



Welcome to Lake Forest Community Association

Dear New Homeowner,

Welcome to **Lake Forest** — and congratulations on your new home. You have chosen a vibrant, welcoming community, and we are glad to have you as a member of the **Lake Forest Community Association (LFCA)**.

With the purchase of your home, you automatically became a member of LFCA. In accordance with Virginia law, you have received a disclosure packet containing important information about your property and the Association. This letter is intended to highlight key points and help you get oriented as you settle into the neighborhood.

About the Association

LFCA is governed by a **volunteer Board of Directors**, composed of homeowners elected by the community. The Board works on behalf of residents to uphold the Association's governing documents, oversee common-area maintenance, and support a safe, enjoyable neighborhood for all.

For the **current Board of Directors**, including officer roles and contact information, please visit:
<https://lakeforestcommunity.org/board/>

Assessments & Financial Information

The Association levies an **annual assessment of \$173.00**, approved by the Board in accordance with our governing documents. Information regarding payment details, reserve funds, financial disclosures, and budget summaries is available on the LFCA website.

LFCA maintains reserve funds and conducts periodic reserve studies to support long-term planning. At this time, there are **no pending lawsuits or judgments** related to the Association.

Architectural Guidelines

LFCA has an established **Architectural Review process** for exterior changes and improvements. An inspection for architectural compliance was conducted prior to your home's sale. Our Architectural Guidelines explain how to submit requests and are designed to be clear, reasonable, and efficient.

The Association does **not** prohibit:

- Display of flags
- Use of solar energy collection equipment
- Reasonable mailbox color choices

Governing documents, architectural guidelines, meeting minutes, and complaint procedures are all available on the LFCA website.

Community & Common Areas

Lake Forest includes approximately **22 acres of wooded common land** and **2.2 miles of paved walking trails**, which connect to Fairfax County Park Authority trails leading to Huntsman Park and Huntsman Lake. Woodland maintenance is a shared community responsibility, and we ask residents not to place yard waste on common property.

For everyone's safety—especially our many families and children—please observe the **25 mph speed limit** and always stop for school buses when required.

Events & Communication

LFCA enjoys bringing neighbors together through community events such as seasonal celebrations, family activities, and neighborhood traditions. Event details, announcements, and updates are shared through:

- Email communications
- Community entrance signage
- The LFCA website
- Lake Forest Community VA - Facebook Page

We encourage you to bookmark the site and stay connected.

If you have any questions, please don't hesitate to reach out to the Board. We're here to help and want your experience in Lake Forest to be a positive one.

Welcome home—we're glad you're here.

Warm regards,

The Lake Forest Community Association Board of Directors

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<https://lakeforestcommunity.org>