Lakewood Hills #2 Community Association

Spring 2024 Meeting Minutes

Association Informational Spring Meeting 2024 (April 21, 2024)

The Informational Spring Meeting of the Association was held April 21, 2024 (in person) on the common grounds of Gavelwood Court, Springfield, Virginia near the Vice President's townhouse. No new attendees joined the group other than the same individuals who were present at the Board Spring Meeting 2024 which immediately preceded the Association Informational Spring Meeting 2024. Accordingly, it was unnecessary to repeat the results of the earlier meeting for the same attendees. (See Board Spring Meeting Minutes of April 21, 2024.)

The President did ask if there was any new or old business the Community wanted to discuss. Everyone was of a consensus everything had been discussed at the Board Spring Meeting earlier. Several of the attendees did state that more people would attend "virtually" if the option was available. The President adjourned the meeting and thanked the attendees for coming.

Association Annual Fall Meeting (October 8, 2023)

The Annual Fall Meeting of the Association was held October 8, 2023 (in person) on the common grounds of Gavelwood Court, Springfield, Virginia. There was a quorum of the Board present despite two members, the Treasurer and Grounds Chair being absent. The Board reviewed with the Community the actual cash receipts and expenditures in the last fiscal year and discussed the budget approved for the coming year pointing out the anticipated cost increases related to trash disposal services. The Board also discussed some recent expenditures approved by the Board and the closure of an old CD account and deposit of the funds in the Association's bank account.

The President stated the next order of business was the elections for the two Board member positions held by Janet Gnerlich (President) and Adam Smolinsky (Grounds Chair) 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 Janet Gnerlich and Adam Smolinsky to new terms on the Board. The Board Members then voted to remain in their current offices.

The Vice President briefed the Community on current grounds' projects highlighting that the grounds and snow removal contracts were in place for the next fiscal year and leaf pick up was scheduled. The Vice President requested the Board's approval to add a $900 tree near 9000 Gavelwood Court and the Board approved the expenditure. He also reported on his efforts to stop Dominion Energy Virginia from overcharging $10 monthly for a street light not part of the neighborhood.

The ACC Chair reported on the Committee's activity since the last Association meeting in May 2023. ACC annual inspections had been completed. She stated they were still working on "Welcome Booklets" for the community.

Other matters discussed with the homeowners: (1.) The Association website is being worked on by a volunteer and scheduled to be operational in 2024. (2.) No one had volunteered to canvas the Community to see if there was interest in a BookShelf Pocket Library. The Board will be glad to renew the project if interest is shown but the matter is tabled for now. (3.) One neighbor would like the Community to post a sign about the dog leash regulations of Fairfax County. The President said she would report back to the Board after she reviews the regulations in question. (4.) Abuse by residents of Visitor Parking needs monitoring. (5.) Applying to the Charge Up

Fairfax pilot program launched by Fairfax County's Office of Environmental and Energy Coordination for those HOAs interested in installing electric vehicle charging stations.

Several neighbors reported car break-ins of their unlocked cars and theft of credit cards. Door ring cameras caught the picture of two men walking through the neighborhood and checking car doors before dawn on the same date as the break-ins. Again neighbors were reminded of keeping front door lights on at night. No further comments or questions were forthcoming and the President adjourned the meeting.

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.