

LAKE FOREST COMMUNITY ASSOCIATION

ANNUAL NEWSLETTER - 2020

lakeforestcommunity.org

Yearly Recap from Your LFCA President – Sam Packer

To our new neighbors – Welcome to Lake Forest! For all in our community, I hope 2020 is a good year for everyone. I am happy to report we are keeping up with the HOA finances (annual dues are expected by April 1st); our common property continues to be well managed, and your all-volunteer Board Members strive to respond to your questions as quickly as possible. Our website for all homeowner inquiries and documents can be found at <http://www.lakeforestcommunity.org/> To contact the Board, click the link labeled “Contact.”

Plans for our community this year include a focus on the trails. Each year a small segment gets repaired or replaced. Currently the trail contract is being worked and should be agreed upon by late Spring.

One thing you may see is more discussion about drainage through our neighborhood. The parkway has storm drains through our area that were created for the old parkway size. Yes, the parkway is being expanded – possibly to 3 lanes each way by our development and that is causing concern for us due to less natural buffer and more storm impact. For more information on the storm drainage issue go to www.fairfaxcounty.gov/publicworks/ and search for storm water management.

One final note, as you peruse the internet or read the paper, think about volunteering for many of the nature projects to preserve open space, clean up waterways, and the like – some of them will be in the park behind our neighborhood (www.fairfaxparkfoundation.org).

IN THE NEWS

Glass Recycling - To improve the quality of single-stream recycling, Fairfax County no longer accepts glass bottles and jars in curbside recycling bins (effective 10/1/19). Options for glass disposal: deliver to purple glass receptacles or dispose in regular trash. For information regarding collection at specific locations, email Trashmail@fairfaxcounty.gov or call 703-802-3322.

Yard Waste - Yard waste for recycling is only picked up March 1 thru December 24. Per Virginia Code, it is illegal to dump trash, garbage, refuse, or litter on any public property or private property. Private property includes our HOA common land.

Road maintenance – Virginia Department of Transportation (VDOT) is responsible for the maintenance and snow removal of our roads. For online VDOT snow plow tracking view <http://vdotplows.org/>.

Financial Report \$\$\$\$\$ - Wes Cox

LFCA continues to be in a strong financial condition with healthy reserves. Annual dues for 2020 remain \$125.00, the same as 2019. Trees and grounds care combined represented 78% of the total expenditures in 2019, and each item came in under budget. In particular, cutting of dead trees came to only \$7500.00 (\$8000.00 was budgeted). In 2018, trees had cost \$14,300.00. No reserve expenditures were made in 2019, allowing the reserves to grow at the pace projected in the 2018 reserve study (about 38% of dues). These reserves have enabled LFCA to maintain a relatively steady annual dues rate. As a result of the 2019 experience, the Board has chosen to adopt the same budget for 2020. Also in 2020, the Board plans to use some of the reserve money to rebuild additional trails.

My Back Yard – Dave Wilson



While walking in our wooded common grounds, I came across a watercourse created by storm water run-off. What had once been a three- or four-foot ditch when the community was built in 1980 is now an 8-foot wide, 5 or 6-foot-deep steep sided channel. Clearly jumping down into it would be hazardous, scrambling up the other side nearly impossible for me. Lake Forest has many of these deeply eroded runs.

What is now SR-286, the Fairfax County Parkway, was once Pohick Road, a narrow two-lane country road. The Parkway increased the amount of paved roadbed by 300%, but there were no changes to the storm water runoff drainage system in our community. Mother Nature made the adjustments for us, turning little steam beds into roaring rivers when it rains. Fairfax County will soon begin work widening the Parkway. This could mean more rain water run-off, more trees dying with roots exposed by erosion, more damage to neighboring community common grounds.

VDOT and Fairfax County Board of Supervisors are focused on highway improvement. It is important for all residents to stay informed and raise their concerns.

Save the Dates

Annual Dues Due	April 1, 2020
Annual Meeting	June 11, 2020 <i>(tentative)</i>
Community Picnic	Sep 13, 2020 <i>(Rain Date Sep 20, 2020)</i>

Note: If any community member has an interest in organizing a Community Yard Sale, please contact the LFCA Board.



Reminder: In Fairfax County, dogs are required to be on a leash at all times in public areas unless they are in a designated off-leash area.

Watch the Green Grow is a Fairfax County Park Authority Program to encourage green actions on private property. Some ideas to consider:

- ✓ Scoop the poop
- ✓ Reduce use of pesticides/fertilizer
- ✓ Grasscycle
- ✓ Reduce lawn area and plant native plants
- ✓ Plant native trees
- ✓ Remove invasive plants
- ✓ Respect property boundaries
- ✓ Bag yard waste for disposal
- ✓ Tell a neighbor how they can **Watch the Green Grow**

For more info go to:

www.fairfaxcounty.gov/parks/nature-history/watch-green-grow

Community Day 2019– Stephanie Bock

September's Community Day was another huge success. The lovely fall weather was a perfect match for the good company and delicious food! A big thank you goes out to everyone who helped with the planning, set up, and take down of the picnic. And of course, a special thank you to all the neighbors who brought yummy homemade goods to share that day. The 2020 picnic promises to be an even bigger success and we hope to see even more neighbors in attendance.



LFCA Architectural Review Committee (ARC) – Al Brooks

Whenever you are thinking about fencing, painting, reroofing, siding, driveway- basically anything in your yard, please send a note to our online ARC, fill out the forms, and we will respond to your request.

To review a complete list of our HOA ARC guidelines, go to our webpage under documents and click on “**Protective Covenants & Restrictions**”.

Last year we completed a survey of our neighborhood for fence and structure compliance. Reviewing 279 properties was quite a chore. We should have the analysis completed this year and will notify each homeowner by letter of the result. If you have any questions, please send an email to the Board or ARC.

We have a wonderful community and with both you and mother nature working together, we can keep it that way!