

LFCA Board Meeting, 11 Aug 11

1. Members present: Bev Franklin, Sam Packer, Dan Kolcun, Wes Cox, Al Brooks, Nancy Thompson, Chris Lograsso, Pete Misuinas.

Members absent: Dave Wilson.

2. Bev noted we will need to formally approve minutes from May and July at the next meeting.

3. Wes reported there are still 8 unpaid dues at this time. Bev asked for a list of past actions for the three that are well past due.

4. Sam brought in a flyer about sidewalks and gutters. This is the company doing work in the neighborhood on behalf of the county. If residents need work done on their sidewalks, steps, or driveway, they can call the company at 571-233-5484 to get an estimate. The price should be a bit cheaper since they are already in the area.

5. Al had several topics.

a. Al passed out some proposed Architecture Review Committee changes. He mentioned a proposal he received to widen a driveway. Al asked the applicant to get the contractor involved due to a potential drainage issue. Al has not approved the request yet.

b. Al noted he gets calls about colors, especially for shutters. Al asked if the board would like to approve a color palette.

c. With respect to fences, the board discussed what changes should be made. Height is an issue. Chris indicated the height allowance should remain at 4.5 feet but we should also have a waiver process. Others believed 6 feet was an allowable limit. Bev moved to keep the fence height at 4.5 feet. Al seconded the motion. The vote was 6 for, 1 against, and 1 abstain. The motion carried. However, currently there is no enforcement mechanism in place. Nancy did state there should be an amnesty period. Bev referred to the association guidelines and did find a section allowing fines and the board to assess the costs of hiring a contractor to correct violations. Al agreed to draft proposed language for fences including an enforcement process.

d. Guidance for sheds is very clear, no self-standing sheds are allowed. We also need an enforcement process. Al felt the best approach for sheds was the use of liens. Al recommended a baseline lien of \$1500 with an escalation clause. Bev did contact our lawyer, who has requested additional information. It may not be a lien situation, it may be a lawsuit process.

6. Bev received an email about requesting a road noise survey. It was moved, seconded, and approved to refer the homeowner to VDOT for this request.

7. Earlier there was a concern about an overgrown bush. The bush is not obstructing the path or a sidewalk, so it is not considered an issue.
8. Community Day. Community Day will be 18 September on Maritime Lane. The application for the event has been submitted. We will have the same menu as before (hamburgers and hotdogs). Pete will send out a notice the day after Labor Day.
9. Dan noted he found a couple of old bills, one from Murrays and one for flowers. They total about \$1000. He has sent them to Wes for action.
10. The meeting adjourned at 8:50pm. The next meeting will be 8 September 11.