

LFCA Board meeting minutes – October 10, 2019

Board members present: Sam Packer, Al Brooks, Wes Cox, Susan Hufsmith, Dave Wilson, Nancy Thompson

1. The meeting was called to order at 7:32pm from Susan's house.
2. The September 2019 Board Minutes were approved with edits.
3. **Premium Contract:** The Board reviewed and unanimously approved the annual lawn care contract with Premium for maintenance of the common areas. The cost increase for 2020 is only \$9/per month, for a total annual expense of \$3,636; for calendar years 2021-2022 there is an additional \$9/monthly increase for annual totals each year of \$3,744.00.
4. **Trees:** A damaged tree was removed in the common area along Fishermans Lane for \$1300.
5. **Community Picnic:** The Community picnic was very well attended this year with some 60 adults and 25 kids enjoying the event. Thanks to all the folks that brought food, shared games and worked to make the picnic a success. Nancy will update the list of stored items to help with the planning for next year.
6. **Girl Scout Project:** At the picnic a community member asked if there was anything that the HOA would like implemented to support a Girl Scout Eagle project in 2020. The Board considered various options and decided to suggest that a bench might be constructed next to the Little Free Library on Octavia surrounded by a low maintenance (no water) planting bed. Nancy and Dave will follow up with the homeowner.
7. **ARC Compliance Review:** Al reported that the review of fences and non-attached structures in the neighborhood is largely complete. (Stephanie will assist in finishing the review of houses.) Al will draft a compliance letter and an article for the newsletter.
8. **ARC Requests:** Al reported that the County had rejected a proposal by a homeowner for deck and a gazebo at a home on Penn Manor Court. Al will review a fence request for a home on Bertito.
9. **Archival Storage:** Gerhard has indicated that there may be extra storage available as part of the LFCA webpage. Al will determine if this storage can be easily limited to and accessed by the Board. Also we need to determine whether and how the Dropbox and disclaimer packages can be scanned and uploaded to this site, as well as the cost to perform this task.
10. **Treasurer's Report:** The HOA insurance policy will total \$1,796 for 2020. Invoices paid for trees total \$7,400 (close to the budgeted cap of \$8,000). Wes indicated that in November the Board will need to consider the annual 5% increase of the maximum dues for the HOA (up from the current maximum of \$132 to \$138 annually). Dues are currently set at \$125 per household annually.
11. **Newsletter:** Susan will compile the winter 2020 Newsletter. Topics for the Newsletter will include ARC, the President's report, Dave's Our Community column, and updates about the Parkway. Articles should be submitted to Susan in December and January.
12. **Parkway Expansion:** Nancy will forward an update on the expansion plans for the Parkway to the Board. Susan will ask Rachel for an update. Al expressed concern for the impact of storm water drainage and protected Wetlands due the proposed plans.

13. **School Boundary Changes:** The Board will consider whether there is a way to post a link to the FCPS page as they consider changes in school boundaries. Its uncertain whether any changes would impact our HOA. It would be useful to have a homeowner act as the point of contact on this topic.
14. **Trash:** Betsy reports that glass recycling has been a hot topic in Fairfax. While Republic still collects glass, the County does not currently have a way for glass to be recycled when it is collected in combination with other recyclable materials. Thus, residents that want to trully recycle glass need to take it to the West Springfield Government Center and deposit it in the purple collection bins.
15. **Pathway Maintenance:** Sam has circulated a bid by Premium for pathway repairs. It is problematic in that they mis-identify or combine certain pathway areas, and repair costs are bundled. Before the Board can consider the bid, Sam asks that the board walk the trails specified to review the areas under consideration for repair. The Board will have to re-prioritize trail repairs along with broken culverts discovered in the bid process. Other alternatives to path repair may be considered for some trail sections, including posting hazard notices, adding a railing, or terracing certain hilly trail sections. Sam will follow up with Premium to try to better identify areas of repair and separate the costs. He will also ask when the work might be completed. In November, the Board will need to consider how much funds to allocate to the repairs, which total nearly \$70,000, and whether to go beyond the budgeted amount for this work (\$35,000). In reviewing these issues, the Board may need to re-examine the reserves and annual assessments.

Meeting adjourned at 9:00 pm.