

LFCA Minutes

April 9th, 2015

Members present: Sam Packer, Wes Cox, Chip Cochran, Beatrix Takenaka, Al Brooks, Dan Kolcun

- There are several items that the board will need to seek estimates on:
 - Milky Spore treatment for the 179 properties
 - Awaiting estimates for “Stripe A Lot” for addresses to be painted on curbs
 - Maritime entrance retaining wall – need estimates to either get it repaired if possible, replaced if not.
- The LFCA, after some discussion, came to the conclusion we are sticking with the status quo regarding HOA information packet at the time of sale of a home. This helps to ensure the LFCA is aware when homes are changing hands. The LFCA personalizes the paperwork rather than sending out a simple form letter.
- The LFCA will have a tree service remove the tree leaning over the path near 7701 Cervantes removed. We will also have the pile of brush removed as a courtesy to neighbors, but will follow it with a form letter to the owner of 7701 Cervantes that in the future, he will be expected to either clean up or pay for the cleanup.
- Annette Wimmer has requested a copy of the LFCA insurance policy regarding a tree that fell, damaging her fence in February of 2015. Ms. Wimmer has requested that the HOA pay for the repair to her fence, but the LFCA has declined, citing 30+ years of HOA precedent as well as Virginia Commonwealth case law. It should also be noted the fence Ms. Wimmer is requesting the LFCA fix is a six foot privacy fence which violates LFCA guidelines.
- Approximately 30 homes have membership dues outstanding, which is not unusual at this point in the year.
- Several times recently, someone on a scooter/moped has been riding up and down the walking paths. Per state laws, motorized vehicles are not allowed on any sidewalks or walking paths. LFCA members will attempt to find the person and speak with him.
- 7716 Cervantes Lane has a “Coming Soon” real estate sign out front. It was noted the property has a fence out of compliance with LFCA guidelines. LFCA will reach out to the real estate agent handling the sale to speak with them about the fence.