



# LFCA Newsletter

## *Why Does LFCA Have an ARC?*

### Inside this issue:

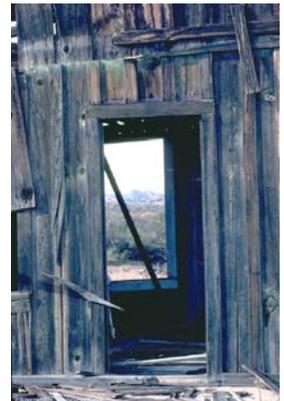
<i>Treasurer's Report</i>	2
<i>Save a few \$\$\$</i>	2
<i>ARC Application Form</i>	3
<i>Instructions for ARC Application Form</i>	4
<i>Annual Meeting</i>	5
<i>Upcoming Events</i>	5
<i>Board Members</i>	5

The Lake Forest Community Association (LFCA) maintains an Architectural Review Committee (ARC) consisting of board members and community volunteers who dedicate their time towards maintaining and improving our community's appearance and preserving our homes' resale values. The ARC works to ensure property values are maintained through timely structure and property maintenance and harmonious enhancements that are in keeping with the LFCA's Protective Covenants and Restrictions.

The ARC reviews all requests for exterior changes and improvements to houses and lots within our community. The form for requesting a review is included with this newsletter.

The ARC also does a review of your property at the time of sale or transfer and authorizes the issuance of your seller's packet to you for transfer to your buyer. Under Virginia's **Property Owners Association Act** contracts for homes within homeowners associations are voidable up to the day of settlement unless the Home Owner Association Documents have been delivered to the prospective buyer.

All projects that are under ARC review and that have received ARC approval are listed on the LFCA community web site at <http://www.lakeforestcommunity.org>. You can select "Architectural Review" for a list of projects and "LFCA Documents" for copies of all ARC forms and documents.



Please help the ARC help you by submitting a request for change when you are planning to make a change or improvement. The ARC will process your request quickly and get a copy to you before your licensed contractor asks the inevitable question: "Did you get this approved by your community association?"

### Special points of interest:

- ARC is designed to help our community
- Please respect our neighborhood and keep it a nice place to live!
- Save a few bucks — call AAA Customer Service to get the LFCA contract rate.

## *Neighborhood Do's and Don'ts — A reminder*

Please DON'T use the common areas as a recycling zone or garbage dump — no grass, branches, cement chunks, NOTHING!

Please DO make use of the recycling and refuse services offered by the local providers. They provide for yard waste disposal on a weekly basis.

Please DON'T allow your pet to relieve itself on other's property.

Please DO get out and meet your neighbors with your pet, but keep it leashed and clean up after it.

Please DON'T block the sidewalks. They are community property.

Please DO keep your bushes, hedges and trees trimmed so they don't hang over the sidewalk or paths. It may be time to remove some of the older shrubbery.

Please DON'T make a practice of putting your garbage out days in advance.

KEEP Lakeforest A NICE PLACE TO LIVE!

## Report from the Treasurer

I am pleased to report that the Lake Forest Community Association continues to be in excellent financial shape and has adequate income and reserve funds to meet projected expenses during 2006 and 2007. Based on this projection, assessments for 2007 will remain at \$75.00.

During 2005, the Association had a total income of \$23,420.20. Dues accounted for \$20,995.00 of that amount, including \$70.00 of late fees paid by our members. Homeowner packets for home sales accounted for \$1300.00 of income and interest on our certificates of deposit brought in \$1125.00. During 2006, we expect a decrease in late fees. The projected cooling in the housing market will likely also decrease our income from homeowner packets.

Expenditures for 2005 totaled \$24,784.90. Recurring expenses totaled only \$9034.90 versus the \$12,855.00 that was budgeted. With postage and other expenses increasing, we

expect 2006 recurring expenses to be somewhat higher. The majority of our expenditures in 2005 were for items subject to the reserve accounts for a total of \$15,750.00. Resurfacing of trails accounted for \$13,125.00 of the reserve expenditures and masonry repairs and enhancements to the entrances accounted for \$2,625.00.

We often receive questions regarding the reserve funds. The reserves constitute anticipated future expenses for which the Board is required to set aside sufficient funds on an annual basis. In some years, expenditures for a given reserve may significantly exceed the money set aside for that year. This is the reason that our 2005 expenditures exceeded income by \$1364.70 without requiring additional assessments from the members. The primary purpose of the reserve is to avoid the significant fluctuations in the annual assessments that would otherwise be required to meet the Association's responsibilities. Our reserves include

funds for resurfacing trails, painting curb house numbers, milky spore application, signs and entrances, and contingency funds that have been required in recent years to deal with unanticipated events such as hurricane damage to trees, sustained drought, and entrance improvements that were requested by membership vote at the 2002 annual meeting. These reserve funds are required by the Property Owners Association Act. The Board does not anticipate any significant reserve expenditures in 2006, allowing the reserve funds to build for future expenditures.

As of May 6, 2006, all but three homeowners have paid their 2006 assessment and I am expecting to receive those assessments before the end of May. I wish to express my sincere appreciation to all those who place lot numbers on their checks and filled in the return slip with requested information. We track the assessment payments by lot number and it makes less work for me when

the information is written on the check. We also use the information on the return slip to update our member records for purposes of mailings, and to contact our members by email or phone when needed. For instance, we made an email reminder to those who had not paid their dues by the last week of March that appears to have reduced the number of delinquent assessments this year.

Again, I wish to thank all of our members for supporting us and for promptly submitting the annual assessments. I look forward to seeing you all at the annual meeting.

*Wes Cox*  
*LFCA Treasurer*



## Want to save a little money?

The LFCA has made arrangements with AAA to save members of our community a little bit of money every month. If you call the AAA Customer Service Center at (703)818-8222 your costs could go down to \$23.00 per month.

A few things about this rate —

first it has been in effect since July 1, 2005 and is only good until June 30, 2006. After that, rates may go up due to increasing fuel costs, increasing County disposal fees, etc.

Second — YOU must call the number to get the benefit. We have the contract *rate* in place

for LFCA, but not a contract for *service*.

We have made this arrangement only with AAA as it is the predominate choice of our members. We intend to continue working with AAA and will seek a reduced rate for July 2006-June 2007.

## Annual Membership Meeting

LFCA will hold the annual membership meeting on Tuesday, June 13, 2006 at 7:30 PM or 1930 for all our military residents. The location will be at the Pohick Regional Library in one of the meeting rooms right inside the doorway and to the right.

The Agenda will include reports from the ARC and the Treasurer. We will also go over our proposed budget for next year and look for input from our members for ideas.

Also at this meeting it will be time to select new Board Members. Every year three of our nine Board Members are up for election. If you would like to serve on the LFCA Board, please come to the meeting and let us know of your interest — we can always use fresh blood or I guess I should say new faces with new ideas.

In addition, if you have any questions or comments you'd like to see put before the Board, this would be an excel-

lent opportunity to do so.

While I've got your eyes, a quick word on attendance — we average about 10-15 households at each meeting when you exclude the Board Members. It will be these families that make the decisions on what, why, and how we will do things for the coming year. Thanks to those of you who attend on a regular basis. We hope to see a few fresh faces this year!

# LFCA Annual Meeting

Tuesday

June 13, 2006

7:30-9 PM

Pohick Regional Library

## Upcoming Events

### LFCA

- May 20 — Spring Yard Sale
- June 13 — LFCA Annual Meeting
- September 16 — Community Day
- October 14 — Fall Yard Sale

### Fairfax County Public Schools

- June 20 — Last Day of School; WSHS Graduation and All Night Grad Party
- September 5 — School Begins
- October 9 — Columbus Day
- November 6 & 7 — Student Holidays
- November 22 — Two-hour Early Release
- November 23 & 24 — Thanksgiving

The weather is pretty nice and school is almost out so let's watch our speed as we drive to and from our homes. The speed limit is 25 mph, but you CAN go slower! Kids live everywhere in our community — don't just slow down in front of your house!

## LFCA Board Members

- President — Bev Franklin (2006)
- Vice President — Steve Gilbert (2007)
- Recorder — Jim Evans (2007)
- Treasurer — Wes Cox (2008)
- ARC — Harry Hopkins (2008)

- Dave Wilson (2006)
- Diane Neustrand (NB)
- Richard Herald (NB)
- Grounds — Evelyn Hempstead (2007)
- Gloria Flick (2006)
- Bill Ethington (2008)

KEY: Name (Last Year of Term)  
NB = Non-Board

Note that three board positions have to be filled each year and that each member serves a three-year term. If you're interested — renters and military welcome — please let us know. With 279 homes in the community we should be able to get a few volunteers! Give us a break!



Minutes from Annual Membership meetings and from monthly Board meetings can be found on the LFCA web site.

# Lakeforest Community Association

9010 Octavia Court  
Springfield, VA 22153

*Lakeforest — One Word, One Community*

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We're on the web:

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

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