

Lake Forest Community Association (LFCA)

Special Edition

March 2015

Residential Trash and Recycling Service. Our Community Association has an ongoing agreement with AAA Trash (recently purchased by Republic, but still operating under the AAA moniker) for reduced rates for neighborhood services. Lake Forest Community members must contact AAA and confirm their residency in order to receive the discount rate, and confirmation must be re-accomplished annually to continue receiving the discount. There is no grandfathering of previous service years. If you are a current AAA customer and wish to continue receiving the discount, or if you want information on AAA services and/or to sign up for the discount, please call 703-818-8222.

Trees. Did you know that from the very beginning, the Lake Forest Community was developed in such a manner as to keep the forest an integral part of our community? The developers' goal was to maintain as much of a natural, forested living environment as possible, and built our homes and neighborhoods with as little damage to that environment as possible. That's one of the benefits of living in our wonderful community! The LFCA HOA has the responsibility for maintaining the natural beauty of our community per the guidelines set forth our community covenants. This includes maintaining the many common areas and trails throughout the community. The HOA board will be happy to make an assessment for any trees on community property that are deemed to be a threat. However, if a perfectly healthy community tree is simply "spreading its wings", that in itself does not justify removal. Property owners are able to trim branches that are growing over their property lines as they choose. Trimming branches over personal property is not a HOA responsibility, nor an expense that the HOA would reimburse. Should you have a question about a community tree near your property, please contact the LFCA Grounds Committee via the lakeforestcommunity.org website.

Website info. Speaking of websites, the LFCA Board is in the process of giving our official community website a facelift, and is also working to bring our community into the digital world. As mentioned in previous annual community meetings, the Lake Forest Community Association has a presence on Facebook (www.facebook.com/lakeforesthoa), but has also recently established a presence on Nextdoor. Nextdoor.com is a social network for communities. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. And it's free. Almost 70 of our neighbors are already using Nextdoor to build happier, safer places to call home. You can sign up at www.nextdoor.com. Neither Facebook nor Nextdoor will replace the official Lake Forest Community website, but both are great ways to share information amongst our neighbors and community. Take a look and virtually (and then in person) meet some of your neighbors!

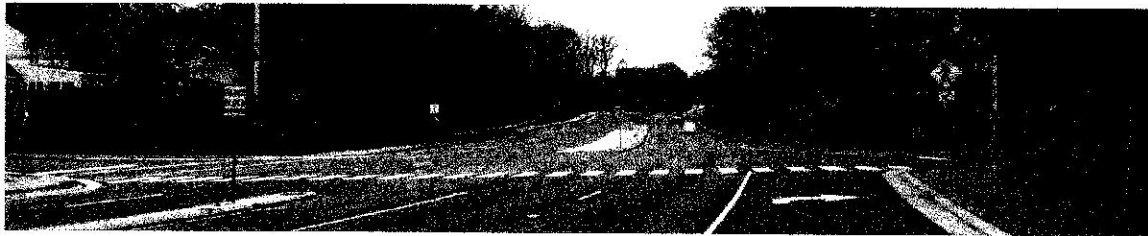
Huntsman Dam, Huntsman Dam has completed its overhaul. Now that we have had rains, the lake looks little different than what we are used to. Go for a walk and enjoy the lake. For those who are curious, attached to this letter are plans defining the new lake bottom, and a new spillway which has greened up nicely. I think they repopulated fish into the lake, but we will have to wait a while before they get big enough to be considered a good fishing challenge.

As a reminder, do not allow environmental hazards such as fertilizer or many deck and house cleaners to flow into the street drains. The drains head to the lake and feeder stream and will contaminate

Curb Numbers, LFCA plans to repaint all curb numbers in 2015. This was last done in 2008 and many of the numbers are now faded. Also, a few numbers were eradicated in 2013 when VDOT completed curb repairs. We considered repainting those few numbers last year, but that proved unworkable. The curb numbers are covered by LFCA dues so there is no need for homeowners to individually arrange for curb number painting.

Good To Know, Did you know that Fairfax County has an emergency preparedness, response and recovery website? It includes a number of key links and good information on transportation, current happenings and meetings, and includes weather and winter storm updates with links to VDOT plowing maps (<http://www.novasnowplowing.virginia.gov>). Visit <http://fairfaxcountyemergency.wordpress.com> to keep informed

Proactive Neighbors! The board would like to say *Thank You* to Mary Jane Heater, and also to Fairfax County Board of Supervisors, Springfield District Representative Pat Herrity, for taking action that helped our community. Mary Jane saw constant congestion at the Fairfax County Parkway and Modisto Lane intersection and wrote Supervisor Herrity about the conditions. Mr. Herrity quickly responded with actions that included signs for motorists to not block the intersection and a crosswalk and safety signs for community members to safely cross the street to use the public transportation stop on the southbound side of the parkway. The board salutes you!



LFCA Board, Your Homeowner's Board needs your assistance. We need everyone to walk the paths regularly and let the Board know about any issues around the paths - such as trees becoming dangerous. We also need all to keep their eyes open for your neighbors and report to the neighbor or Board if anything seems not right – such as water running down the driveway, many newspapers in the driveway, or an odd gas smell; basically we need to remind ourselves the association is like a big (probably huge) family and we need to look out for our neighbors and our neighborhood. If you have any ideas please notify the Board. The few neighbors who voluntarily serve on the Board successfully manage our finances, the common areas, and regular maintenance for things that enhance our neighborhood. If you have any suggestions for neighborhood wide enhancements, please send an e-mail to the Board for action. We are here to help.

Thanks, As many of you may already know, Bev and Doug Franklin have moved out of our community. Consequently, Bev ended her term as LFCA President, a position in which she served for nearly a decade and a half. Doug also has many prior years of service with the Board. We wish them the best in their new location and say thanks for their considerable support to the LFCA.

LFCA Finances, The LFCA continues to maintain a strong financial position, maintaining a steady annual dues rate rather than relying on special assessments. As of December 31, 2014, the community association accounts totaled \$69,214.73. The Association's primary recurring expenses are maintenance of the common areas and trees. LFCA also committed to fund entrance or trail repairs, curb numbers and milky spore applications using the reserve funds. In 2013, half of the trails were resurfaced for a total of \$59,925. Had that been funded by special assessment, it would have required \$215 per member for 2013. The 2014 budget and actual expenditures are attached. We do not expect significant changes in 2015.

Save the Dates, The LFCA Board has planned the following events for 2015:

- Annual Dues- Due April 1
- Community Yard Sale - 16 May (will advertise on Craigs List as a multi-family/community-wide yard sale.)
- Annual Meeting - 11 June (tentative)
- Community Day - 13 September