

Lake Forest Community Association Annual Meeting 13 June 2013

1. The meeting was held at the Pohick Regional Library, and began at 7:35pm. Board members present: Bev Franklin, Chip Cochran, Wes Cox, Dave Wilson, Al Brooks, Sam Packer, Pete Misuinas. Board members absent: Nancy Thompson, Chris Lograsso. There were 20 community members present (list of attendees attached).
2. The board members introduced themselves, followed by attendees stating their name and home location.
3. Bev asked if changes were needed to the last annual meeting minutes. Wes identified some changes to the Treasurer's section. It was then moved and seconded to accept the minutes as revised. Motion passed.
4. Al reported on the Architectural Review Committee (ARC). Al noted a lot of requests received by the ARC do not need ARC approval. If a change will not alter the profile of the house or change the home appearance, it need not be submitted for review. The biggest area of concern is fence height. Our covenants allow a maximum 4.5 foot height. The problem we have is the incorrect perception of grandfathering (variation to existing requirements due to age or previous installation). There are some exceptions to the 4.5 foot limit, but all have been allowed on a case by case basis. This is mainly for houses by the parkway sound barrier. There is some space between the sound barrier and the lot boundary that has in the past been occupied by animals and the homeless. The board has allowed lots along this section to have higher fences and to replace what they had. To date, only the houses on the corners have been granted exceptions, and Al believes the contractor may have originally installed the 6 foot fences. The other area of contention is sheds, and again the grandfathering misconception has caused issues. There is not supposed to be any other structure not attached to the house on the lot. The question was asked about what say the state has on sheds. The state does not directly address sheds, but do approve association covenants, which are established by the board (current covenants do not allow sheds). It was asked if a shed could hold up the sale of a house. The board could hold up the sale, but this is not really a deterrent. The board could try to enforce the covenant with a new sale, but the issue is the board's legal ability to force removal of a shed. There may be a need for a test case. The board will try to hold up a sale the next time an opportunity presents itself. The board is also looking at increasing the level of fines for violating covenants. This will be addressed in the re-write of the covenants, which is in work. One member noted there is a large tent in the yard next to her. Al replied this would be a county nuisance action. Al reiterated members are not supposed to build sheds, but even if a lien is placed, this would be effective only in the event of a sale. This is a litigious issue we plan to approach carefully.
5. Wes reported on association finances. He stated we are in good shape financially, with all but 9 dues collected to date. The budget proposed for next year is pretty much the same as last year. So far this year we have done entrance sign restoration and are in the process of doing trail repair. Wes noted we will likely exceed our tree removal budget allocation as we are already close to the budgeted amount now. The association does have a fair reserve so sees no reason to raise dues in the near future, and does not see a need for any special assessments.
6. The Community Day last year saw a good turnout. The board has decided to keep it on Maritime Avenue because there is shade there. The tentative date this year is Sunday, 15 September. As is normally required, the board will collect the residents' approval to close off the street. The Fire Department did attend one year, the board will try to get them back.

7. There is no update on Huntsman Dam. The project seems to be in limbo at this time, possibly due to federal funding issues. Eventually the lake will be drained to allow replacement of the existing concrete riser, which no longer meets code.

8. New business.

a. Sam has provided a write-up on the trail inspection. Sam, Chip, and Nancy looked at the path and identified areas to consider for repair. The report is attached to these minutes. They tried to highlight cracks, bad shoulders, and poor drainage areas. We will be doing some trail repair this year. Bev noted our path width limits the number of companies willing to do the work. Bev also mentioned the one section of path leading to the firehouse. This path section is officially unclaimed, but we will repair it as needed for safety considerations.

b. Projects accomplished so far are the entrance monument repair due to a car accident, and the wood sign restoration.

c. VDOT came and repaved the section at Maritime and Cervantes Lane. In the past there was a ditch at this spot. VDOT fixed it with a drain, but then the drain came apart. VDOT responded by fixing the asphalt but did not address drainage requirements. When Sally Tomlin asked about it, a VDOT employee indicated nothing was going to be done. Bev is continuing to try and get VDOT to return and correct the issue, as this can be a real concern in the winter. Bev suggested community members call VDOT and Herrity's office on the issue.

9. Q&A.

a. A member asked about Dominion water line insurance. Some have taken it, both water and sewer, others have taken one or the other. Participation is up to the homeowner.

b. Does the association deal with yards and barking dogs? The association does not, this is up to the neighbors. It was noted that if the grass reaches 12 inches, the county can be called. The county will then mow the grass and send a bill. If the house is up for sale, calling the realtor might work as well.

c. At the last meeting a question was raised about lamps and trees (trees blocking lamp light). Dominion has said this is not their responsibility. This is likely a homeowner responsibility, but if the homeowner does not feel the trees are a problem, there is not much that can be done. The board would be responsible for trees on common areas. Al asked the board be notified about any trees obstructing lights, and the board will try to get something done.

d. One member noted a traffic sign was obstructed. Al believes this is a VDOT issue.

e. The homeowner is responsible for easement areas (such as sidewalks).

f. One member asked about having a wider driveway. If the profile of the house is not changed, there are no association restrictions. If the desire is to make the driveway a lot wider, the member should look at drainage requirements, and may want to contact VDOT about curbs.

g. One member asked what could be done about a house that has trees growing in the gutter on the house. The board cannot force the homeowner to take action. The neighbors need to try and talk it out.

10. There are 2 openings on the board (Chris Lograsso and Pete Misuinas are not continuing). Dan Kolcun and Kelley Dinenna agreed to be their replacements.

11. The meeting adjourned at 8:36pm.

List of Attendees

Note: the original sign-in sheet is not attached for privacy concerns.

Lyle Franklin

CM and Donna Cunningham

Beverly and John Bevis

Dan and Alana Kolcun

Kathy Jacobs

Sandra Sydlo

D. Fletcher

Janet Conway

Fred and Kay Unger

Sally Tomlin

Melissa Wanger

Kelley Dinenna

Cheiho Ko

Donna Eldridge

Mack Ruikowski

N. Cowart

Path Review

So, once upon a time, the HOA President gives 2 men a can of spray paint and says go mark the paths to indicate where work is needed for repair. Chip wanted to put in a hop-scotch layout, and I wanted to put a happy face on a quiet area of the path- but we chickened out. But, as we were not able to cover all the paths, we got so greatly needed help from Nancy and her input follows lastly. Nancy found some chalk and may have put her signature on a path somewhere. However, we did find and only in a few places that major – remove completely and start the path from the dirt up – repair needed. Most of the damage was old age cracks, and in a few places tree roots where gravel might be a better solution than asphalt to enable the root growth and to remove the need for reworking the asphalt every 3 years or so. Chip and I did a walk around, but did not cover the whole path area for the neighborhood, will talk to paths not covered lastly.

1. Bertito to Octavia Court was not too bad – many cracks needing work. As this is a wide area (common space) around the path – suggest removal of the path and redoing from ground up with a wider path footprint. We might be able to bring in machinery to do the work.
2. Octavia Court to Maritime Lane was not too bad - several cracks needing work. As this is a wide area (common space) around the path – suggest removal of the path and redoing from ground up with a wider path footprint. We might be able to bring in machinery to do the work.
3. Maritime Lane to Cervantes Court narrow path several cracks. Medium work is required for repair.
4. Cervantes Court (and Octavia Court) down to lake and park – several cracks, but on the long path to the park, the edge is disintegrating and needs a redo and if possible make it wider – this is a well used path. We might be able to bring in machinery to do the work.
5. Octavia Court to Fisherman’s Lane the path drain has surrounding ground eroding away and needs more rip rap on the high side. There are several cracks along the path.
6. Octavia Court up to Cervantes lane down by the stub path to Cervantes Court the drain needs clearing – it is $\frac{3}{4}$ overcome by detritus. The path itself has multiple cracks and some root damage. Again root damage might be best fixed by removing the asphalt and replacing the path

around the tree with a firm bed of gravel. We might be able to bring in machinery to do the work.

7. Fisherman's Lane to Maritime Court and down to Maritime Lane has from little work to major remove and replace (this includes the stub to Penn manor Court). This path is mostly on common ground so bringing the asphalt truck up the path might be an option.
8. Maritime Lane down and back with the "Y" down to the Bertito/Octavia branch needs work. Narrow, disintegrating and many cracks and path areas disappearing. Also near one end there is a tree that needs the path repaired with the proposed gravel "redo".

Nancy was a big help and did the remaining paths and reports the following.

1. Modisto Lane to the Park - moderate to deep cracks on a short portion of trail which gets a lot of sun. One edge also needs work. Larger equipment has plenty of space to get to this and repair it.
2. Paloma Lane to Park- long path with minor cracks. Surface seems in pretty good shape compared to other trails maybe do to deep shade and less foot traffic.
3. Fisherman's Lane to Paloma - short path disturbed by major tree root upheaval; Board has discussed several options to work around the tree including a wooden bridge.

Nancy was not able to do the trail to Giant from Paloma. But as one can see, a lot of work and many places we can bring in equipment to do the work. It should reduce the effort and enable the completed work last another 30 plus years.