Results**

		Responses		70	97.2%
Do you Support a water Project in Waterford?	Total Parcels	No	12	17.1%	
		Yes	58	82%	
Parcels with Structures	No	12	17.6%		
	Yes	54	79.4%		
Do You Support Option 2 (shared wells)		No	49	71%	
		Yes	20	29%	
Parcels with Structures	No	45	66.2%		
	Yes	20	29.4%		
Do You Support Option 3 (Communal)	Total Parcels	No	21	30%	
		Yes	49	70%	
Parcels with Structures	No	21	30.1%		
	Yes	49	69.1%		
If Communal System Offered, Would You Connect?	Total Parcels	No	17	23.6%	
		Yes	19	26.4%	
Parcels with Structures	Unsure	36	50%		
	No	16	24.2%		
	Yes	17	25.8%		
	Unsure	35	53%		

### Public Health & Safety concerns:

Of note, DGS have included a message of Public Health and Safety concern as of 2/14/2023 when DGS presented to the LC BOS Finance Committee on the Waterford Water Feasibility Study. That LC Finance Committee is made up of five Board of Supervisor members. (See the attached documents from that meeting.) DGS cites the Public Health concern being inadequate (or) zero water conditions and the high number of shallow hand-dug wells (~25) still in use today that present substantial health concerns.

### Video of Finance Meeting 2/14/2022 :

(move cursor to 1:55:00, at the 1hour & 55min mark) (the discussion lasts about 20 minutes and should answer most questions)

[https://loudoun.granicus.com/player/clip/7186?view\\_id=88&redirect=true&h=854ae861927a8721cf593d06f3dda3b2](https://loudoun.granicus.com/player/clip/7186?view_id=88&redirect=true&h=854ae861927a8721cf593d06f3dda3b2)

**LC DGS proposed solution:**

The proposed solution that DGS presented to LC BOS is to begin pre-design work for a possible water system that would be interconnected with the Village of Paeonian Springs. Some of you may know that a water and wastewater solution for Paeonian Springs has been in the works for several years and they were ahead of where we are. They were funded on 4/2022 with \$3.5m for design and engineering for their water and wastewater system.

**Potential Benefits of an interconnected solution for Waterford and Paeonian Springs:**

- One potable drinking water facility.
  - To be located outside of the WFI properties and outside of the NHL, no impact to NHL.
- Wells for the project are likely to be outside NHL.
- No special tax district, capital expenses funded through Federal funds, BIL, USDA, EPA, VDH/ODW, LC CIP, and/or Grants applied for by the County.
- The County issued a requirement that no other community or structure would connect to this interconnected system via Water System Commission Permit. That means no increase in development potential as a result of this water solution. Memo in 2/14/23 packet(attached).
- No one is required to connect to this system.
  - You may connect and keep your well for irrigation as long as the two systems are bifurcated.
- Loudoun Water would own and maintain the Water System.
  - Maintenance of Water System, pumps, filters, et. al. responsibility of LW.
- The rates for water are what were provided by LW, ~\$27 per month for a family.
- Parcel owners with structures would get a water meter installed and be responsible for onetime fees to connect from their water meter to their home.
- Loudoun County estimates up to 20% or more in Capital Expense savings for a two-village solution. LW notes significant savings of running one water system.

**Summary of request from DGS to BOS LC Finance Committee on 2/14/23:**

- Staff (DGS) requested the Finance Committee recommendation for Board direction to continue investigating potential Interconnected Communal Systems to serve the Villages of Waterford and Paeonian Springs
- Staff (DGS) requested use of \$1.5 Million from the Water & Wastewater Fund for Pre-Design Work and Cost Analysis of potential Interconnected Communal Systems
- If Pre-Design Work identifies issues preventing Interconnected Communal Systems, staff will return with individual village solutions
- Staff will work closely with Department of Finance and Budget Grant Analysts to identify funds to support final design and construction

**2023 2-14** The motions in the LC FC meeting passed 5-0. This was sent to the BOS 2/21/23 Business Meeting for the Board of Supervisors on the consent agenda and was subsequently passed 9-0 by the LC Board of Supervisors.

**Observations from the Video of the 2/14/23 LC Finance Meeting:**

- Loudoun County BOS has formally acknowledged the water problems in Waterford and the Chair stated “it has never been ‘if’ we solve Waterford water problems, it has been ‘how’ we fund this.
  - Acknowledgment of the water problems in Waterford.
- DGS Director Ernie Brown states the Public Health concerns relative to Waterford’s Water scarcity and significant amount of hand-dug wells (~25) still in use.
- The proactive memo stating no development or structures would be able to connect to the proposed interconnected water system.
- 80% of Community Members selected ‘Yes’ to a Water Project and the support for that was noted as an outstandingly high number.

Two images referenced in the material highlighting the water problems. (i. Low Yield Wells, ii Hand-Dug Wells)

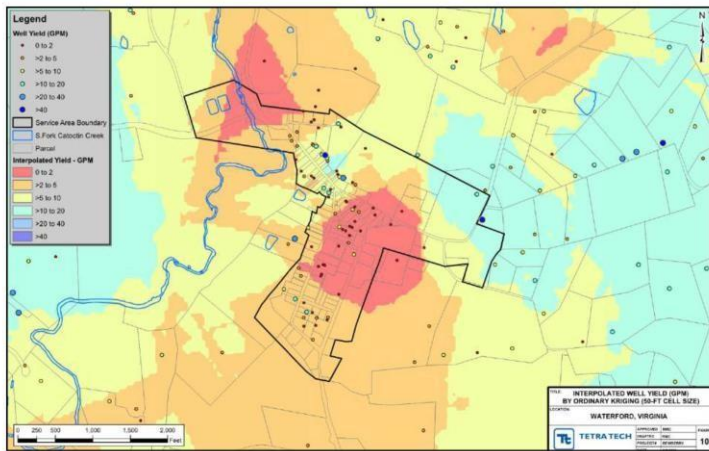


Figure 4.3 – Waterford Well Yields



**2023 02-14: Second Item related to Waterford in LC FC Meeting: Summary on what we know today:**

- Waterford Wastewater system update to meet EPA standards.
  - Ammonia levels in the system are over the limits.
  - Lagoons need to be retired with an update.
  - Design and Commission Permit through DEQ required by 2025. This time frame existed independent of the water application or water project.
  - System capacity study to vet the potential interconnection of Paeonian Springs with Waterford’s updated system.
  - When the current Water Treatment Lagoons are retired, there will be the potential to have historic contextualized structure(historic review process) to replace current building.

- No footprint increases from current system.
- Efficiencies with new technology.
- Stated financial benefits to LC of 20% or more Capital Expenses and significant savings in operating expenses from building a second facility near Paeonian Springs.

**Next Steps.**

The WCA Water Chair, Waterford Water Coordinators, and the WFI Exec Director will meet with LC DGS staff to gain information and subsequently share what is learned with the community via email and the WCA Water site. We will look to update the community on these topics in the coming weeks and months.

Please provide any questions to this team.

Thank You,

Sharyn, Mike, Mark & Stephanie

Waterford Water Project Loudoun County Dept of General Services: ([Please Bookmark this site](#))

<https://www.loudoun.gov/5799/Waterford-Water-Project>

Waterford Water Information WCA site:

<https://www.waterfordcitizens.org/activities/water-needs/water-study-timeline/>

Waterford Water Coordinators:

Sharyn Franck & Mike Stup

[sharynfrank@gmail.com](mailto:sharynfrank@gmail.com)

[mike.waterford.va@gmail.com](mailto:mike.waterford.va@gmail.com)

WCA Water Committee Chair:

Mark Sullivan

[markanthonysullivan@hotmail.com](mailto:markanthonysullivan@hotmail.com)

Waterford Foundation Executive Director:

Stephanie Thompson

[sthompson@waterfordfoundation.org](mailto:sthompson@waterfordfoundation.org)



## Beautification Committee

Responsibilities broadly—

Maintain and nurture the rural village ambiance for which historic Waterford is recognized. This extends to major or minor construction projects in the Village that citizens support. These include but are not limited to:

Improvement of the street scape, roadside appearance of houses and shrubbery, trees

Planting of trees outside the VDOT ROW along roads to maintain historic character of our streets to help calm traffic, hide power lines.

Strive to maintain and preserve open space in the village as identified in open-space easements and County recognized open spaces documents such as the Waterford Area Management Plan designated for the enjoyment of citizens and the public.

Participate in trash cleanup in the Village and adjacent areas through the Keep Loudoun Beautiful Campaign.

Interface with other WCA committees:

Work with the Preservation and other committees to ensure that infrastructure “improvements” by County, State, and Foundation are consistent with keeping Waterford the rural gem the Park Service recognized it to be.

Advise and reinforce the guidelines of the County Historic District Review Committee as it pertains to building construction, highway improvements and infrastructures, and to act in areas where the Historic District Review Committee has no sanction (such as public facilities, County-owned properties, street side VDOT activities, etc.)

AND—a tough one—seek to improve areas of the village that are not attractive, or becoming derelict, and to see that county zoning codes are understood and enforced in a reasonable way.

## **2023 Keep Loudoun Beautiful Roadside clean by WATERFORD WCA**

Orange bags official VDOT acceptable bag and supplies available Friday March 31

PICK UP FOR WATERFORD **STARTS March 31----- ENDS April 14**

**Use blue bags or you own** for RECYCLE ONLY ----You must take to the dump

My porch 15575 Second Street --To volunteer 540-882-3348 or [Ratcliffe2@gmail.com](mailto:Ratcliffe2@gmail.com)

**Team leaders 2023 please let me know if you cannot do it again**

Rt 662-Clarks Gap- Factory St to Rt 9 Nick Ratcliffe—Jonathan Daniel, Lee Spangler, George Rambo, Debbie Zungolie, Robert Ray

Old Waterford Rd Mike at Plumb Grove Cyclery Bicycle Club Leesburg

Clover Hill Rd Sue Manch

704 to Rt 9 Mark Denicore- Ed Croft

Old Wheatland Rd Mike and Patti Psaris, Ann Beland pull off

Terra Nebulo Mike Morrison road fronts ( Old Wheatland-Milltown intersection)

Milltown Rd Skip Couser -- Mark Sutton, Peter Thomas, Ron Benschoter, Liz Holm

Town all roads Ann Beland-Julia Siedensteine

Roy and Betsy Chaudet Elementary School/Browns Lane

Thanks to all of you who have been steadfast supporters of KLB

**Instructions--- tie off orange bags and leave by road for VDOT pick up (no organic debris sticks etc.)**

**--- talk with your leader about deposit places**

**--- call in large objects to your leader/ or to me with description and location**

HAPPY PICKING THIS YEAR--- FEEL GOOD ABOUT HELPING OUT---

**KEEP WATERFORD GREEN AND BEAUTIFUL AGAIN** ( to coin a phrase)

KLB contact Alicia Groncki, President

[alicia@keeploudounbeautiful.org](mailto:alicia@keeploudounbeautiful.org)

## Preservation Committee Report

The main activity of the WCA Preservation Committee during the last several months has been to support the Waterford Mill “Alignment” Project, which took place over the course of January culminating in a day-long workshop on February 7, 2023. The full details as drafted by Ron Benschoter (Waterford 2033 Sustainability Chair), who coordinated the work, are in the current edition of the Waterford 2033 Newsletter. In summary, as part of a program supported by the American Institute of Architects, Upjohn Research, and Harvard University, the Waterford Mill was selected to join a pilot planning exercise. Three groups – representing the WCA, the WFI and Loudoun County Planning – came together to discuss and “align” the views on a vision for the Mill’s future adaptive reuse. The event succeeded in contributing to definition of possible strategies, potential challenges, and next steps.

Two additional recent developments in Loudoun County’s historic preservation and conservation context may have implications for Waterford, and may further support the Waterford 2033 community vision and plan.

First, a number of other historic villages have embarked on community plans. St Louis and Lucketts, each facing significant (though very different) planning challenges, were chosen by the County to embark on County staff-supported village plans. Meanwhile, both Waterford and Aldie are working on planning exercises that, while not formally County staff-supported, are fully endorsed by the County (e.g., Waterford’s Preserve the Landmark plan was endorsed by the Board of Supervisors in 2022). Other historic villages, such as Unison, have expressed strong interest in similar types of planning activities. Cate Magennis Wyatt, Chair of the Waterford 2033 plan, gave a very well-received presentation on the Waterford plan to members of the Loudoun Coalition for Preservation and Conservation in February, which helped to further disseminate information. There will be learning opportunities across villages as new plans get underway.

Second, the Loudoun County Heritage Commission is finalizing plans for a County Heritage register. All properties on or eligible for the State of Virginia and/or National historic registers will automatically be eligible for the County Historic Register. This project will also enable recognition of locally-important historic sites, including in the Waterford area, that may not be on these larger registers.

The Preservation Committee will continue to monitor these activities, and report to the WCA.

Mary Sheehan  
For the WCA Preservation Committee  
March 21, 2023