

LFCA Board Meeting, 9 Sep 10

1. Members present: Bev Franklin, Sam Packer, Nancy Thompson, Wes Cox, Chris Lograsso, Dan Kolcun, Al Brooks, Pete Misuinas. Members absent: Dave Wilson.
2. The August minutes were approved.
3. Regarding late dues, Bev called the attorney to discuss options. The attorney will check on house status with the court and real estate records. However, due to her hourly charge, the attorney did not recommend pursuing the issue. The only reason to do so would be the principle involved. However, the board decided the prudent approach was not to take additional action at this time. If appearance is an issue, the county can be contacted, although Chris indicated the county has already visited one location at least once. Wes reported he has received several closing payments lately, and one bank required a letter stating dues were current for a refinancing action. Al did suggest the board could send a letter to the involved banks as a possible means to increase pressure on getting dues current.
4. The community day will be 19 Sep, from 3-5 pm., on Bertito Lane. Pete sent out an email and postcards to those who do not have an email on file. This was 130 postcards, about half the community. We will start setting up about 2 pm. Bev will call Gloria about grills, and will go for the food mid-Saturday morning. We need coolers, tables, and trash cans. Sam recommended having a community map showing the trails and the lake to hand out at the event. Dan will arrange for this. We will also put out an email signup sheet to collect email addresses as well. The board also agreed to extend an invitation to the picnic to the local fire house.
5. Dan had several items for the board.
 - a. Dan is planning to talk to the house occupants on Octavia about replacing the bushes with mulch.
 - b. Renters of a house on Paloma Court are concerned about branches from a community property tree overhanging their yard. Dan will seek an estimate for trimming the branches, but in general house occupants are responsible for trimming overhanging branches. They may cut back any overhang to the property line.
 - c. At the end of Modisto on the walkway, there is a large tree with a split trunk that seems to be deteriorating. The concern is it may fall and injure someone. Now that it has been officially brought to the attention of the association, we are liable if it does. Dan will get an estimate for removal.
 - d. Dan has been trying to contact Creative Landscaping to review contract actions. They have not returned his calls. Wes has received a bill from them. Dan will verify the listed work was done and let Wes know if the bill should be paid. Wes

will put together a work spreadsheet for Dan. It was suggested the board consider a replacement for Creative Landscaping; Al indicated Mow Cow may be an option.

6. Huntsman Dam status. Bev and Al Brooks attended the community meeting. There was a good presentation on what was needed and why. The dam needs a new riser, which will require the lake to be drained. The draft plan is due May 2011, the final plan August 2011, work will begin in 2012, and it will take about 6-8 months to complete. Information is available at the Springfield link on the Fairfax County web site.

7. Al noted the house on the corner of Cervantes Court did not receive ARC approval for the porch or sidewalk. Al noted it was not an issue since it would have been approved, but the ARC should have been contacted first.

8. The meeting adjourned at 8:39pm. The next meeting will be 14 Oct.