

Lake Forest Community Association Board Minutes  
March 15, 2001

The Board of Directors meeting was called to order at 7:41 PM. Board members present: Steve Gilbert, Gene Cole, Dave Wilson, Phil Berne and Harry Hopkins.

Old Business.

- Reading of the minutes of the February board meeting was dispensed with and approval postponed until the April meeting.
- Jennifer Yurina got a contractor to look at the entrance signs and he will come back with an estimate for repair (including masonry).
- On the Milky Spore project, Steve Gilbert reported that the contractor stated the best time for application is in July. Steve Gilbert requested Harry Hopkins provide a listing of all houses from the central database base, listed by street address so it can be provided to the Milky Spore contractor.
- Dave Wilson reported on the 21 February meeting on Fairfax County Park Authority Meeting at Sangster School, regarding upgrades at South Run Park. Dave's full report is now posted on the community web site.
- Steve Gilbert reported that a response has been received from Representative Jim Dillard regarding his attendance at the LFCA general membership meeting scheduled for June 14th. Mr. Dillard declined to commit at this time and

requested we contact his office "closer to the event."

- It was reported that the chickens being housed in the back yard at 7716 Cervantes Lane have not been removed. The board voted to send a letter to the homeowner directing that the chickens be removed or the board will contact the Fairfax County Animal Control office on behalf of the community. Steve Gilbert will draft a letter for board approval.

#### Treasurer's Report.

- Gene Cole reported that dues collection is going well. To date, 216 out of 279 homeowners have paid their dues, leaving only 63 unpaid for 2001 at this time. April 15th is the deadline for dues being paid without incurring the \$5.00 late fee. The total collected thus far for 2001 dues is \$8,785.00.
- Gene Cole indicated that he had cited a violation of the Covenants in the disclosure documents sent out for 7617 Modisto Lane (corner of Paloma and Modisto Lanes) because of the metal shed at the home.

Secretary's Report. None. Secretary, Ed Palakas not present. (Harry Hopkins recording.)

#### New Business.

- Harry Hopkins reported that he had been contacted by the Nearys of 9209 Paloma Lane about their putting in a pool and putting up a fence. He reported the drafting and approval by

the board of a letter to the Nearys in response to their request. (This was business conducted between meetings in electronic form and approved through email contact.) Steve Gilbert reported that he delivered the approval letter to the Nearys noting that their 6' fence would terminate at the rear of their home instead of part way up the side of their house.

- Dave Wilson reported he received information that the Virginia State Legislature would not be having the Real Estate Board levy fines on homeowner associations.
- Gene Cole reported that the mowing contractor, Mark Aitken-cade of Premium Lawn Care, had submitted an estimate of about \$2,800.00 for 2001 lawn mowing. A copy of the bill will follow.
- A discussion of the curb numbers needing repainting was held. Board members agreed to follow the "once-every-three-years" schedule previously agreed and for which a reserve had been established in the budget. Curb numbers are scheduled for repainting in 2002.

#### Action Items.

- Steve Gilbert: A letter to the owners of the chickens requesting that they dispose of their poultry (violation of association bylaws); contact milky spore vendor for application date; the text for the milky spore postcard; a summary of the December general meeting for the newsletter.

- Tom Quigley: An article for the spring newsletter describing association rules.
- Bev Franklin will put together the spring newsletter.
- Harry Hopkins will prepare and send to Steve Gilbert a list of all the property addresses in the master database, sorted by street.

The board meeting adjourned at 8:15 p.m. The next board meeting will be 12 April 2001, 7:30 p.m. at Dave Wilson's home.

Board minutes respectfully submitted by Harry Hopkins,  
Acting Recorder