Lakewood Hills #2 Community Association

Fall 2024 Meeting Minutes

Association Annual Fall Meeting (September 15, 2024)

The Annual Fall Meeting of the Association was held September 15, 2024 (in person) on the common grounds of Gavelwood Court, Springfield, Virginia. There was a quorum of the Board present. The Treasurer was absent but the President in her role as Assistant Treasurer briefed the Community on the budget for FY2025. The Board reviewed with the Community the actual cash receipts and expenditures in the last fiscal year (FY2024) ending June 30, 2024 and discussed the budget approved for the coming year pointing out the anticipated cost increases related to trash disposal services and grounds. The President noted the tax expenditures were over budget in FY2024 but this was a timing issue with two years of taxes being paid in the same fiscal year. She also noted a large contribution to FY2024 reserves (retained in the Association checking account) was budgeted to cover the FY2025 costs of the erosion mitigation project and wall construction along Golden Ball Tavern Road. The Board also discussed some recent expenditures approved by the Board including emergent tree work and the annual insurance policy renewals of the Community's general liability coverage for its property and the Association's Directors and Officers. Also, a crime policy will be up for renewal near the end of the calendar year. The Board noted that advance expenditures for postage were approved to avoid scheduled price increases of these annual administrative costs.

The President stated the next order of business was the elections for the three Board member positions held by Andy Steel (Vice President), Jennifer Little (Secretary) and Lee Michels (Treasurer) whose terms were expiring. In that the incumbent members were unopposed and desired to continue on the Board, the homeowners present at the Annual meeting unanimously voted the three incumbents to new terms. Jonathan Withington volunteered to serve out the Board term of Adam Smolinsky (Grounds Chair) who stated he would resign his position immediately to give Jonathan the opportunity to serve. The homeowners present voted Jonathan Withington to the Board for the year remaining on Adam's term. The Board then voted to remain in their current offices with Jonathan assuming the Grounds Chair.

The Board officers made their reports to the Community. The Vice President indicated work on the wall along Golden Ball Tavern Road was scheduled for the Fall 2024. The grounds contract would be renewed with the current contractor. A slight increase in costs was anticipated. More tree work is likely to emerge this coming year and the budget should cover those expenses. The ACC completed inspections July 7, 2024. Landscaping issues were cited by the ACC more frequently than other concerns. Earlier in the Spring the ACC had distributed the "Welcome" booklets to residents and compiled a voluntary listing of emails that would assist in notifying residents and owners of important information. The ACC was encouraged by how many appreciated the Association Board's work. Finally, the Community member who is serving as the point of contact to upgrade the website reported some progress.

Trash was a repeated complaint among residents when the ACC canvassed the neighborhood in the Summer. Community members present at the Fall meeting also wanted to discuss the problem of trash. They complained that a few neighbors do not properly secure their trash. There is also a problem with wild animals (racoons and foxes) who open both trash containers and bags leaving trash to be picked up by the neighbors. Also, numerous homeowners do not retrieve their recycle bins or trash containers in a timely manner. Over the years several areas in the Community have become communal drop offs for trash. The neighbors near these spots are dispirited by their neglectful neighbors who leave their trash unsecure. Suggestions of requiring trash to be placed in individual homeowners' parking places to the installment of larger communal trash receptacles on common areas were discussed. No consensus was reached. The Vice President and new Grounds Chair will study the options.

The Community discussed the emerging need to charge electric cars. The discussion focused on the capacity of the current wiring in the Community's townhomes. The old wiring setups do not support rapid charging. Concern was expressed that anyone charging a car should have an electrical contractor check their setup before installing any devices at their townhouses. Approval by the Board of all charging installations is required because it involves cords/lines running across common property and the fire safety risk presented to townhouse units which share common walls. Fairfax County is scheduled to issue regulations and guidelines.

No further comments or questions were forthcoming and the President adjourned the meeting.