

Lake Forest Community Association (LFCA) Annual Newsletter

March 2017

Welcome to all our new Residents who moved here in the past year.

LFCA Board. The nine neighbors who voluntarily serve on the Board successfully manage our finances, 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.

President. Hello neighbors! Well, I hope you're all doing well and appreciating the mild winter we're having (and I hope I didn't just jinx us!). Below you'll find our usual annual tidbits and words of wisdom to help everyone throughout the year. I do have one specific item I want to make you aware of this year (which you've probably just seen just prior before reading this letter), and that is the board's decision to raise our annual dues by \$50 per home for 2017.

We continue to maintain a strong financial position, using a steady annual dues rate rather than relying on special assessment. As of December 31, 2015, the community association accounts, including reserves, totaled \$79,461.58. The increase is necessary due to rising costs in all aspects of our efforts and some unexpected costs which we will incur this year. These costs will be reflected in our bids to have the remaining paths refinished, continued maintenance of our common areas, performing a milky spore treatment, attorney fees, and other administrivia (postage, etc.). We have a couple of one-time costs coming this year. One is to be deal with an erosion issue from one of our streams which is plaguing one of our neighbors and their property. Another is the replacement of our aged entrance signs. We are working on an audit to ensure all of our finances are in order, and we will also be doing a reserve study to help us better gauge what our future annual budget will need to look like. We plan to be done with these by our annual meeting (date noted below) and will provide additional information at that time. We will also be sending out a letter that will outline our strategy for enforcement of our covenants and by-laws. More to follow, and thanks to all you do to help keep our neighborhood safe, warm, friendly, and beautiful!

Website. As you may know, the LFCA website has undergone a transformation over the past year. Our official website is <http://www.lakeforestcommunity.org/>. On the website home page you can find a list of our annual community events, the current members of the LFCA Board, and our upcoming meeting dates. If you need copies of our community's Bylaws, Covenants, or Board meeting minutes, these documents are available under the Homeowners tab in the drop down box labeled "Documents." Should you need to contact the Board click on the Homeowners tab on the drop down line labeled "Contact." Also located under the Homeowners tab are copies of the LFCA Trail map, voting map, and links to other community organizations. Using the Social Media tab you can find links to the LFCA Facebook page (www.facebook.com/lakeforesthoa) and to the Nextdoor.com community page. Over 230 neighbors already use the Nextdoor site to exchange information, ask questions, and receive referrals for contractors, babysitters, pet sitters and more. You can sign up for Nextdoor at www.nextdoor.com/join Code: JVUPN. Please note: Although our Nextdoor site is called "Lake Forest," the boundaries do not exactly conform to the HOA boundaries. Also, neither Nextdoor nor Facebook will replace our official LFCA website as a source for official information or means to contact the Board.

Entrance Signs. The board is in the process of evaluating if our aged entrance signs need to be replaced.

Timber. Another year is behind us in Lake Forest Community, and we are a few trees lighter than last year. As our natural surroundings that add to our communities' character and provides an atmosphere that so many enjoy, it has also required our attention and care. We removed more trees this year than we usually do, and still had a few close calls with property damage. Please enjoy our wonderful trails, lake and landscape while keeping an eye out for any safety issues. Please contact the LFCA Grounds Committee via the website with any concerns you might have. It is very helpful to have an address, description of the issue and as much detail

about the location as possible (pictures are worth 1000 words.) Thank You! From: Our Evening walkers and children learning to ride their bikes

I would like to ask everyone to check their vegetation and bushes that boarder sidewalks, paths and common areas. Let's do our best to ensure sidewalks and paths are in no way obstructed by vegetation growing from private property, so that the walk way is clear from edge-to-edge. Please trim vegetation back and ensure that vegetation doesn't pose a hazard to our neighbors using the sidewalk. If anyone identifies an obstruction growing from community property, please don't hesitate reporting it to the community association and we will take care of it promptly. We are planning a community wide inspection this spring, and will notify community members that may need to trim those bushes growing over the sidewalk. I would also like to ask everyone to reach out to our new neighbors that might not have all the necessary tools, or our neighbors that might not be physically able this year, and offer our help when we can.

Residential Trash and Recycling Service. As recently posted on the "Nextdoor" Website, our Community Association has an ongoing agreement with Republic Services for reduced rates for trash removal services. Residents can expect the following quarterly charges: \$78.50 for twice pickup and \$72.00 for military and seniors. Please pay attention to placing the trashcans that should be positioned curbside facing the way the arrows point. That makes it easier for the worker to empty them. You might also have read that the county is considering new rules for yard waste collection, specifically about plastic bags. A decision to pursue a regulatory change that affects how yard waste is collected has been postponed indefinitely. Currently, there is not a ban on the use of plastic bags for yard waste in Fairfax County. HOWEVER, please be aware that most curbside trash pick-up in the county is provided by private hauling companies which may have their own requirements.

Good to Know. Visit <http://fairfaxcountyemergency.wordpress.com> and to keep informed. www.fairfaxcounty.gov/alerts to sign up for your customized Fairfax alerts.

Contact Police: For Non-Emergencies: 703-681-2131
Ms. Utility: 811 always call before you dig

Community Trail Map. If you are not sure where our community trails are, please print a copy of the trail map that can be found on our website. Not all streets pointing to Huntsman Lake have a public trail actually leading to the lake. Our neighbors would appreciate if you'd not walk through their yard to either go down to the lake or come back up from the lake. There are trails that will get you there. If you can't find the map, we'd be happy to send you one. Please contact the board at our website.

Save the Dates, The LFCA Board has planned the following events for 2017:

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| Annual Dues Due | 01 April 2017 |
| Community Yard Sale (will be advertised on Craigslist, Facebook, Nextdoor as a multifamily community-wide yard sale | 20 May 2017 |
| Annual Membership Meeting Place TBD | 08 June 2017 |
| Community Day Oktoberfest | 17 September 2017 |

Outdoor Pools that can be joined. There are many pools in close proximity to Lake Forest that you can join for the summer months. You can find all the information needed on their websites. The most common pools are Rolling Valley Swim & Tennis Club, Hunt Valley Swim Club, Fox Hunt Swim and Tennis club, Orange Hunt Swim and Tennis club and Cottontail Swim and Racquet Club.