

Date: September 14, 2021

Location: Northside Library

Members Present: Mary Hackett, Steve Ward, Deb Kelsey and Stacy Seapy, Jan Sprinkle, Susan McCormick

Members Absent: None

Guests Present: None

Call to Order: 6:08 p.m.

Finance Secretary:

(Shared via email)

- Eighteen homeowners have paid no dues so far this year. With the exception of 1475 MD and 257 LD (who DID make a recent payment) most of these folks paid up last year but seem to have checked out this fiscal year. I've drafted a letter to send via regular mail along with their invoice informing them of the need to pay immediately or face possible consequences. Will send this out at the end of September along with the regularly scheduled 2nd quarter invoices.

Common Area:

Common Areas Report

- The Grind girdled ivy from 11 trees along the path to ACAC this week. Was contacted by Ellen Powell of 1457 Monterey about invasive Tree of Heaven in the common area behind her house. She works for the Virginia department of Forestry and I asked her to walk through some areas with me to identify other such trees to build a list for removal. Algieri can likely handle the smaller trees, but some may need to be removed by The Grind. I've found infestations in seven different common areas so far.
 - Probably will have to be done over the years since it's so expensive
 - Susie recommends that we put this in the newsletter, or Steve said that we could put it in the bulletin and the website.
- Harvey Sugarman of 1466 Monterey called me about drainage issues in common area D (downhill from our sign). During the last torrential down pour he got over an inch of water in his bedroom. He asked that the ditch in the common area behind his yard be cleared of debris. He's installing drains in his yard beside his house next to his uphill neighbor. Historical documents show this issue was addressed back in 2001 when drain pipes were installed in the ground, but these have since filled up with silt and are likely worthless. Will contact Urban Habitat to see if they are still interested in giving us a plan to address drainage along Lake Forest Lane, but we may need to do more than just install native plants.

Common Areas Budget and Expenses

Common Area Budget Item 2021-2022	Landscaping	Tree Maintenance	Special Projects
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Initial Allocation	\$16,800	\$10,000	\$7,500
What's left in budget	\$14,000	\$6,400	\$7,500
Amount Spent So Far	\$2,800	\$3,600	\$0
Detail Items			
July 2021: The Grind cuts limbs overhanging backyards and removes hazardous trees 306 LFL, 1536, 1540 LFD		\$3,600	
July 2021: Algieri July invoice	\$1,400		
August 2021: Algieri July invoice	\$1,400		

Treasurer:

- Susie emailed the report before the meeting.
- \$40.7k in Checking, \$32,714.31 in Savings
- Nothing unusual, except that there is a \$150 payment to Dezio's Office as final payment for serving as our "registered agent" with the State Corporation Commission. I am in the process of updating our information with the SCC to reflect the new attorney.
- If anyone has invoices that need to be reimbursed, send those on to her.
- Next month is tax filing time.

Secretary:

- Nothing to report

Architecture:

- Deb read a letter from 1452 MD that says she will do the things.
- 1479 MD cleaned up the front area, waiting to see if they do the alleyway between their house and 1481 MD
- 1524 LFD: Only thing they did was move the pumpkin from last year.
- 1464 MD: sent an email that said they would get to it once it's not 1000 degrees - Deb will send him a formal letter that gives him 30 days.
- 1469 MD: responded to the email that said the issues will be addressed, Deb asked for a plan with the proposed time frames a month ago and still hasn't done anything. Going to send a 30 days letter.

Old Business

1. Court action for Wells
 1. Afternoon September 23rd
2. Paper Files from Old Records
 1. Useful information that could be posted on the website
 - i. Information about Zero Plot lines
 - ii. History in the neighborhood (news articles).
3. Comcast Contract
 1. Start the effort in January 2022

New Business:

1. 1506 LFD: Wants to spray for mosquitos in her neighbors yard, but she can't spray the grass right beside her wall as that's her neighbors property, per the zero lot lines provisions that she only owns up to exactly her wall.
2. Jan shared that a LVD resident loves having the security company drive by and appreciates it.

Adjourn: 7:30 p.m.

Next Meeting: Tuesday October 12, 2021 – 6:00pm - Location: Library