

LFCA Board Meeting, 12 Apr 12

1. The meeting began at 7:35pm. Members present: Bev Franklin, Sam Packer, Nancy Thompson, Al Brooks, Dave Wilson, Dan Kolcun.
Members absent: Wes Cox, Chris Lograsso, Pete Misuinas.
2. Dan had nothing to report.
3. Sam had nothing to report.
4. Nancy received an inquiry asking if the neighborhood had a yearly yard sale. Three families in the cul de sac off Modisto Lane want to have one, and wanted to know what support the Board could offer. Bev said the neighborhood used to do a yearly yard sale event. The Board posted an ad in the Washington Post and notices on the entrance sign boards. It was also suggested a notice could be put on Craig's List. Three dates were proposed: 2 June, 9 June, or 19 May. The Board will pay for an ad in the Post, put information in the entrance signs and on our web site, and put a notice on Craig's List. Nancy will speak with the interested parties to determine the date, and email the desired date to board members.
5. Bev will make arrangements for a room for the annual meeting. The preferred week is 11 June with a room at the Pohick Library. The library won't book rooms for June until May.
6. Dave received a complaint about a barking dog.
7. Harry Hopkins has put his house up for sale again. Harry asked Dave if he could receive the homeowner documents for free. Dave will tell Harry's real estate agent there will be no fee for the documents. Harry has paid for the documents once, when his house was previously put on the market. Harry is also owed this consideration as he maintains the association web site at no cost.
8. The Board discussed the concerns of the buyer of the house at 9215 Paloma Lane. The purchaser sent Dave an email. Dave reported the house and yard are in bad shape. There is an empty pool surrounded by a 6 foot fence in need of repair. There is also a shed on the property. The purchasers have the homeowners packet containing the covenants. The seller is a bank. It is expected the bank lawyers will see the sale goes through without the removal of the shed. Dave will let the purchasers know the board is addressing their letter.

9. Bev received an inquiry from new homeowners. Their fence has parts that are 4 foot and parts that are 6 foot. The homeowners wanted the fence height clarified in order to be within the accepted limit when they replace their fence. Bev feels the covenants should be enforced or discarded. The question was raised as what the board can actually do and what power the board has. Al stated it boils down to this: owners can do what they want until they sell their house. Al will ask our lawyer what the board can do at the time of sale. The seller is supposed to have a release from the ARC and treasurer at time of sale, but it is not known if a sale can proceed without these letters.

10. Regarding sheds, Al was not able to find any evidence of sheds being grandfathered. Dave noted there was a lawsuit some time ago. The purchaser stated the shed was part of the value of the property. The purchaser won because the board backed down. There is no continuing concern over sheds in front yards as this violates Fairfax county ordinances.

11. Regarding fences. Houses that back up to the parkway originally had 6 foot fences. They were done by the original contractor because there was no sound barrier along the parkway. Bev said prior boards stated the fences had to conform to the covenants when replaced or repaired. Some boards approved 6 foot fences due to the lack of a sound barrier along the parkway. Al said some homeowners do submit letters to the ARC for approval when installing or replacing a fence. It was noted there is a house at the Cervantes Lane entrance with a 7 ½ foot fence. The homeowner says it is for blocking the headlights from the parkway. The house across the street has no fence. Nancy questioned what the board would do if that homeowner were to want a fence. Al reiterated the need to address such concerns to our lawyer. The board has power only at the time of sale. This will be addressed at the annual meeting. Dave raised the question that if the lawyer states the board has no recourse to enforce the covenants, should the covenants be changed to allow 6 foot fences. Bev opposes such a change. Al feels 6 foot fences would change the landscape of the neighborhood and invite graffiti.

12. Sam addressed trails. Dan still needs to make a call to the repairman. The board has no objection to cutting trees to widen the trail. There is a hole in the asphalt on one of the trails, the board would be liable if this caused an injury. Al, Dan, and Sam will fill the hole with gravel.

13. The meeting adjourned at 8:20pm. The next meeting will be 10 May 12.