

1. This was the annual meeting of the Lake Forest Community Association. The meeting was held at the Pohick Regional Library, Fairfax, VA, on 11 June 2009. Members of the board present were Bev Franklin, Lois Misuinas, Wes Cox, Al Brooks, Gloria Flick, Dave Wilson, Kathy Jacobs, Bill Ethington, and Nancy Thompson. There were also 16 association residents present, as well as Ron Juhl, representing the Huntsman Estates Civic Association.

2. Bev Franklin opened the meeting at 7:35pm. Board members and residents introduced themselves.

3. Minutes of the 2008 annual meeting were approved as written.

4. Treasurer's report. Wes Cox presented the budget and treasurer's report. A large expense item for the past year was the painting of curbside house numbers. Tree removal also remains a large expenditure. The largest expense for the coming year is the proposed maintenance to the trails. It is more cost effective to repair the present trails rather than replace them. The association has adequate money reserves to cover the cost of the trail maintenance. Some upkeep and repair to the entrance signs may also be needed. There are still a few dues outstanding. There was a question from the floor about the cost of the curbside painting. The cost was about \$15 per house. The board feels we received quality work.

5. Architecture Review Committee (ARC). Al Brooks summarized ARC activity. The ARC supervises renovations/additions to the exterior of homes. There have been 17 applications since the last annual meeting. Most involved replacement of aging elements of the house, such as porches, screens, stairs, and driveway conversion. The issue of the "stucco house" was satisfactorily resolved.

6. Community Newsletter. Kathy Jacobs. Through the dues letters we have current email addresses for most of the houses. As a cost saving measure, the board wishes to use email to send the newsletters. USPS will still be used where there is no email address. Kathy reported that last September's community day picnic was a big success with approximately 100 residents attending. This year the board is proposing a new location in an attempt to draw more residents to the event.

7. Fire Safety. Nancy Thompson. The house fire on the corner of Cervantes Court and Cervantes Lane was due to a faulty circuit box. The residents and their pets all made it out safely due to working smoke detectors. All homeowners and residents are encouraged to check their electrical boxes. The faulty box in the house fire was a Federal Pacific box from the late '70s. The internet has information on latent defects in these boxes. You should be able to trip each circuit breaker manually. Smoke

detectors that are more than 10 years old should be replaced. Spread the word to your friends and neighbors who are not here tonight. A fire alert warning was available at the meeting for residents to pick up. Fire alerts will also be posted to the website and will be in the next newsletter.

8. AAA Trash. Bev Franklin. The new discounted rate for our association with AAA Trash will be \$23/month. Each home must call AAA and request this rate. The commodity and fuel charges should not be on your bill. Call AAA to have them removed. If you encounter any problems, call Bev. The contract is yet to be signed, so don't call until the end of June. The new contract begins 1 July.

9. Trails and Trees. Bill Ethington. The board, through Bill, approves cutting down trees to protect property and people. Refer to your plat to determine if a tree is on the homeowner's property or community property. The right of way between homeowner property, community property, and county property is not easily evident. Before authorizing tree removal near boundaries, homeowners should check with the board to make sure the tree is on community property. Bev and Bill walked the trails to determine the areas most in need of repair. Bev will get an estimate for the repairs. There was a question from the floor regarding the tree root on Paloma trail that some residents feel make the trail unsafe. It was noted it would be too costly to reroute the trail. Bev asked residents who use the trails to take a broom occasionally to sweep debris off the trails. Sweeping away debris and pulling vines can double the width of the trail. The board does trim bushes that overgrow the trails. There was a question from the floor regarding the board's refusal to help resolve an issue with an adjacent homeowner over a fallen tree. Bev clarified the board only deals with trees on community property. Trees that fall from private property to private property must be resolved with the homeowner insurance companies. There was a question from the floor on bushes/trees that overgrow from private property to private property. You can trim the trees/bushes if you can access them from your property, and trim them to your property line, but you can't kill the trees/bushes. There was a question from the floor on what were the blue boxes in the trees. They are emerald ash borer traps to determine the presence and population of this insect, which attacks and kills ash trees. There was a question about whether or not the website contains names of reliable tree cutting contractors. Bill replied the website contains at least the name of the contractor the board uses (Murray).

10. Proposed Giant gas station in Huntsman Plaza. Bev Franklin raised this subject. Before the Giant complex was built, the corner was all trees. The original proposal did have a gas station as part of the design, but after discussion, the gas station was removed and the proposal was approved with the conditions that the complex be lower to the ground. However, the removal of the gas station and

approval contingent on that removal was never documented. If we as a homeowner's association or as individual citizens wish to oppose the newly proposed gas station addition, it must be opposed with the concerns for safety, traffic, entrance and exit issues, or environmental impact. The county will not respond to letters that just say "I don't like having a station there." There was a question from the floor on the number of gas pumps. Bev indicated the plans call for six pumps plus a kiosk of vending machines. Bev and Sally met with county zoning office staff this morning to ask questions and present their concerns. There were blueprints of the proposed complex available for review by meeting attendees. There will be public hearings. It is helpful if citizens and homeowners lobby their district supervisor. Our district supervisor is Pat Herrity. The odds are not in our favor as no additional trees will be cut down and there will be little visual impact, as it is already a parking lot. Our homeowners expressed concerns about traffic congestion and the narrow entrance and sharp right turns fuel trucks will have to negotiate to enter the complex. One homeowner's car was hit yesterday by a car pulling out of the Giant complex onto Huntsman without stopping. Ron Juhl, a representative from the Huntsman Estates Civic Association, expressed his desire for our two groups to work together to oppose the gas station. He will coordinate with Bev. Ron has already contacted the engineering company and they are willing to meet. A motion that our homeowner association will oppose a gas station of any size at the Giant complex was made and seconded. The motion passed.

Suggested means of opposing the gas station:

1. Alert our residents via email, USPS, and our signage.
2. Send a form letter to all our residents that they can sign and submit to Mr. Herrity's office.
3. Solicit cooperation and coordination of other home owner associations. Bev has already contacted some of them.
4. For a committee to work this issue. Immediate volunteers were Bev, Sally, and Kelly.
5. Contact the Van Meter Company, who is building the million dollar homes in the area.

There are questions to be addressed, such as is there an emergency plan in the event of a ruptured tank or fuel fire or fuel spill.

11. Other comments or concerns. A resident asked if LFCA should apply to the county to become a community parking district. The concern is about limos, RVs, and trailers parking on the street in the neighborhood. The board will discuss this at the July meeting.

12. Election of officers. Terms are expiring for Bev, Bill, Dave, and Gloria. Bev, Dave, and Gloria are willing to continue as board members. Sam Packer agreed to take Bill's place on the board. A motion was made and seconded to elect Bev, Dave, Gloria, and Sam to the board. The motion was approved.

13. The meeting adjourned at 8:45pm.