

Crozet Community Meeting (CCA) Minutes

November 13, 2025 at 7:30 PM

Claudius Crozet Park Community Building

Welcome. By Tim Tolson, President. Ten people were present.

Agenda Review / Changes and additions from the floor? There were none.

The CCA's [last meeting's minutes \(September 11, 2025\)](#) were unanimously approved following the motion to approve by Tom Loach that was seconded by Bill O'Malley.

Treasurer's Report - (2025 Dues: Still just \$10 annual contribution!)
CCA: \$3,066.35; CIDC: \$12,135.32; TOTAL: \$15,201.67

Albemarle County Police Department (ACPD) was unable to visit.

Ann Mallek, our county supervisor, was unable to attend the meeting due to illness.

Presentation and Update on [re-submission of Windy Knoll application](#)

Steve Walsworth provided background and information regarding the Windy Knoll application to build 18 housing units on a C shaped parcel between Cory Farms and Liberty Hall. Lively discussion focused on the plethora of concerns regarding the application, notably infrastructure and access deficiencies, and safety concerns regarding the retention pond. One further concern was that the calculations for density of the units were done in a way that while technically compliant with the zoning density approved for Crozet, renders a portion of the parcel, which is the one least accessible for transportation, at a de facto higher density than allowed. Related to this, a concern was that higher density requires either sufficient parking for the units, which isn't provided by these current plans, or access to public transportation, of which there is none.

Lonnie Murray, our planning commissioner provided insight on the prospect of approval for the Windy Knoll Project, and advice about how to present concerns to the County Supervisors, Planning Commission, and staff. CCA members made clear that they are not opposed to higher density development in Crozet, but that the concerns about the project are specific to the inadequacy of this proposed location.

Tom Loach did a brief presentation about land use taxes and wanting a choice to support the [County's ACE program](#).

Updates and Discussion: Regarding the [The Square improvements](#), complaints were voiced regarding the new traffic pattern. [Crozet Park](#) will be doing renovations and construction for the new Crozet Park Aquatics & Fitness Center (CPAFC) expansion project. We will have a presentation on that project at the next CCA meeting. Tim Tolson informed the meeting that the "[Welcome to Crozet](#)" sign on Crozet Avenue/White Hall Road will need to be moved a bit due to altercations with vehicles.

Old Business:

- **Crozet Independence Day Celebration**
 - **Saturday, July 5, 2025** was the Crozet Independence Day Celebration at King Family Vineyard. It was very successful and we thank all the folks who donated to the event and/or to

the fireworks - especially to the King family and staff who put in so much time and effort to help it be so successful.

- **Mark your calendar for the 250th anniversary of USA independence on July 4, 2026!**
- **Hanging Baskets.** Muff Biber, Tim Tolson, and Chelsea Powers (president of Crozet Board of Trade) are working on the details of draft contract from the [Albemarle County Facilities and Environmental Services department](#). The aim is to have flower baskets hung as soon as possible. Tom Loach asked about the hanging baskets. Tim said there are still plans but its effectively on hold for now.
- Lisa Goehler's proposed a second time that we change the date and time of our meeting to the Crozet Library to the first Tuesday of the month at 7:00 PM was approved. The next meeting of the CCA will be on January 6, 2026 at the Crozet Library, 7-8:30 PM.
- **New Business:**
 - At our next regular meeting in January 2026, we have the election of CCA officers for 2026. Nominations are open for President, Vice President, Secretary, and Treasurer. Current officers are: President: Tim Tolson, Vice-President: Lisa Goehler, Secretary: Jo Ann Perkins, and Acting Treasurer: Tim Tolson. Candidates must be present at the January 2026 meeting or have spoken with a current officer about their willingness to serve if elected (**Article II of the Bylaws**).

Announcements –

- **Spots are open on the Crozet Community Advisory Committee!** Apply at or share this link <https://www.albemarle.org/government/board-of-supervisors/boards-commissions> and click on "Apply to Serve" on the right-hand side.
- **Crozet Park Winter Brews Festival**, Saturday, December 6, 2025 from 12 Noon to 5:00 PM. Tickets are available now! Live music, food trucks & more. **The Crozet Winter Beer Fest will be FREE to the public his year!** Information at: <http://www.crozetbeerfest.com/>
- **[Crozet Volunteer Fire Department](#) Christmas Parade, Saturday, December 6 at 2:00 PM.** Lineup is at 1:00 PM at Crozet Elementary. Organized by the Crozet Volunteer Fire Department. (*Schools are prevented from participating on Sunday parades per the VHSL rules. By switching it to Saturday allows, cheerleading, squads, marching bands, etc. to be able to participate.*) The parade ends at the firehouse, 5652 Three Notch'd Road, with refreshments, Santa for pictures and activities for the children.
- **[Crozet Holiday Market Crawl](#)**, Saturday, December 6 from 10 AM to 4 PM. Plan to come early for breakfast at downtown establishments or grab a bite from one of the festive food vendors there for the special shopping day.
- **Three ways to stay informed about events in Albemarle County:**
 - Listen to the [Let's Talk Albemarle podcast](#)
 - Sign up for [email newsletters](#)
 - Visit Albemarle County's [Engagement Hub](#)

Future Agenda Items?

- Officer elections in January 2026!

The meeting was adjourned at 8:58 pm

These minutes were prepared by Lisa Goehler.

The next CCA meeting is January 6, 2026 at 7:00 PM at the Crozet Library!

Email us at: CrozetCommunity@gmail.com

Join our email list by signing up at: <http://CrozetCommunity.org/contact-us/>

Crozet Community Association (CCA) Vision, Mission, and Bylaws

Vision: The Crozet Community Association welcomes, accepts, and celebrates all people, believing that equality and diversity exemplify the long-held ideals and values of Crozet.

It is committed to

- championing equality of worth among people;
- learning, acknowledging, and honoring the unique histories and lived experiences of all people; and
- standing united against any ideology of racial exclusion, superiority, segregation, or domination that perpetuates discrimination.

The mission of the CCA is to be:

- 1) a non-partisan forum for communicating information and issues associated with the quality of life in Crozet, VA,
- 2) a representative advocate for improving and maintaining a high quality of life within Crozet, and
- 3) a source to establish interest and action groups on areas of concern or interest to the community of Crozet. The CCA accomplishes this mission by working with residents, county / state representatives, community organizations (e.g. local homeowners associations, service organizations), and businesses.

Bylaws of the Crozet Community Association (CCA)

As last amended January 11, 2018

Article I: The CCA is a state corporation (*NOT a 501 (c)3 non-profit*) with volunteer officers and committee members. (P.O. Box 653, Crozet, VA 22932)

Article II: Officers will be elected for a one-year term, commencing on the first meeting of the calendar year immediately following their election. Positions will consist of President, Vice President, Secretary, and Treasurer. Candidates must be present at the election or have spoken with a current officer about their willingness to serve if elected. Majority approval by attendees at the first meeting of the calendar year will constitute election. Duties of the officers shall be as implied by their titles. All officers shall be responsible for keeping accurate records.

Article III: There will be 9 standing committees, which will meet independently of the CCA meetings and provide updates at each meeting of the CCA. They are as follows:

- | | |
|------------------------------|--------------------------------|
| 1. Safety and Security | 5. Crozet Economic Development |
| 2. Education | 6. Recreation / Parks |
| 3. Publicity / Communication | 7. Fundraising |
| 4. Environmental | 8. Historic |

Committees may be eliminated or added as determined by the majority of attendees of a scheduled CCA meeting.

Article IV: Meetings will be held the second Thursday of the months of January, March, May, September, and November, and will generally follow Roberts Rules. Additional meetings may be called as determined by the President.

Article V: There will be annual dues collected each calendar year. The amount of the dues will be established and approved by attendees at a scheduled CCA meeting.

Article VI: Amendments to the Articles of Incorporation or these Bylaws may be proposed at any scheduled CCA meeting. Upon majority vote of approval, such proposed amendment must be placed on the agenda of the next regularly scheduled CCA meeting for a final majority vote for adoption. Such adoption shall become effective at the subsequent scheduled meeting following adoption.

Article VII: Motions made at a scheduled meeting in the conduct of the general business shall be voted upon and moved for adoption by a majority vote of those present. Motions on new matters or topics of general community interest or impact made at a scheduled meeting may be presented at any scheduled CCA meeting. Upon majority vote of approval, such proposed amendment must be placed on the agenda of the next scheduled CCA meeting for a final majority vote for adoption. The context of the motion will be communicated in the meeting minutes of the meeting in which it is presented and noted as being presented for vote of adoption at the next subsequent meeting.

Article VIII: A quorum of 10 percent of the members who are current in their dues shall be required to conduct business at any meeting of the CCA.

Article IX: Roberts Rules of Order Newly Revised shall govern the CCA conduct of meetings where they are not inconsistent with these Bylaws.