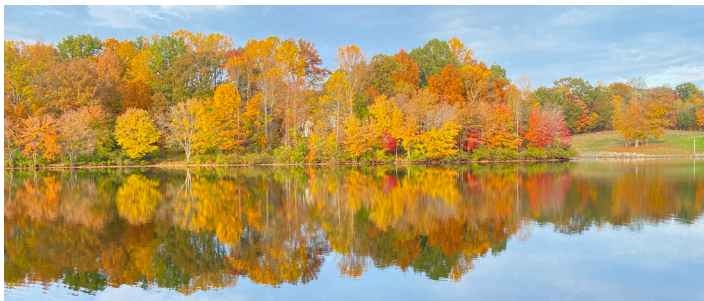


LAKE FOREST COMMUNITY ASSOCIATION ANNUAL NEWSLETTER 2024

Yearly Recap from Your Board President – Troy Kelly

As we start 2024, we'd like to take a moment to welcome all of our new neighbors that have joined our community over the last year and bid farewell to those that have moved on. It is certainly the people that make our community so special and we're incredibly grateful for all of you. 2024 brings with it promises of snow along with all other seasons we are lucky enough to enjoy living here in Northern Virginia.



We hope you take some time in the new year to enjoy our beautiful walking paths, our precious lake, and meet a new neighbor or two.

We want to take this time to also note that our HOA team has experienced some change over the previous year. As our new team gets settled, we'd like to thank all those that have previously volunteered their time in support of this amazing community. Please don't hesitate to reach out to your all-volunteer HOA team if there's anything we can help with! If you have a question or 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 13th via Zoom

Trees & Grounds Sarah O'Rourke – Board Member

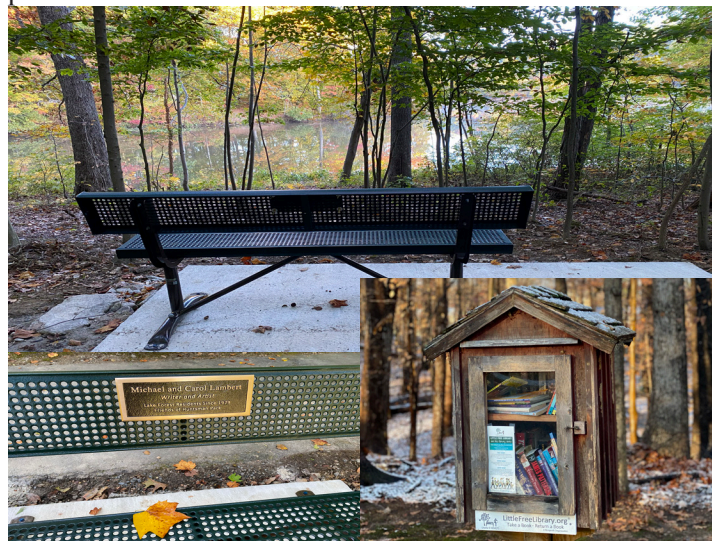
This year, Premium Lawn Care cleaned up overgrown areas around the paths and sprayed for poison ivy. We are thankful to those in our community who help keep the paths clean and debris free. As the trees age and the weather uproots a tree or causes limbs to break it is important to reach out to the board with any safety concerns on any HOA property so that we may address them. Please use the contact us feature on the LFCA website and someone from the board will be in touch to address the concern.

In My Back Yard Dave Wilson – Board Member

Over the past years I have written here about the wonderful wildlife and green space we have with our 22 acres of woodland and trails. In terms of green space per capita Lake Forest is perhaps the wealthiest community in the county. This year I want to write about something different, but equally wonderful about our community.

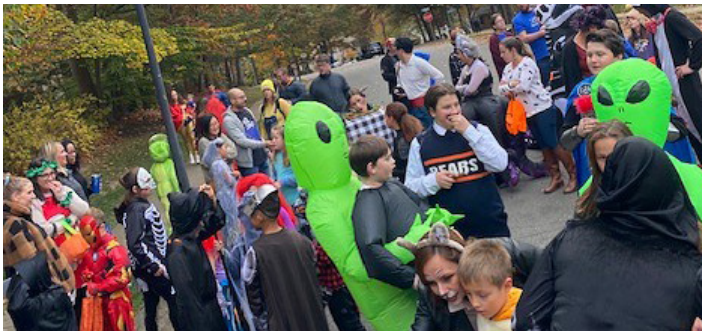
In 1983 the developers of Lake Forest turned over to the homeowners the management of the community and the Lake Forest Homeowners Association original 9 owners board made a vital decision. Unlike Burke Center and South Run they decided to govern the neighborhood themselves rather than hire a community management company.

Fifty years later we are still managing ourselves, each board member serving a 3-year term, electing 3 new members each year. Being self-managed, we do not have someone telling us what color our mailbox should be, forbidding us to display a political sign in our yard, or demanding that we finish raking our leaves. It also means we will pay \$125 a year in dues rather than \$150 a quarter (a nearby community like us). The all-volunteer board has served us well! There is always room for volunteers to help serve the community. My term is up this summer. It has been my pleasure to have served.



Security & Around the Hood- 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. Help our neighborhood, be vigilant! Please enjoy the Little Libraries in our neighborhood. Thanks to Girl Scout Troop 52048 for taking on the maintenance of the one near our HOA mailbox. A big thank you to the family who sponsored a new bench near Huntsman Lake. The benches around the lake are accessible by all, including wheelchairs.

LFCA Halloween Parade 2023



Congrats Halloween Costume Winners!

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

LFCA continues to maintain a strong financial position with healthy reserves. During 2023 the reserves funded repainting the curb numbers, cleaning and repair of entrance masonry, and clearing brush and trees from the trail edges. Dues delinquencies in 2023 were 2.87% which is down from 3.95% in 2022 but still above pre-COVID averages of 1.5%. Annual dues for 2024 remain \$125.00. During 2023, LFCA also completed the reserve study that must be conducted every five years in accordance with Virginia Code Section 55-514.1. LFCA maintains reserve funds for trails maintenance, curb number repainting, milky spore application, and signs and entrances. These reserves are used to prevent the large fluctuations in dues/assessments that would otherwise be required. Given the planning conducted by the Board, LFCA can certainly look forward to another successful year.

LFCA Architectural Review Committee (ARC)

Matthew Rhoades– *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. 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.

LFCA Holiday Lights Contest 2023



Congrats 2023 House Decorating Winners and Thank You to All Who Participated!

Glass Update -We can recycle glass at the West Springfield Govt Center where it is sent to a glass processing facility and recycled into new glass containers. Another option is pickup by Patrick's Glass Recycling. The rate for weekly pickup is \$6.50. 571-205-3735 patricksglassrecycling@gmail.com. He requires a minimum of 10 people in LFCA.

It is illegal to dump trash/yard debris on public or private property. **Private property includes HOA common land. Keep up with leaf collection, your neighbors will appreciate the effort.** Reminder for those using street parking in our neighborhood, Fairfax County has restrictions on neighborhood parking. Visitors and family members should not park within 10 feet of driveways.

LFCA Oktoberfest 2023



2023 LFCA Events Stephanie Geiger – Board Member

In 2023 the LFCA hosted 4 in-person community gatherings, 1 virtual annual meeting and facilitated 2 holiday contests. We communicate to the neighborhood through email, facebook, Nextdoor and our monument signs. Please be sure to sign up for email communications via our website. If you have been enjoying the activities in the community this year, join us in planning and supporting 2024 events. Submit your interest via our contact us form on our website.

2024 Event Calendar

- June 13th: LFCA Annual Meeting
- June 15th: Summer Block Party
- September 16th: Oktoberfest
- October 25th: Halloween Decoration Contest Deadline
- October 26th: Halloween Parade
- December 13th: Holiday Lights Contest

www.lakeforestcommunity.org