

LFCA General Membership Meeting
June 12, 2008
Pohick Public Library

Board members Present: Bev Franklin, Wes Cox, Lois Misuinas, Al Brooks, Dave Wilson. Kathy Jacobs, Gloria Flick

Board Members Absent: Harry Hopkins, Bill Ethington

13 association members present

A question came from the floor asking for the number of units in the association, 279.

Bev called the meeting to order at 7:35p.m. and asked everyone to introduce themselves, beginning with the board.

OLD BUSINESS

Treasurer's Report and Budget Wes Cox

Expenses involving trees continues to be a dominant issue. Legal fees should be done for the year. The web site is paid for 2 years. The board decreased the contract for common area upkeep. Our reserves are in good shape. There is little income left to come in. Most annual dues have been paid, with only 7 outstanding. Due to the slump in home sales, we have had only 1 request for a homeowners packet.

Curb Addresses Al Brooks

Residents have received notices from companies offering curb painting. Hopefully, all residents know the board is planning to provide for curb painting. Al tried to make arrangements with the boy scouts but the effort proved to be problematic. The board expects to vote on bids at its next meeting. One bid is from a charitable organization and the rest are from private companies. The work should begin by July.

ARC Report Al Brooks

There have been 13 ARC requests this year, all approved. Al received a request recently that is pending. There were no problems this year, except for the "stucco house", which will be addressed later.

Newsletter and Community Day Kathy Jacobs

The day chosen for the community day picnic is September 14, 2008. In the past, the picnic has been held in the park and on Maritime Lane. The idea came up to hold the picnic on another street, with the board providing the food and permits. Let the

board know if any street is interested in hosting. The board will need to know at least 45 days in advance, in order to have adequate time to procure the necessary permits. Everyone on the streets must agree, as we do close off the area to traffic.

Contact Kathy if you have anything you want in the fall newsletter. At the last board meeting, the idea of sending the newsletter via email was discussed. The response from the members in attendance today was positive. A notice will be placed in the fall newsletter asking residents to supply email addresses. Mailing will still be an option.

Leaves Bev Franklin

The board has discussed the possibility of hiring a leaf vacuum truck to come through the neighborhood for leaf collection in the fall. This is not a one day job. We would have to contract for multiple dates. Leaves would not have to be bagged, just raked into the street. This would not work for the pipe stem houses. If we were part of the county waste management program, leaf removal would be part of the provided services. No motions were made.

"Stucco House" Bev Franklin

This is the house on Maritime Court where the homeowner did extensive exterior alterations. After numerous communications with the owner, the board hired an attorney. The matter did not go to court, but several legal communications were exchanged. Corrections were made to the house by the homeowner, but the agreement did not include reimbursing the board's legal fees. The board felt that the expense was justified in order to maintain the look of the neighborhood and protect property values. The house looks good now and is up for sale.

Resident Concerns

There is a concern about speeding vehicles in the neighborhood, especially with the children out of school for the summer and playing in the streets. It is not just the teens who are speeding. It is especially bad on Maritime. The idea of speed bumps drew a mixed response. Other ideas expressed -- speed monitoring machines, ticketing by the police, placement of "children at play" signs. No motions were made.

Bev did a public service announcement regarding walkers and runners in the streets. Please walk or run facing the traffic and wear vests in the evening.

NEW BUSINESS

AAA "Fraud"

Bev reported that someone has been spreading false reports about the AAA trash company. AAA is a sound business and in no financial trouble.

Election of New Board Members

Harry's, Bill's, and Wes's terms all expire with this meeting. Bill and Wes have agreed to continue to serve. Harry will no longer be serving, but he will continue to update the web site. Bill and Wes were reelected by verbal vote, following a motion and second. No candidate came forward to fill the empty slot. The board will put out a notice asking for a volunteer.

Comments and Concerns

Bev asked residents to help in keeping the paths swept, free of trash, and trimmed. Let a board member know if there is a major problem on one of the paths. Gloria Flick has been tending the entrances and they look good.

Al reminded those present to keep their garage doors closed and their cars locked. We have had periodic thefts and incidents of unwanted "critters" in garages.

Bev addressed questions regarding fallen trees, after the recent storms. You do not need ARC approval to mend a broken fence. Gloria has seen other neighborhoods that had much more property damage than our neighborhood sustained.

Concerns were expressed from the floor regarding the lengthy rebuild of the house on Paloma that sustained fire damage. Al has been in contact with the owner. There has been a work stoppage that is a result of the insurance company, not because of anything done by the board. Al made it clear that the owner is doing everything he can to resolve the issues. He just wants to get back into his house. Sally Tomlin gave Al a pamphlet from the county regarding homes that can be designated a "blight" on the neighborhood. This is a county ordinance that goes into effect after a year. Al reminded everyone of the lengthy rebuild of the garage on Maritime that was gutted by fire. This was also due to problems with the insurance company.

A motion was made and seconded from the floor to adjourn. Motion carried by verbal vote. 8:35p.m.