

LAKE FOREST COMMUNITY ASSOCIATION ANNUAL NEWSLETTER 2026

Yearly Recap from Your Board President –

Troy Kelly

On behalf of the Lake Forest Community Association (LFCA) Board, welcome to 2026. We would also like to thank our military service members, first responders, teachers, federal employees, and their families for all they do for our community.

This past year included downed trees, ARC approvals, and continued planning for future improvements. We paved two areas in 2025 and plan additional pathway work in 2026 based on areas impacted by damage. We also completed the street numbering project to improve visibility for emergency and public services, along with hosting several well-attended community events.

We also said goodbye to several board members this year—Stephanie, Allison, Sharon, and Sarah—who each made meaningful contributions to our community. We currently have an open Secretary position. If you're interested in supporting the community and bringing new ideas forward, we encourage you to reach out to a board member to learn more.

It's great to see residents enjoying our paths, playgrounds, lake, and forest areas. As we head into spring and summer, please be mindful of safety while biking, using scooters, walking pets, and observing speed limits.

We look forward to hearing from you at the LFCA Annual Meeting. Please contact the board with any questions about dues or community initiatives.

Thank you to our LFCA Board volunteers for their continued dedication, and best wishes for a wonderful 2026.

Save the Date *Annual Meeting is June 9th*



Trees & Grounds

Each year we remove 10 to 15 trees as they die off, or fall due to weather. It is important to reach out to the board with any safety concerns regarding trees on HOA property. Please create a ticket using the new system on the LFCA website and someone will contact you.

In My Back Yard

Dave Wilson – Board Member

When Mary and I moved into Lake Forest in 1982 the trail we see out our back window was primitive, unpaved, unconnected with other trails. In the mid 80's the Lake Forest Community Association made the decision to connect the existing trails with new trails threading through the neighborhood. The trails were paved and a few years later Fairfax County paved the trails of Huntsman Park connecting with our trails to give us the great network that exists today. From our family room we see the school kids, the dog walkers, the families that use the trail daily.

The LFCA reserves funds for maintenance of our 2.2 miles of trails. Repaving is expensive work. Once the ice and snow has cleared the Association will replace about 200 yards of trail that has become unsafe due to wear, weather and tree roots. The estimated cost is roughly \$100 a yard. Good management lets the LFCA maintain the trails without making a special assessment.



Around the Hood

Looking out for one another helps keep Lake Forest a safe and strong community. Our neighbors went above and beyond to shovel and dig out sidewalks, driveways, mailboxes, fire hydrants and bus stops!

We all supported each other to make it through the cold weather and get kids and pets back outside. We even tested our patience with mail delays after the storm. VDOT went beyond to help a neighbor get his car unstuck from his driveway late one evening. Thanks for everyone's sharing and caring for neighbors during this time.

Thank You

To our board members who have recently completed their service, Lake Forest is better because of your service.

LFCA Halloween Parade 2025



Financial Report \$\$\$\$\$

Wes Cox- Treasurer

LFCA expenditures have increased to the point that a significant dues increase will be required in 2026. The budget is divided into recurring annual expenses and reserve funds.

Recurring expenses include postage, fees, insurance, supplies, printing, software, grounds maintenance, trees, and community activities. Many of these exceeded budget in both 2024 and 2025. For example, tree maintenance was budgeted at \$10,000 but cost \$16,000. As a result, surplus funds from prior years were used to cover recurring deficits exceeding \$10,000 in each year.

LFCA maintains reserve funds for trail maintenance, curb number repainting, milky spore application, and signs and entrances to avoid large swings in dues. An annual \$10,485 contribution is made based on a reserve study updated at least every five years. In 2025, \$21,275 was spent on trail maintenance and \$350 on entrance sign repairs. Due to more robust repairs, trail restoration costs have risen from \$45 to over \$100 per square yard, with trails widened from 3 feet to 4 feet where feasible.

Dues delinquencies improved from 7.17% in 2024 to 4.6% in 2025. Despite cost-control efforts, the Board determined that annual dues must increase to \$173.00 for 2026, due April 1, 2026.

Congrats 2025 House Decorating Winners and Thank You to All Who Participated!



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ARC Review Process: Faster, Friendlier, and Still Keeping Lake Forest Looking Sharp

Michael Waskewich - ARC Chair / Board Member

If you've ever wondered what happens after you submit an Architectural Review Committee (ARC) application — no, it does not disappear into a mysterious HOA black hole. Good news: we've streamlined the ARC review process to help get your requests reviewed faster and more efficiently, while still protecting the look, feel, and long-term value of our community. When planning exterior changes, homeowners must submit a fully completed Application for Exterior Change through the LFCA website—complete and timely submissions are the key to quick approvals. Exterior colors should complement the community's colonial style, hardscaping and landscaping must not create drainage issues for neighboring lots or common areas, and fences may not exceed 4.5 feet in height. Replacements of roofing, decks, front doors, windows, garage doors, and mailboxes do not require ARC approval, though questions are always welcome. This is our community, and by working together, we can keep Lake Forest moving forward—efficiently and beautifully.

2026 LFCA Events

Sarah Harrold – Board Member

2025 brought some great community events thanks to our LFCA volunteers, both on the Board and throughout the neighborhood. It's clear how much we care about our community and enjoy spending time with friends and neighbors. I had big shoes to fill stepping in as events coordinator after Stephanie, whose organization and creativity set a high bar—I'm still not sure we matched last year!

Highlights included a fun Oktoberfest on September 20th with great food, music, and community spirit, and we're hopeful the now-famous Nguyen-Woo family spring rolls return in 2026. Halloween saw a huge turnout for the costume parade, featuring murderous brides, zoo keeper interns, and an adorable Bluey family, along with a close house-decorating contest won by 9105 Maritime Ct. Holiday light displays were beautiful, with The Bar Book sponsoring gift cards for the winners. We're looking ahead to an exciting 2026 with Earth Day and a summer block party already on our minds as we get through the winter months.

2026 Events Calendar

- April 18th: Spring Cleaning & Yard Sale
- June 9th: LFCA Annual Meeting
- June 13th: Summer Block Party
- September 19th: Oktoberfest
- October 30th: Halloween Decoration Contest Deadline
- October 31st: Halloween Parade
- December 18th: Holiday Lights Contest Deadline