

Tollgate Association
Minutes of April 11, 2009 Board Meeting

Date and Time: April 11, 2009 at 9:00 am

Location: 108 Tollgate Way (Kirschner residence)

Attending: Bob Donaldson, Eric Kirschner, Philippe Casteuble, Marie Murray,
Garry Sauner

1. Dan Tomey presentation, Connor Pest Protection – rats are a common problem; Tollgate probably has brown Norway rats. Falls Church has a persistent rat problem. Rats are usually drawn by food, especially birdfeed. Rats will also forage up to 200 feet for food. This is a “woodland creature” problem and is a “constant situation” that is a “community problem.” Rats require three things: food, water and shelter.

Dan does not believe that ad hoc rat baiting will be effective, but rather a program is needed. Garry S. brought and circulated a rat bait station for review. The rat bait stations have birdseed impregnated with poison that will kill the rats on a delayed basis.

Dan does not advocate dumping rat poison in the burrows because of the potential for harming other wildlife (e.g., squirrels, chipmunks, dogs). Dan also noted that dog and cat food is very healthy for rats and contains vitamin K which is the antidote for the rat bait station poison.

It is important to stake the stations in the ground so that the station does not move and the rats become comfortable with the station. Bait stations are generally not placed near homes. They are generally placed by walls and out of sight. The bait is designed so that it will not harm a dog or cat that finds a poisoned rat.

Dan estimates that it takes 30 days to eliminate the rodent problem, although the rats might re-enter due to the attractiveness of the environment. Rats are no more dangerous or disease ridden in a suburban environment than squirrels.

A typical rat colony has 6-20 rats, but if the rats perceive that they have an unlimited food source, they will be at the upper end of the range. Dan believes that we have 6-10 rats per colony with at least 3-4 colonies in the community. Major sources of rat food are birdfeed, dog and cat food, low growing fruits/vegetables (e.g., tomatoes), sunflower seeds, etc. Ivy and compost piles are also very attractive as burrows.

2. March 2009 Board minutes approved with minor edits.
3. Treasurer's Report (Bob D.) -- Net cash flow for March was -7064. The major item was \$4,200 for the brick re-pointing at the front of Tollgate. Current net worth is \$28,585.49.
4. Landscape (Marie M.) – The feedback on the new landscapers has been very positive. The Photinia at the end of the development was sprayed. Margaret Melham forwarded an e-mail discussing some erosion by her walkway and some concern with a tree behind her

property. Mark Kaye raised the issue of placing perimeter trees from #106 to #100 and the bump out that the owners of the first Broad St. property to the west of Tollgate created (Mallon property).

The issue of adverse possession was raised with regard to the bump-out. Bob D. believes that we need to draft a letter notifying the owners that they are using Tollgate property with our permission, but that we reserve the right to revoke the permission. Eric K. will do some research and forward Garry S. a draft letter.

Two holly trees behind Tom S. are dead. A compact red Camilia will be placed in front of #108. Bob D. will get an estimate.

5. Tree Committee (Bob D.) -- Bob D. has requested estimates for two trees from The Greenery. Mark K. will submit a formal request for trees from #106 to #100.
6. Architecture Committee (Garry S.) – No formal requests have been submitted. There were two informal matters – the contractor working on #131 had primed the garage, but had not submitted a formal request to the Committee. Garry S. also reviewed the light fixture that was installed on #107 and found the fixture to be in compliance with the existing guidelines.
7. Maintenance Committee (Garry S.) -- Garry S. expressed his appreciation to Bob D. and Tom S. for following up on the Broad St. brickwork.
8. Social Committee -- No report. Bob D. suggested that the Board follow-up with the Social Committee on upcoming events.
9. Old Business – Extensive discussion of parking options and the appropriate request to the city regarding parking on Tollgate Way. The Board decided to maintain the present request to the city and to continue to keep the community apprised of the situation.

The issue of speed bumps was raised. Bob D. emphasized that the issue is not necessarily speed, but one of motorists accessing Tollgate to look for a cut through or to turn around. No ideal solution was found. Given that Tollgate is scheduled for repaving, speed bumps would not make sense in the near future and the issue was tabled.

Garry S. looked into signage for the front of Tollgate, but was not able to find an ideal sign. Marie M. suggested hanging a sign on the side of the gazebo (similar to a shop owner's sign) and will research.

10. New Business -- Discussion of rodent issue. Garry S. has spoken to five different companies regarding the issue and has received three estimates. Garry will await the other two estimates and then present them to the Board. Garry S. has spoken to residents asking them not to set out pet food or birdseed.

Garry S. did a walk around and noticed a number of birdfeeders both in and adjoining the property. He also noticed a fair amount of clutter in the back of units in common areas. Garry S. will circulate an e-mail to the affected homeowners asking that the clutter be removed so that the new lawn service can clean up the rear common areas.

Bob D. has spent a great deal of time updating the website because the existing site was transferred to a new web company and would like everyone to inform him of any broken links or problems.

The next board meeting will be May 9, 2009, 9 am at #118 Tollgate Way (Donaldson residence).

Meeting adjourned at 11:20 am.

Submitted by: Eric Kirschner, Secretary