

Lakewood Hills #2 Community Association
Annual Fall Meeting
November 3, 2019

Meeting Minutes
Approved as Ammended *

The annual Fall meeting of the Lakewood Hills #2 Community Association (the Association) was held November 3, 2019. A quorum of Board members was present at the meeting. The President opened the meeting and asked for and received approval of the Spring 2019 meeting minutes.

The President mentioned the homeowner's association laws have been re-codified. The Association disclosure package will be reviewed for compliance.

There was discussion concerning neighbors who are in arrears with association dues. The Board will review the details with the Treasurer and follow-up with the Association attorney.

GROUNDS COMMITTEE REPORT: The Vice President first spoke about the vacant Grounds Chairperson position and the need to fill it. He asked all in attendance to spread the word that we need a volunteer to fill the position.

The Vice President spoke about the successful removal and planting of trees throughout the neighborhood. Twenty-five trees were removed because they were diseased or dead. A few trees are being treated for borers and scale. Seventeen new trees were planted and watered by helpful neighbors. The Board extends a gracious thank you to all who helped with the watering effort.

The issue of water pooling on the sidewalk near 9021-9029 has been observed to drain within a few hours after a rainfall. This issue will be reviewed again during the winter months.

A new lawn service contract for 2020 is currently being bid with expanded services.

A separate lawn treatment contract has been approved by the Board for one year.

GROUNDS COMMITTEE REPORT Continued:

The option to renew the snow contract for 2019-2020 has been approved by the Board.

The focus next year is erosion control. A retaining wall along the back of homes beginning with 7301 Golden Iris is a priority. Additional erosion control may include a retaining wall along Golden Ball Tavern Court.

TREASURER REPORT: With Board approval a total of \$22,549.95 was spent for tree removal, planting and treatment. Other expenses have been as budgeted.

ARCHITECTURAL CONTROL COMMITTEE REPORT: Since the Spring 2019 meeting, there were 4 applications for approval of exterior changes. (2 roof colors, 1 house color, 1 window replacement).

The ACC presented a letter to be sent to all owners describing the "Welcome New Neighbor" letter that will be given to new renters. This letter, upon review and approval, will be mailed to all owners on/about November 15, 2019. Additionally, all new neighbors who are renters will personally be given a welcome packet which will include a copy of the ACC standards, our parking regulations and the trash and recycling schedules.

WEB PAGE REPORT: The Web Administrator stated that a FAQ's (frequently asked questions) web page is being planned for 2020. Anyone who has suggestions for the page should send ideas to the Web Administrator by using the Contact Us page on our website. Our website address is www.lakewoodhills2.com.

GENERAL QUESTIONS AND DISCUSSION:

A neighbor asked if a second-story deck from the master bedroom is permitted. The ACC will review the request and send a recommendation to the Board for a decision.

A neighbor asked what areas would be mulched next year and if we could be given advance notice. The Vice President responded the same areas would be mulched as in years past. He also stated that all bidders for the lawn service contract have said that even an email notification is not possible. The effort is too labor intensive and their work is also dependent on the weather and can very quickly change.

GENERAL QUESTIONS AND DISCUSSION Continued:

A neighbor asked if there is a possibility that a gas line could be brought into the neighborhood. This was investigated several years ago and was determined to be cost prohibitive and lacked neighborhood support.

A neighbor asked if there is an ACC Application for Exterior Change requirement for his potential backyard landscaping and deck remodel. The neighbor was advised the ACC requires an Application for Exterior Change for a deck remodel. Upon approval by the ACC, a Fairfax County permit is required before construction begins.

From the Vice President-

- Please do not shovel snow into the street
- Please do not shovel snow in front of storm drains
- Please do not shovel snow onto or around fire hydrants
- Please respect your neighbor's property when shoveling snow

- Shut off water to hose bibs
- Change the HVAC levers from Summer to Winter
- Clean chimney

- Watch out for children playing

The Board thanked Jamie Maloney for her efforts towards the Neighborhood Block Party and asked residents to attend the Neighborhood Block Party after the meeting.

*The meeting adjourned before elections for the expiring Board terms of Janet L. Gnerlich (serving President) and Marion Grimsley (serving Treasurer). Due to time constraints on the availability of the public library room this effectively postponed the elections until the Annual 2020 Spring Informational meeting. By vote of all the Board by email following the meeting, the two incumbents were appointed "Acting" in their positions until a formal election by the homeowners could be held. No candidates other than the incumbents had expressed an interest in running for the expiring Board positions and the one vacant Board position. A vacancy for the Grounds Committee Chair remains unfilled after resignation of the incumbent in the summer of 2019.