

SPECIAL EDITION

Please read and VOTE

March
2008

President's Message

By Bill Parks

Pursuant to the Bylaws of the Hamlet Swim Club, a special meeting of the Membership is hereby called on Thursday, April 3, 2008 at 7:30 pm. The meeting location is Spring Hill School in the cafeteria. The purpose of the special meeting is to vote on the proposed Bylaw amendments and Special Use Permit attached to this letter. Please review the various documents and vote. Be sure to sign and return via US Mail. You may also appear in person at the meeting to vote. You will have a chance to ask questions pertaining to the amendment and renovation plans. At the end of the meeting the votes will be counted. We need at least 25% of the Membership (104 members) to vote on the amendment. Of the total votes, a majority needs to be in favor in order for it to pass.

We understand that some families may not have responded to the survey at the last Membership meeting out of concern that their viewpoint would not be confidential. However, Proxy Votes are counted in strict confidence. Only the Club Secretary will see and count the proxy votes. I will personally confirm the results. No one else will see how you vote. If you did not let your opinion be known last time because of a concern about confidentiality, I encourage you to vote this time.

After the Hamlet Swim Club general meeting in December, the size of the Planning Committee doubled with the addition of many volunteers representing homeowners on Dunsinane Court as well as other concerned members of the Club. During the past months, the Committee has met on several occasions to discuss the issues surrounding the renovation of the Clubhouse and building a multi-purpose room on the second floor. A compromise decision has been reached. You are being asked to review the

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Special Membership Meeting

April 3, 2008

7:30 p.m.

Spring Hill Elementary Cafeteria

Vote on the By-Law Amendment and Special Use Permit

PRESIDENT'S MESSAGE

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language in the amendment to the Club Bylaws along with the Special Use Permit, and then officially vote for or against it. The Board of Directors and the Planning Committee recommend approval of the amendments. The final wording of the Special Use Permit will be determined by the Fairfax County Board of Zoning Appeals on the day of the hearing.

Here is a quick summary of the report by the Planning Committee. The second floor can be built with a multi-purpose room with the following conditions: the room is available to Club Members and their Guests only, not outside groups. The room is available for use during the summer months when the swimming pool is open (Memorial Day to the weekend after Labor Day.) During that time, Members may use the room with limitations as determined by the Board. In the pool off-season months of May, September and October, the room may be used on a limited basis for official purposes only, mostly by the Board or its committees. The regular hours of operation (8 am to 9 pm daily) apply to the MPR.

The Bylaw amendment includes a provision to keep the rules and regulations that are approved now as the foundation for years to come. If in the future there is a desire to change the use of the MPR, then a vote of the Membership is required to do so. A high hurdle has been requested to make any changes. A majority of the Membership has to vote and 2/3 needs to vote yes in order to approve a MPR use change. After 25 years, a simple majority rather than two thirds would need to vote yes to approve a MPR use change. Finally, there is a provision that allows for special circumstances. If there is a great need to use the MPR when it would normally be closed, the Board can ask all the homeowners on Dunsinane Court for their approval of the request. Two thirds of the residents need to vote yes. While this will probably be on rare occasion, it does allow for quick response to a particular need.

Special thanks to the Planning Committee for coming up with a compromise that allows the second story to be built with a meeting room during the renovation of the bathhouse. Chairman Scott Bartram has worked tirelessly for over three years now on the Committee. He and the other Committee members deserve our thanks for all their hard work. In particular, I would also like to thank Todd Mayman for his expert negotiating skills to bring all the sides together to reach a compromise. It is the dedication of all these volunteers that has allowed the Club to move forward with the renovation plans. The goal is to have a new building that we can use and be proud of for the next 25 years. Be sure to thank the Committee members in person this summer.

Please return the signed proxy ballot with your vote. If there are questions or comments please contact me or any other Board/Planning Committee member. Once there is approval from the Board of Zoning Appeals, then we will ask contractors to bid on the project. We will then ask the Membership to approve the cost and financing of the renovation in another official vote. The hope is that in the next several months we can move ahead so that by May of 2009 there will be a newly renovated Club House for our enjoyment.

Bill Parks
President
president@hamletpool.org

Questions and Answers about the Multi-Purpose Room

1. What am I being asked to approve at the membership meeting on Thursday, April 3, 2008?

Changes to the Club's Special Use Permit that would govern the use of the multi-purpose room (MPR) if and when an MPR is constructed as part of the planned renovation of the bathhouse. Use of the MPR would be available to Members and guests during the summer months when the pool is open. When the pool is closed, there would be limited use by the Board for official purposes in May, September and October. The MPR may occasionally be used at other times (when the pool is closed) only if the Club obtains advance written approval on a case-by-case basis from at least two-thirds of the homes on Dunsinane Court. Please read the attached copy of the permit – the proposed permit changes are highlighted.

Amendments to the Club's Bylaws – Under new bylaw provisions, the Board would not be allowed to ask the BZA to change the MPR use provisions in the permit without a membership vote, which would require the approval of two-thirds of the votes cast at a meeting at which at least one-half of the Members are present, in person or by proxy. After 25 years, the approval requirement would be reduced to one-half of the votes cast. Please read the attached copy of the proposed amendments to the bylaws.

The changes to the Permit and Bylaws would become effective only if the Club builds the MPR.

2. At the last membership meeting, half of the members voted against similar proposals. What's changed and why should I vote in favor of these new proposals?

After the last membership meeting, the Board recognized that there were a number of legitimate concerns that needed to be addressed before the project could proceed. As a result, the Planning Committee was expanded to include members with all different viewpoints on the project: for, against and neutral. The Committee has met regularly over the last couple of months and engaged in full and candid discussions on issues of concern. The new proposals reflect a good faith compromise on these issues and have the unanimous support of the entire Committee. The Committee believes these proposals are in the best interests of the Club and its neighbors. The Board agrees and recommends that members vote IN FAVOR of the proposals.

3. What happens if the membership approves these proposals?

The Board will seek approval of the proposed permit changes at a BZA hearing on April 15, 2008.

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4. Am I also being asked to approve the construction of the MPR at this time?

No. Assuming that the membership approves these proposals and the BZA approves the proposed permit changes, the Board will proceed to finalize plans for construction of the MPR, including design and cost. Once plans are finalized, the membership will be asked to approve them.

5. What is the Good Neighbor Policy?

The Board has adopted a Good Neighbor Policy to declare publicly its official position that the Club intends to conduct its affairs in a manner that is sensitive to how use of the Club may affect its neighbors. A copy of the Policy is attached. The Board will include the Policy with its application to the BZA..

Submitted by the Planning Committee of the Hamlet Swim Club:

Members – Scott Bartram, Pam Erath, Sally Hack, Richard Larkworthy, Jeff Lewis, Todd Mayman, Greg Meyer, Tim Meyer, Joe Moore, Kelly Olafsson, Bill Parks, Tom Reilly, Doug Sanderson, Jay Sebastian, Jennifer Stevens, Bill Stinger, Leila Surratt, Keith Willner, Christine Wires.

Special Membership Meeting

April 3, 2008

7:30 p.m.

Spring Hill Elementary Cafeteria

Vote on the By-Law Amendment and Special Use Permit

Proposed Amendment to the Mclean Hamlet Swim Club By-Laws

1. Article VI, Section 14 (Multi-purpose room) is hereby adopted as follows:

The Board of Directors may not seek to amend the multi-purpose room use provisions of the Corporation's Fairfax County Special Use Permit unless:

Notice and a copy of the proposed amendment is mailed or otherwise delivered in writing (not electronically) to each member of the Corporation and to all homes on Dunsinane Court (includes non-members) at least sixty (60) days prior to any meeting of the members at which such proposed amendment shall be considered; and

A two-thirds (2/3) majority of the votes cast, in person or by written proxy (not electronically), at a meeting at which at least one-half (1/2) of the members in good standing are present, in person or by proxy, called for the purpose of considering such action is cast in favor of the amendment motion; provided, however, that beginning January 1, 2033, a one-half (1/2) majority of the votes cast, in person or by written proxy (not electronically), at a meeting at which at least one-half (1/2) of the members in good standing are present, in person or by proxy, called for the purpose of considering such action is cast in favor of the amendment motion.

2. Article V, Section 5 (Balloting) of the By-laws is hereby amended and restated in its entirety as follows (new language is underlined):

Each member in good standing may cast one (1) vote, in person or by proxy on issues brought before the membership at annual or special meetings. In all membership votes, a majority vote is controlling provided the quorum requirements of Article V, section 6 are met, except that to amend the Articles of Incorporation, to amend Article VI, Section 14 of the By-laws (or to amend the preceding reference to Article VI, Section 14 in this Article V, Section 5), or to dissolve the Corporation, a two-thirds (2/3) majority of the votes cast, in person or otherwise, at a meeting called for the purpose of considering such action must be cast in favor of the amendment or dissolution motion.

3. The first sentence of Article V, Section 6 (Quorum) of the By-laws is hereby amended and restated in its entirety as follows (new language is underlined):

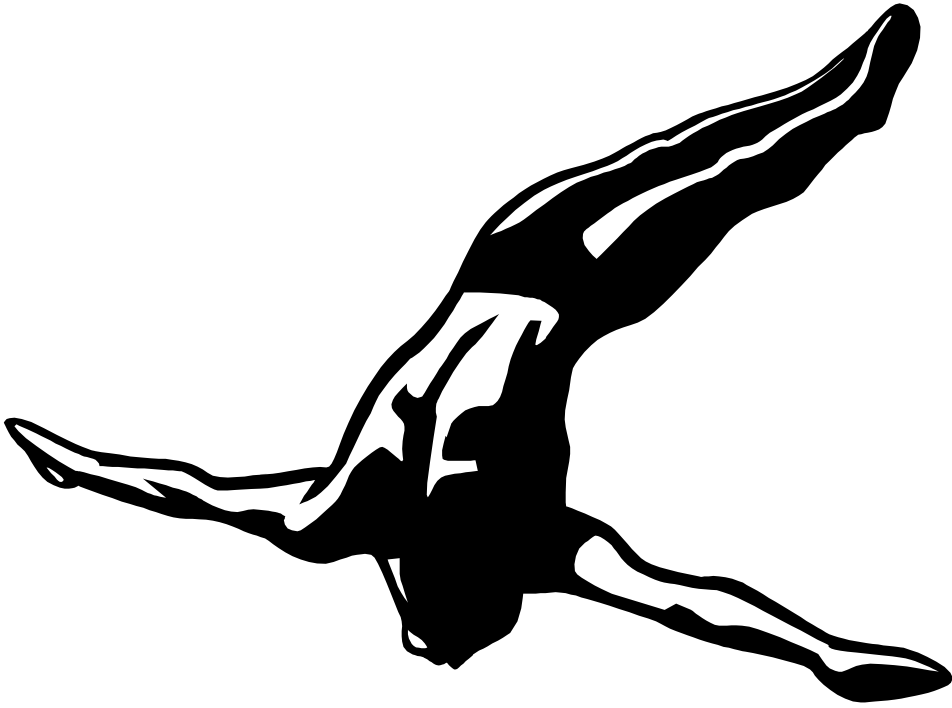
Representation in person or by proxy of at least one-tenth (1/10) of the members in good standing is required to hold a membership meeting; provided, however, that on any membership vote to amend the Articles of Incorporation, or the By-laws, participation in the vote of at least one-fourth (1/4) of the members in good standing is required and on any membership vote to dissolve the Corporation or to amend Article VI, Section 14 of the By-laws (or to amend the preceding reference to Article VI, Section 14 in this Article V, Section 6), participation in the vote by at least one-half (1/2) of the members in good standing is required.

4. These proposed amendments shall only become effective if and when the MPR is constructed.

Hamlet Swim & Tennis Club Good Neighbor Policy

It is the official policy of the Hamlet Swim Club to be a good neighbor. This means that the Club intends to conduct its affairs in a manner that is sensitive to how the use of the Club may affect its neighbors. Club neighbors are encouraged to bring any complaints about Club use to the attention of the Club's Board in person or in writing. Upon receiving a complaint, the Board will make a good faith effort to review the particular Club use raised in the complaint and, if appropriate, take action to mitigate the impact of the use on the Club's neighbors.

- ◆ The Club recognizes that its proposal to construct a multi-purpose room (MPR) has raised neighborhood concerns about the potential impact of the use of the MPR on the neighborhood. To help alleviate some of these concerns, the Club offers this statement of intent concerning the MPR in addition to the use limitations of the MPR included in the Club's Special Use Permit:
- ◆ The Club will strive to minimize increases in traffic to and from the Club as a result of the use of the MPR.
- ◆ The Club will strive to minimize overflow parking on Dunsinane Court as a result of the use of the MPR.
- ◆ Use of the MPR will be supervised in a manner consistent with the general supervision policies applicable to existing Club facilities.
- ◆ The Club will endeavor to keep the gates to the parking lots closed and locked during the off-season and after 9 p.m. during the pool season.
- ◆ The Club will endeavor to manage traffic during home swim meets, e.g., assigning someone to direct traffic at the corner of Birnam Wood Drive and Dunsinane Court, if appropriate.
- ◆ The Club will develop measures to implement this Policy and will communicate them to its membership and neighbors.

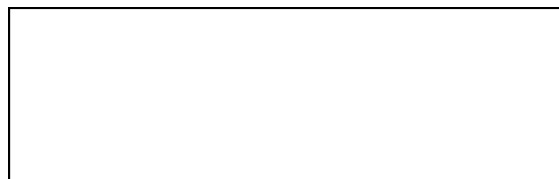


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McLean Hamlet Swim Club

P.O. Box 542

McLean, VA 22101



Please Send Change Of

Address To:

membership@hamletpool.org



- Special Edition–Please Read!!!
- Proposed Amendment to the By-Laws
- Special Use Permit
- Special Membership Meeting, April 3, 2008
- Send in your Proxy!