

Lakewood Hills #2 Community Association
Spring Informational Meeting
May 15, 2022

Meeting Minutes
Not Approved

(The following May 15, 2022, meeting minutes of the Board and Association are not approved.)

ANNUAL DUES INCREASE TO \$1,340.00

The Annual Spring Informational Meeting of the Community was held May 15, 2022 (in person) and outside on the community common grounds. There was a brief business meeting of the full Board prior to the community meeting. At the business meeting, the full Board approved the minutes of the October 23, 2021, for both, the Board and Association meetings. The full Board also approved an increase of \$78.00 in the annual dues assessment for the July 1, 2022, to June 30, 2023, time period. This increase is based on the published Consumer Price Index (CPI) rate of 6.2 (October 2021) as prescribed by the deed covenants. Consequently, the total annual dues assessment will be \$1,340.00 (due June 30, 2022). The HOA President stated inflation was the major driver behind the dues increase. Inflation also is impacting the expenses for grounds and garbage pick-up. The President noted for the record that non-contract emergent grounds work to remove a damaged tree at a cost of \$2,800.00 was approved by the full Board through an exchange of emails in early May 2022. Several Board officers discussed what they would present at the Annual Spring meeting of the community to follow. The business meeting was adjourned, and the Annual Spring meeting was convened.

Board members and community members in attendance introduced themselves. The President announced the dues increase and indicated she would be sending the bills out at the beginning of the week. Several community members asked about alternative methods of payment and possible installment payment schedules. The President said to contact her individually on the payment schedules. Due to the administrative burden for the volunteer Board only payments in the form of checks are permitted at this time.

NEIGHBORHOOD CRIME ALERTS

The President discussed security concerns regarding the stealing of catalytic converters from cars (Prius in particular) by organized gangs invading Fairfax County neighborhoods after midnight. Door cameras had caught some men examining cars in our neighborhood a few weeks ago. Lights and locks are recommended. Keep your outside lights on and be sure and lock your cars. Also, financial crimes of stealing mail from boxes are on the rise and you should check your bank accounts. The Association had a counterfeit check drawn on its account and the bank will be reimbursing the funds to the Association since the liability rests in this case with the financial institution. A police report was filed.

ENGINEERING REPORT GIVES COMMUNITY GOOD REPORT

The HOA Vice President discussed the recently completed reserve engineering study (required by state law every 5 years). The rating for the community was good with a recognition that inflation would be driving increases in expenses in future years putting pressure on our reserve cash. The study recommended that the annual contributions to the reserve fund should be in the range of \$8,000 or more. The President commented that tree damage in the community had exceeded the budget and such expenses may need to be paid from the reserves this year. Community members did point out other trees of concern to them.

TREE DAMAGE; MAILBOX POSTS REPLACEMENT; EROSION ISSUES

The Vice President noted that a very large oak tree in the “pit” needs removal. This will be an expensive undertaking in the thousands of dollars. It should be removed before the winter. He stated the resealing of the streets and curb painting could be extended to next year for consideration. He discussed upcoming projects: (1) to replace the corroded mailbox metal poles and (2) to build a retaining structure along Golden Ball Tavern Court Road to prevent the further erosion of dirt across the county sidewalk bordering the community.

KEEP CHILDREN SAFE

Concerns were expressed about unsupervised children climbing trees in the community which presented a safety risk to the children and damage to the trees.

COMMUNITY SUGGESTIONS (NEED VOLUNTEERS)

Community members talked about setting up pollination zones; improving the light from the four “watch” streetlights within the community (serviced by Dominion Energy Virginia); how to replace a lost mailbox key; erratic garbage collection schedule caused by the shortage of drivers; and mitigating the vermin, snakes and insects that may be hosted by fallen trees in the wooded areas near the community. Also, a suggestion was made to set up a children's pocket library. No volunteers were forthcoming to assist in working on these suggestions. In addition, the concern was raised on how the community was preparing for electric car charging stations. The President had mentioned this issue to the Board over a year ago but was waiting on the standards Fairfax County planned to issue. The President will research the issue further to determine how the liability to the community shall be indemnified by the property owner who seeks to install a charging device. Insurance paid by the homeowner is one alternative under the Virginia State law. The expenses for installation and removal of a charging device and for any liability related to it are the individual homeowner’s responsibility by state law and such an installation (or later removal) must be approved by the Board and ACC to be sure all the requirements have been met by the owner including required permits.

ANNUAL INSPECTIONS SET FOR JUNE 2022

The Architectural Control Committee (ACC) Chairperson stated no home inspection for sales had been conducted since the Fall of 2021 nor had any requests for approvals of improvements to townhouses been requested. The ACC plans to do their annual inspections in June 2022.

HOW DO WE IMPROVE COMMUNICATIONS?

The Board's point of contact with the website contractor stated the Association is working on improvements to the site but that the contractor now resides overseas. This has made communications difficult. Communication with community members is also difficult because many homeowners have not provided an email contact for sending out email alerts. Community members discussed social media as an alternative communication vehicle to share information including recommendations as to building contractors. The Board suggested community members could set up closed social media sites between themselves, but the Board was not going to put official information on such sites.

MAINTAINING COMMUNITY PROPERTY VALUES

The Vice President thanked the community members for their attendance and contributions. He again emphasized that the Board was there to assist in maintaining the appearance of the neighborhood through contract services such as paving the streets, fixing sidewalks, garbage collection, legal services, and grounds maintenance. In addition, there are annual ACC inspections and payment of the state and federal taxes and insurance coverage premiums for the community. All these required activities contribute to the individual sales value of the owners' townhouses. No further comments or questions were forthcoming, and the President adjourned the meeting.