

Lake Forest Community Association Minutes of June General Meeting, 2003

The Lake Forest Community Association met at Pohick Regional Library on 11 June 2003.

Meeting came to order at 7:35 pm. 6 active Board members and 19 Association members were present.

Bev had each of the Board members and then each of the attendees introduce themselves. She distributed a copy of the minutes from the Dec '02 General Meeting for everybody to review. A motion was made and seconded to approve the minutes, and was approved unanimously.

Steve Gilbert discussed the proposed Community Day for 21 September to be held on Maritime Lane between Octavia Court and Cervantes Lane. Fairfax County will block the portion of Maritime upon our request if it has appropriate community support. Steve will walk around a consent form later this month to affected residents for their signature.

Steve also discussed the project of the Community funding the painting of curb numbers in front of each resident's home. He is looking for a reputable contractor to give us a bid.

Tom Quigley provided an update on the entranceways. Each entrance has been marked for water lines, and that work is proceeding on schedule. Our landscaper is looking for a few large rocks to use at the Maritime entrance to keep cars off the grass we are trying to grow. Tom asked for reports of fallen trees that pose a hazard to the paths or property.

Harry provided an update on the LFCA Website. He requested suggestions for improvements, while walking the attendees through features of the website.

Wesley Cox, LFCA Treasurer, was unable to attend the meeting and asked Steve Gilbert to present the Treasurer's Report. Only eight homeowners are overdue with this year's dues. Our CD matures at the end of the month and Wes will renew it. Reserves have been established for anticipated community maintenance items. A discussion was held to better understand the reserve account, and that discussion was deferred to the December General Meeting when the end of year expenses and net worth will be discussed.

Bev solicited for a new Board member to fill our current vacancy. A motion was made and seconded to re-elect Bev, Tom and Dave to the Board for one more year. There were no volunteers to fill our vacancy, and that position will remain vacant.

Bev provided an orientation to the development of Laurel Hill for general information. Bev asked for a volunteer to attend monthly meetings on Laurel Hill to get updates for the Community. There may be concerns over the redrawing of school boundaries associated with the building of additional schools to support Laurel Hill. Kurt Lauer will investigate attending more meetings to stay current on relevant issues.

Sally reported that the County is considering expanding the designation of resource protection areas that could result in some homeowners not being able to replace aging structures like decks and patios. She is trying to find out who prepared the proposed map of resource protection areas so that the Board can contact the appropriate County office.

A resident was concerned about the work that Cox was doing in the neighborhood to install fiber optic cables. Steve has contact numbers for the contractors and indicated that the Board may solicit feedback from the residents once the construction is complete. If necessary, the Board may contact Cox to have construction related problems corrected.

Another resident asked about the prohibition on sheds, expressing an observation that some residents without sheds stuff their garage to capacity, causing those residents to park their cars on the street. In other words, is it better to prevent sheds than to tolerate unusable garages?? Dave explained that the covenants were written before the Community was finished, and there is no reasonable mechanism provided to either enforce or change the covenants. Changing the by-laws requires a 2/3 majority of all Community residents. In reality, the Covenants provide a list of rules by which a good neighbor will follow.

Meeting adjourned at 8:35. Next month's meeting will be held on Thursday, 10 July at 7:30 pm. Bev is hosting.