

# LAKE FOREST COMMUNITY ASSOCIATION ANNUAL NEWSLETTER 2023

## Yearly Recap from Your Board President – Sam Packer

Welcome 2023! Mother Nature has provided us with an unusual year - long hot dry spells, a very wet August, leaves falling almost up to Christmas day and no snow nor really cold weather to end the year. In 2022, many have continued to work from home, children attended school virtually, and HOA Board meetings were held via Zoom. Yet, we have all survived, adapted with these challenges and, I'm proud to say, often pitched in to help our neighbors.



We held an ivy cleanup day by working several areas pulling ivy from trees and trying to minimize growth around the tree bases. Thankfully we were able to have a terrific (though damp) 2022 Halloween Parade – there was a great turnout and amazing costumes; and a fun Octoberfest with plenty of food and a great neighborhood turnout.

Looking ahead to 2023, we plan to have more events to foster community spirit. Volunteers are always needed to help organize events and take on small community projects. If you would like to volunteer in any capacity, to include serving as a Board Member, please use the contact us link on the website.

## *Save the Date – Annual Meeting is June 8th via Zoom*

### *Trees & Grounds Sarah O-Rourke – Board Member*

Many in our Lake Forest Community enjoy the surrounding wooded common grounds and paths. As the trees age and the weather uproots a tree or causes limbs to break it is important to reach out to the board with any safety concerns so that we may address them. Please use the contact us feature on the website – it is helpful to have an address and description of the issue with as much detail about the location as possible. Someone from the board will be in touch to address the concern.

[www.lakeforestcommunity.org](http://www.lakeforestcommunity.org)

## *In My Back Yard Dave Wilson – Board Member*

A wonderful thing about our neighborhood is the wildlife. Foxes, possums, raccoons, deer, shrews, and an abundance of birds, all live here with us. We've even been visited by a pair of antlered bucks, the larger of the two must have weighed 200 pounds. What a nice gift from our woodlands! Feeding these beautiful woodland creatures is not a good idea as they survive on what nature provides. Do not leave food out for the wild animals in our neighborhood and try not to leave meals outside for your family pet. The original concept of Lake Forest was to have open, unobstructed views with plenty of green space as indicated in the HOA covenants. However, if a buyer of a new home in the 70's or 80's wanted a six foot fence, the builder obliged (using a loophole).

The HOA charter documents dictate a change of the covenants requires approval of 75% of the homeowners. The board conducted a survey for interest changing the covenants. The responses were not in favor of the change. We will continue to discourage 6 feet fences and ask those who currently have such a fence to use a 4 1/2-foot fence upon replacement.

**Security-** This past year our neighborhood saw a rise in crimes; house robberies, car break-ins and catalytic converter thefts. Help your neighbors, be diligent and aware of any suspicious activity. Lock your car doors, remove valuables from sight; and lock your house doors/windows. Trim any trees or bushes blocking the front door. Be aware of where you store your keys at night as newer car keys are constantly signaling. There are new and simple home electronics that can see and sense with automatic light turn-ons. Help our neighborhood, be vigilant!

## *LFCA Halloween Parade 2022*



### **Congrats 2022 Halloween House Decoration and Costume Winners:**

9015 Maritime Ct & 9104 Fishermans Lane  
**Family category:** Lotts family.

**Individual:** Max Gerstenberg as Pirate Jack,  
Finley Geiger as Headless spook.

## Financial Report \$\$\$\$\$ Wes Cox- Treasurer

LFCA continues to maintain a strong financial position with healthy reserves. Due primarily to high expenditures for trees (\$13,600.00), the 2022 recurring expenses exceeded budget by \$2711.50. In 2023, the tree budget has been increased from \$8000.00 to \$10,500.00 to reflect the 5-year average for trees. Dues delinquencies in 2022 were 3.95%, up from 3.2% in 2021 and 1.5% in most pre-COVID years. Annual dues for 2023 remain \$125.00. During 2023, the Board plans to repaint the curb numbers, many of which have become worn and faded. The Board has also adjusted the 2023 budget to accommodate enhanced events. We will also conduct a new reserve study to determine whether changes to the reserve set aside rates are merited. Given these plans, LFCA can certainly look forward to another successful year.

## LFCA Architectural Review Committee (ARC)

Mathew Roads– Board Member/ARC Chairman

When planning certain exterior changes homeowners should submit a fully completed Application for Exterior Change via the LFCA website. The Board aims to consider all homeowner submissions in a timely manner, and particularly those applications that deal with deteriorated or damaged pre-existing items. Homeowners are encouraged to become familiar with the HOA Architectural Standards accessible via the LFCA website.

Consistent with the standards, exterior colors of roofing materials, siding or trim should be complementary to the colonial theme of LFCA. Hardscaping and landscaping should not result in water runoff and drainage issues for your neighboring lots or LFCA common areas.

The Community's Architectural Standards state fences shall not exceed 4.5 feet in height. Waivers have been granted for replacement of Lake Forest Builder installed fences, fences parallel to the Fairfax Parkway and Huntsman Court (Giant Food Access Road), and homes with Swimming Pools that present an "attractive nuisance risk" to children. Homeowners with fences that exceed the standards (absent an approved "Application for Exterior Change") are at risk of incurring additional expenses prior to selling their home, including removing or modifying perimeter fencing to conform to the LFCA Architectural Standards.

Replacements of roofing, decks, front doors, windows, garage doors, and mailboxes do not require ARC approval although homeowners are strongly encouraged to send an email with any questions.

**Green Update** - Glass is not collected in our recycling. We can still recycle our glass using the purple bin at the 6140 Rolling Rd, West Springfield Govt Center back parking lot. Glass from the bins is crushed and used for road construction and sent to a manufacturer of glass bottles for reuse.

## LFCA Oktoberfest 2022



## 2023 LFCA Events Stephanie Geiger – Board Member

We need volunteers to join our Events Committee! If you have been enjoying the activities in the community this year, join us in planning and supporting 2023 events. We hope at least five adults will join us to help make 2023 just as much fun! Submit your interest via our contact us form on our website.

## 2023 Event Calendar

- April 22nd: Earth Day Celebration
- June 8th: LFCA Annual Meeting
- June 17th: Schools Out for Summer – Kona Ice
- September 16th: Oktoberfest
- October 27th: Halloween Decoration Contest Deadline
- October 31st: Halloween Parade
- December 15th: Holiday Lights Contest

## LFCA Holiday Lights Contest 2022



**Congrats 2022 Holiday Decorating Winners**  
7500 Cervantes Ct. & 9109 Maritime Ct.

**Yard Debris Reminder** – It is illegal to dump trash or yard debris on public or private property. **Private property includes HOA common land. Keep up with leaf collection, your neighbors will appreciate the effort.** For 2023, the county has instituted a new law/fine to stop the neighbors from growing bamboo. The county will fine the homeowner until the bamboo is completely eradicated.

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