

LFCFA meeting minutes – June 13, 2019

Annual Meeting

Board members present: Sam Packer, Wes Cox, Dave Wilson, Kelley DiNenna, Rachel Gould, Susan Hufsmith, Nancy Thompson

1. The meeting was called to order at 7:30pm.
2. The June 2018 Annual Meeting Minutes were approved.
3. Treasurers Report: Wes reported that of the 279 lots, there are only 7 delinquent dues payments outstanding. The HOA presently has \$93,760.60 in our accounts. The budget for 2019 is essentially the same as for 2018. The HOA has Reserves (for nonrecurring expenses) that it uses for long term projects like Trail Maintenance. In 2019, we expect to spend another \$25,000 for trail repairs which will lower reserves. Overall, the HOA is in good financial standing.
4. Architectural Review Committee: Sam reported that the Board is undertaking a walk-around survey this summer of fences and secondary structures on properties. Per our By-Laws, any changes to the exterior of a house should always be reviewed by the ARC. Unfortunately, the ARC exterior change request form has an old, invalid email address. We have noted the correct email address on our website and are currently updating the form. Homeowners can mail their hardcopy request to the Board or contact us via the HOA website at <http://www.lakeforestcommunity.org/>.
5. Parkway Projects: Rachel discussed the 20-year plan by Fairfax County's Department of Transportation for widening the Fairfax County Parkway. While actual construction may be years away, it's important to weigh in now on the details because it will be hard to change the plan later. The DOT has held 2 meetings and conducted 2 surveys thus far, with one more survey and a meeting planned for Fall 2019. Next spring DOT will present its recommendations to the Board of Supervisors, who will vote and set the plan for the next 20-25 years for the Parkway. Rachel has attended these meetings for the LFCFA and will continue to represent us even though she is leaving the Board. She is also attending meetings organized by the South Run HOA to discuss community concerns. To date, DOT has provided no answers regarding entrances onto the Parkway, eminent domain, biker and pedestrian safety, and drainage issues, among other concerns raised by community groups. In a follow-up meeting between community groups and Supervisor Herry, he agreed that DOT needed to communicate better regarding its proposals, increase transparency and clearly document the basis for its recommendation. As a result of this meeting, DOT extended the second survey deadline. Please participate in the next survey when it is sent out by DOT and monitor Nextdoor for future updates from the LFCFA and the surrounding HOAs.
6. Huntsman Shopping Center: Rachel reported that local residents had made complaints to the Board of Supervisors regarding the unauthorized parking of commercial vehicles behind the Huntsman Shopping Center and resulting noise and safety concerns to the community. From these reports and her follow-up letter on behalf of the LFCFA Board, the County voted unanimously in April to prohibit commercial vehicles from parking in this area.
7. Elections: Two members retired from the LFCFA board (Kelley and Rachel); while Al Brooks was elected by unanimous vote to continue service as a board member. Sam asked for community members to submit their names for consideration for the remaining 2 open slots. At the end of the meeting Kenny Konietzko and Betsy Lauer were elected to new 3-year terms.

8. Trail Repairs: Sam reported that this past year the Board completed upgrades to several trail paths including the trail parallel to Cervantes Lane. In 2019 we anticipate doing additional repairs and have prioritized the path running from Paloma to Giant.
9. Pets: Please remember to pick up after your pet when you, or your summer pet sitter, is walking your dog in our community. It's Fairfax County law and a courtesy to your neighbors.
10. Trash: Sam reported that Supervisor Herrity sent a newsletter in May which addressed concerns throughout the County regarding trash removal services. Delays in service may be due to difficulties in hiring and retaining drivers. Sam noted that County laws limiting daily hours for drivers may also be an issue. Please report any missed services to your trash company and ask for a rescheduled pickup or a credit on your bill.
11. Sidewalk/Street/Light Repairs: Please contact VDOT for sidewalk or street repairs and Dominion Power for streetlight outages.

New Business/Questions:

- Parkway: A resident asked why DOT forced residents to vote by sections of the Parkway when they might be impacted by only a small portion? Rachel said this was an improvement in focus over the 1st survey which required residents to vote on the entire parkway and only had about 12,000 responses countywide. Another resident asked if there could be a unified proposal for the HOAs in our area of the parkway where it is most narrow. Rachel said one thought she had was to suggest traffic in our area be re-directed to Route 123. Requests were also made for LFCA to put the dates for future Parkway surveys and meetings on the LFCA message boards at the entrances to the HOA as well as on NextDoor.
- Sidewalk Extension: A resident asked about the status of the proposed extension of the sidewalk from the firehouse to Seabrook lane. Rachel responded that the issue had been added to the "unfunded" list of DOT proposals. Going forward LFCA would like a volunteer to help monitor this issue and contact the Middleford HOA for updates.
- New Houses: A resident asked about the status of houses to be built off Maritime near the firehouse. This area is not part of LFCA, but county records indicate three more homes are to be constructed.

Meeting adjourned at 8:15 pm.

*Annual Meeting minutes from 2019 need to be approved by the LFCA membership at the 2020 meeting.