Lakewood Hills #2 Community Association

Spring 2023 Meeting Minutes

Association Informational Spring Meeting 2023 (May 13, 2023)

The Informational Spring Meeting of the Association was held May 13, 2023 (in person) on the common grounds of Gavelwood Court, Springfield, Virginia but due to rain was adjourned and relocated to the Vice President's town house adjacent the meeting area. Attendance by the community was low due to the inclement weather. The Board members repeated for those in attendance the results of the Board's preceding business meeting at which most of the same attendees were present. (See Board Spring Meeting Minutes of May 13, 2023.) As stated at the preceding business meeting, the President emphasized the inflationary pressures on the Association's expenditures which contributed to the Board's approval of an increase of $103 in the annual dues assessment to $1443.00 due June 30, 2023. This increase was in accord with the deed covenants. Efforts are underway to upgrade the community website and provide "Welcome New Neighbor" booklets to recent arrivals in the neighborhood. The Board discussed the upcoming paving project to seal the two streets of the community and paint the numbered parking places and fire lanes. All were in agreement that there is a need to communicate to the residents often and early about moving their cars for 24 hours when the paving takes place. The President and Treasurer noted the expenditure of reserves this budget year for emergent tree work. Only one resident was in arrears on their dues payment for the current budget year. These homeowners shall be referred for collection if no good faith is shown on their part to make immediate arrangements to pay.

The President noted there was one sale pending in the community and the sales price would be above prior sales reflecting the sustained market value of the community.

Community members were concerned by the "wild fox" sighted in the neighborhood foraging for food among the trash receptacles and the fox's close proximity to children playing in the neighborhood. Securing trash in hard sided containers was discussed. Vigilance was encouraged by everyone since the fox did not look healthy and had been also seen by dog walkers on sidewalks throughout the Huntsman Road area both day and evenings. Another community member was concerned with the environment and suggested encouraging the plantings by residents that would attract butterflies and bee pollinators.

The Board noted the passing of a long-time community member, Dave Walters, and the contributions he had made to the community. Several neighbors also paid tribute to him. With his passing only a few original owners remain in the neighborhood. No further comments or questions were forthcoming and the President adjourned the meeting.