

Lake Forest Community Association (LFCA) Annual Newsletter

March 2016

Welcome to all our new Residents who moved here in the past year.

Residential Trash and Recycling Service. Our Community Association has an ongoing agreement with Republic Services for reduced rates for trash removal services. LFCA members should contact Republic in order to receive the discount rate. Confirmation must be done annually. <http://www.republicservices.com/> 703.818.8222

Trees. Did you know that Lake Forest was developed to keep the forest an integral part of our community? The developers' goal was to maintain as much of a natural, forested living environment as possible, and build our homes with as little damage to that environment as possible. That's one of the benefits of living in our wonderful community! The LFCA HOA has the responsibility for maintaining the natural beauty of our community. This includes maintaining the many common areas and trails throughout the community. If a community tree is "spreading its wings", property owners may trim branches that are growing over their property lines as they choose. Trimming branches over personal property is not a HOA responsibility. Should you have a question about a community tree near your property, please contact the LFCA Grounds Committee via the <http://www.lakeforestcommunity.org/> website.

Website info. Speaking of websites, the LFCA Board is in the process of giving our official community website a facelift, and is also working to bring our community into the digital world. LFCA has a presence on Facebook (www.facebook.com/lakeforesthoa), and has also established a presence on Nextdoor.com. Nextdoor is a social network for communities. It's the easiest way for you and your neighbors to meet online. And it's free. 230 of our neighbors are already using Nextdoor to build happier, safer places to call home, exchange information, ask questions, receive referrals for contractors, petsitter, babysitters, and more. You can sign up at www.nextdoor.com/join Code: JVUPNJ (Disclaimer: Although our Nextdoor site is called Lake Forest, the boundaries are not in line with the HOA boundaries. Some residents of neighboring areas have asked to join our site as they do not have one yet). Nextdoor also connects with many surrounding neighborhoods using Nextdoor for even more information exchange. Neither Facebook nor Nextdoor will replace the official Lake Forest Community website, <http://www.lakeforestcommunity.org/> but both are great ways to share information amongst our neighbors and community. Take a look and virtually meet some of your neighbors!

LFCA Board. Your Homeowner's Board needs your assistance. We need you to walk the paths regularly and let the Board know about any issues around the paths. We also hope you will keep their eyes open for your neighbors and report to the neighbor or Board if anything seems not right – such as water running down the driveway, many newspapers in the driveway, or an odd gas smell; basically we need to remind ourselves the association is like a big family. We need to look out for our neighbors and our neighborhood. If you have any ideas please notify the Board. The nine neighbors who voluntarily serve on the Board successfully manage our finances, the common areas, and regular maintenance for things that enhance our neighborhood. If you have any suggestions for neighborhood wide enhancements, please send an e-mail to the Board for action. We are here to help.

Good To Know, Did you know that Fairfax County has an emergency preparedness, response and recovery website? It includes a number of key links and good information on transportation, current happenings and meetings, and includes weather and winter storm and police station updates with links to VDOT plowing maps (<http://www.novasnowplowing.virginia.gov>. Visit <http://fairfaxcountyemergency.wordpress.com> and <http://www.fairfaxcounty.gov/police/stations/westspringfield/wir.htm> to keep informed. www.fairfaxcounty.gov/alerts to sign up for your customized Fairfax alerts.

Be aware of the additional signage on Huntsman Rd between Sydenstricker Blvd and Old Keene Mill Rd posted right under the 25 speedlimit sign stating "additional \$200 Fee".

Contact Police: For Non-Emergencies: **703-691 -2131**
Ms Utility: **811** always call before you dig

To report potholes:

Call 1-800-FOR-ROAD (1-800-367-7623) to report potholes or to ask who maintains a road.

Or check online at <https://my.vdot.virginia.gov/>.

Curb Numbers, LFCA has completed the repainting of all the curbside numbers. Thank you for your patience as we worked through some difficulties with wrong, missing and incomplete numbering. It is all correct now.

Community Trail Map. If you are not sure where our community trails are, please print a copy of the trail map that can be found on our website. Not all streets pointing to Huntsman Lake have a public trail actually leading to the lake. Our neighbors would appreciate if you'd not walk through their yard to either go down to the lake or come back up from the lake. There are trails that will get you there. If you can't find the map, we'd be happy to send you one. Please contact the board at <http://www.lakeforestcommunity.org/>

Outdoor Pools that can be joined, There are many pools in close proximity to Lake Forest that you can join for the summer months. You can find all the information needed on their websites. The most common pools are Rolling Valley Swim & Tennis Club, Hunt Valley Swim Club, Fox Hunt Swim and Tennis club, Orange Hunt Swim and Tennis club and Cottontail Swim and Racquet Club.

LFCA Finances, The LFCA continues to maintain a strong financial position, using a steady annual dues rate rather than relying on special assessments. As of December 31, 2015, the community association accounts totaled \$75,984.36. The Association's primary recurring expenses are maintenance of the common areas and trees. LFCA is also committed to fund entrance repairs, trail maintenance, curb numbers and milky spore applications using reserve funds. In 2015, LFCA used the reserves to fund a repainting of the curb numbers that was completed late in the year.

Save the Dates, The LFCA Board has planned the following events for 2016:

Annual Dues-	Due	<u>01 April</u>
Community Yard Sale -		<u>21 May</u>
(will be advertised on Craigslist, Facebook, and Nextdoor as a multifamily community-wide yard sale.)		
Annual Meeting -		<u>09 June</u> location to be announced
Community Day October Fest -		<u>18 September</u>

Presidents Corner: Residents (owners or tenants) are reminded that while there are covenants, by-laws and guidelines we follow within our community, we are still obligated to abide by all local, county and state ordinance. A recent example of an updated ordinance is the Fairfax County noise ordinance, which can be found at <http://www.fairfaxcounty.gov/news2/new-noise-ordinance-passed/>. The Fairfax County Government website is a very good and useful resource to share with your tenants! Additionally, we are working to update our documents and processes, and more information will be forthcoming, and we all look forward to seeing you in 2016!