

LAKE FOREST COMMUNITY ASSOCIATION ANNUAL NEWSLETTER 2022

Yearly Recap from Your Board President – Sam Packer

Welcome 2022! Mother Nature has provided us with an unusual year - those pesky cicadas, long hot dry spells, a very wet August, leaves falling almost up to Christmas day and no snow nor really cold weather to end the year. Then as I write this recap in early January, we are recovering from a heavy, and in places, destructive snow, followed by a smaller but colder snow to test our shoveling skills.

In 2021, many have continued to work from home, children attended school virtually, and HOA Board meetings were held via Zoom. Yet, we have all survived, adapted with these challenges and, I'm proud to say, often pitched in to help our neighbors.

Thankfully we were able to have a terrific 2021 Halloween Parade – there was a great turnout and amazing costumes. Looking ahead to 2022, we plan to have more events to foster community spirit. ***Also Save the Date – our Annual Meeting is scheduled for June 9th via Zoom.***

Volunteers are needed to help organize events and take on small community projects. If you would like to volunteer in any capacity, to include serving as a Board Member, please email <http://www.web4u2.website/lfca/contact.htm>.

LFCA Halloween Parade 2021



To see more parade photos, go to the LFCA webpage - **Social Media/Gallery/2022** (Photos by Hassan Malik)

**Congrats to the 2021 Halloween House Decoration
Winners– 9015 Maritime Ct & 9104 Fishermans Lane**

In The News

USPS Carrier Sandy Bibb Retires- After 35 years working for USPS and 20 years covering our Lake Forest Community neighborhoods, Ms. Bibb retired in December. Neighbors gathered to wish Sandy a happy retirement and let her know she will be greatly missed.



Signage gifted by Sam and Sue Packer

New Little Library – Thanks to the Lachance Family at **7613 Modisto Lane**, they are sponsoring a new Little Library on their property. Check it out! And don't forget the original Little Library at **9010 Octavia Court**.

Yard Debris Reminder – It is illegal to dump trash or yard debris on public or private property. ***Private property includes our HOA common land. Also keep up with leaf collection – your neighbors will appreciate the effort.***

Radon Home Detection -Radon is naturally occurring gas created from the radioactive decay of uranium in the soil. It enters the home or building through cracks and openings in the foundations and floors. The EPA estimates that radon gas causes about 21,000 U.S. lung cancer deaths yearly; comparatively, secondhand smoke causes about 3,000 U.S. lung cancer deaths yearly. It can easily and inexpensively be measured and controlled. Consult the Fairfax County Division of Environmental Health's website for information on inexpensive testing kits (\$3 for a Virginia resident). <https://www.fairfaxcounty.gov/health/environment/air/radon#> and the Virginia Indoor Radon Program <https://www.vdh.virginia.gov/radiological-health/indoor-radon-program/>

Financial Report \$\$\$\$\$

Wes Cox- Treasurer

LFCA ended 2021 in a strong financial position with healthy reserves. We finished the year under budget with recurring expenses of only \$16,708.17, which is less than any of the previous four years. Trees were under budget (\$8000.00) with a total of only \$7500.00. Trails maintenance consumed only \$677.50 and entrance signs painting cost \$735.00. Dues delinquencies were 3.2%, up from 2.5% in 2020 and 1.5% in most pre-COVID years. ***Annual dues for 2022 remain \$125.00.*** The Board has adjusted the 2022 budget to accommodate additional community events and we look forward to another strong year.

Non-Native Invasive Species

Betsy Lauer – Board Member



We are blessed to live within a lush, verdant forest in LFCA. Unfortunately, our Garden of Eden is rapidly being overrun by English Ivy, an aggressive non-native invasive species. Many neighbors have English Ivy covering mail boxes, electric boxes, trees, yards and fences. Left unchecked, Ivy spreads rapidly through the neighborhood smothering both HOA and private property. The Board strongly recommends you remove the ivy in your yard & dispose of it in the trash. Do not recycle in yard waste. Information on the County's Non-Native species can be found at [Non-Native Invasive ID and Control - Fairfax County](http://www.web4u2.website/lfca/documents/arc/LFCA_ARCHITECTURAL_STANDARDS.pdf).

In My Back Yard

Dave Wilson – Board Member

I am walking the trails these days with a new dog. She is the 4th dog I've walked along these wooded trails. Five years in a puppy mill has left her a bit behind in learning all the doggie skills it takes to be a house pet. She is learning. On my back porch one morning I saw a visitor, another gift from our wonderful woodlands. I hope the **Red Shouldered Hawk** catches some of my chipmunks!



We can do two things to help preserve our forest and trees. LFCA will sponsor a "**Earth Day Trail Walk**" on April 23rd. We can hike along and cut the ivy growing on trees. And next Fall, we can rake and bag our leaves instead of blowing them into the woods, as excess yard debris will damage the undergrowth that makes our woods interesting.

LFCA Architectural Review Committee (ARC)

Al Brooks – Board Member/ARC Chairman

When planning new or replacement fencing, exterior painting, reroofing, siding or additions, **basically anything on your property exterior**, email the LFCA website. You may be asked to fill out the "Application for Exterior Change" that can be found on our website. (*con't*)

Replacements of roofing, decks, front doors, windows, garage doors, and mailboxes do not require ARC approval although homeowners are strongly encouraged to send an email if they have any questions. Exterior colors of roofing materials, siding or trim should be complementary to the colonial theme of LFCA. Hardscaping and landscaping should not result in water runoff and drainage issues for the neighboring lots or LFCA common areas. Be aware that the county permit process does not necessarily take that factor into their review process for permit applications. Homeowners are encouraged to become familiar with the HOA Architectural Standards at http://www.web4u2.website/lfca/documents/arc/LFCA_ARCHITECTURAL_STANDARDS.pdf

Exterior change request applications are approved quickly for deteriorated or damaged pre-existing items. The exception being pre-existing structural items that were contrary to the LFCA Architectural Standards; for this reason, attach a photo of the issue you are replacing. Consternation often exists on fence replacements since our community contains a number of unapproved fences in violation of the fence height restriction (**4.5 ft**). Waivers have been granted for replacement of Lake Forest Builder installed fences, fences parallel to the Fairfax Parkway and Huntsman Court (Giant Food Access Road), and homes with Swimming Pools that present an "attractive nuisance risk" to children. Homeowners with fences that are not approved utilizing an "Application for Exterior Change" are at risk of incurring additional expenses prior to selling their home to remove or modify perimeter fencing to conform to the LFCA Architectural Standards.

2022 LFCA Events & Communication Enhancements

Stephanie Geiger – Board Member

We will be updating our webpage this year and moving to a digital system of communicating with you. Notices to the community will, in the future, be promoted primarily by email. If you have not provided us an email, please do so when paying your annual HOA dues.

We thank you for responding to the Community Engagement Survey. Your feedback helps to shape how the HOA supports its residents through events, activities and ensuring that important and timely information reaches you.

We are excited to announce our 2022 LFCA Events:

April 23rd Earth Day Trail Walk

June 9th Annual Board Meeting (Zoom)

June 11th Schools Out for Summer! Ice Cream Truck

September 17th Oktoberfest Community Day

October 31st Halloween Parade

December 16th Holiday Lights Contest Deadline

If you would like to volunteer and support our 2022 events, please email <http://www.web4u2.website/lfca/contact.htm>.