

Tara-Leeway Heights Civic Association Minutes  
**Wednesday, September 13, 2023**

The Tara-Leeway Heights Civic Association (TLHCA) Board of Directors met in Zoom session at 7:00 PM Wednesday, September 13, 2023. Members present and constituting a quorum were John Ford (President), Irene Szopo (Treasurer), John Richardson (Secretary), Bill Braswell, Michelle Winters, Eric Massant, Alyssa Cowden, and Sima Nasr. Members not present were Laura Stout, Pete Erickson, Matt Fleming, Mary Ann Frias, Jon Judah, Dave McGowan, and John Vihstadt. Several association members were also present.

1. Minutes of the last Meeting: The minutes of the June 10, 2023 board meeting were approved as distributed.
2. Treasurer's Report: Irene Szopo, Treasurer, commented on the Treasurer's report, which was circulated to the board before the meeting. Ms. Szopo noted that the TLHCA remains in a strong financial position, with the bank balance in excess of \$5,000.00.
3. Old Business:
  - a. Westover Day: John Ford summarized plans for "Westover Day," to be held the afternoon of Saturday, September 30 on the grounds of Cardinal School on McKinley St. Activities will include music by ????????, a well-regarded local band; refreshments; games for all; and appearances by local political figures, with limited speechmaking; and a tour of Cardinal School. Nearby civic associations will be participating. Mr. Ford said that he is pleased with the state of affairs and looks forward to a busy and successful afternoon.
  - b. Missing Middle Housing: Mr. Ford said that he wanted this meeting to air views on so-called "missing middle" housing, now that the County Board has enacted a policy that will permit increased density housing on former single-family house lots, ranging from duplexes and fourplexes to sixplexes. One lot at 1313 N. Harrison St. came in for considerable discussion and varying views since it had been bought by a developer intending to replace the existing single-family home with a duplex. Neighbors objected and produced a 1930's covenant prohibiting, inter alia, non-white purchase as well as more than a single-family home on the property. Despite the latter exclusion having been invalidated by national legislation years ago, the developer was reportedly "intimidated" and chose to build one large, single-family home instead. Lawyer Jon Ware and board member Michelle Winters provided informed commentary on missing middle issues overall, while Ms. Winters, a housing expert, said that she is "putting her money where her mouth is" and plans to build a sixplex on a lot currently occupied by a single-family home. There was also discussion of an upcoming fourplex to be built at 2100 George Mason Dr. Given the variety of views on the overall subject, the discussion was somewhat lumpy and not always constructive. The chair, however, said that the session had met his objective of airing views.
  - c. Resident contact: There was an unresolved series of exchanges about how TLHCA communicates with its members and other residents of the TLHCA membership

zone. Irene Szopo reported that in the past, the association mailed its newsletter/membership appeal to some 60% of area residents, of whom only some 90 currently pay dues. There was discussion of problems the association faces in reaching local residents; the last newsletter was not delivered to every house in our area, as has been the practice. It was agreed that Jon Judah is thought to possess the technical know-how to be more effective, but little has come of these efforts.

4. Next Meeting: The next meeting of the TLHCA board will be held by Zoom at 7:00 PM, Wednesday, November 8. Mr. Ford urged everyone to come out and support Westover Day on September 30.

There being no further business, the meeting was adjourned at ???????

Respectfully submitted,  
John P. Richardson, Secretary