

## **Lakewood Development Homeowners Association Annual Meeting**

Bowman Library Community Room

June 9, 2007

1:00 pm

Board members present: Bill Dodson, Barney Stine, Tony Varda, Ron Wible, Chris Bean, Julie Driver. Absent: Morgen Cornwell

Guests: Supervisor Gene Fisher, Doug Mort of Sareen Associates, Attorney Mark Stivers, Major Eckman of the Frederick County Sheriff's department

Members: 32 (including board members)

Proxies counted: 15

### **I. Call to Order and Welcome**

Bill Dodson called the meeting to order at 1:02 pm. Bill welcomed the group and introduced the board members and the guests.

### **II. Approval of Minutes**

Bill Dodson read the minutes from the 2006 annual meeting. Jim Holbrook moved to approve the minutes as read, Frances Coddington seconded the motion. The minutes were approved.

### **III. Old Business**

Treasurer's report: Treasurer Tony Varda read the profit and loss statement. The Association has \$78,325.31 in checking and savings, including three certificates of deposit. Accounts receivable and interest on the CDs adds \$3,325.15, totaling \$81,650.46 in assets.

Proposed budget for 2007-2008: Tony Varda presented the proposed budget for the fiscal year starting July 1, 2007. Revenue is projected to be \$42,300 and expenses projected to be \$42,325, for a \$25 shortfall. Barney Stine noted that the cost of streetlight installation is a one-time expenditure, otherwise there would be a surplus in the budget. Moreover, the proposed budget assumes that 24 streetlights will actually be installed in the next fiscal year.

Barney Stine made a motion to accept the Treasurer's report. Julie Driver seconded the motion. The Treasurer's report was approved. Ronald Kuykendall moved to approve the proposed budget, and Gilbert Foster seconded the motion. The proposed budget was approved.

Report from Gene Fisher: At this point in the meeting, Bill Dodson asked if the agenda could be adjusted to allow Shawnee District Supervisor Gene Fisher to speak to the group and answer questions. A question regarding snow plowing was noted as a state (VDOT) issue, not a county responsibility. A question was asked about the Warrior Drive extension, and its immediate impact on streets in the LDHOA. Mr. Fisher noted that any

action was at least 12 to 18 months away. Mr. Fisher described recent approvals from VDOT and the Federal Highway Administration for changes to be made at the intersection of I-81 and Rt. 37. Tasker Road will be relocated to the east considerably. A question was asked about a possible turn lane at the entrance to Lakeside Drive. Mr. Fisher said he'll make certain that such a lane is on the list of projects. Another question was posed about a left turn onto Warrior Drive near the CVS Pharmacy store. Could a turn lane be added? Mr. Fisher will check and get back to Bill Dodson. A question was asked regarding the end of Chinkapin Drive where it will connect with the extension of Warrior Drive. Mr. Fisher will check to see what the plans might be. The Association is on record of making a request to have Chinkapin be a one-way road onto Warrior, with traffic not coming back in. Mr. Fisher will do his best to get this to happen. Mr. Fisher asked Ron Wible about what difficulties there had been to getting the streetlights done. Ron Wible described the challenge of receiving a very slow response from Allegheny Power. Gene Fisher offered to work with the Association to obtain a response from Allegheny, though he could make no promises. Ron Wible noted that the notification of homeowners about potential sites also has been slow.

Mr. Fisher discussed high occupancy/residential housing limits. Frederick County has started to look at that issue, using Winchester as a model. The difficulty is that a locality cannot define family. Attorney Mark Stivers added his understanding of the legal issues, and the challenge for homeowner's associations. Tony Varda asked if anyone present had a concern about this on their street? No current problems were voiced. Gene Fisher indicated willingness to help address the problem, and county is committed to a solution. Barney Stine seemed to think that high occupancy was not the problem that it was a year ago, but it may arise again.

Members voiced a general concern about property values if a property was not maintained, or if junk cars were present, or if lawns went not mowed. Some residents have been less than helpful in addressing these issues.

Receiving no further questions, Gene Fisher departed the meeting.

Barney Stine asked the members to use the complaint form on the website if there are other properties apparently in violation. Bill Dodson distributed copies of the complaint form.

Street Light Update: Returning to Old Business, Ron Wible elaborated on the street light progress. Gilbert Foster asked about existing light locations. What is the chance of getting six more lights installed this summer? The chances are probably good. Bill Dodson apologized to the members for the progress on the streetlights. Allegheny has been difficult to get out here to do the work.

Some discussion ensued about installing additional lights in dangerous areas. Some locations don't have easy access to power. In response to a question, Bill Dodson noted that solar lights are possible but very expensive. Ron Wible described the process of planning the locations and getting property owner permissions. Lights have to be within

7-8 feet of the transformer. The goal is to have sufficient light where it is dark. Most of the areas proposed for lights are near woods and on the periphery of the LDHOA. A question was asked about existing streetlights near certain townhouses off Hackberry Drive. The response was that these particular lights are not part of the LDHOA, but belong to another association that is now defunct. The light bill has not been paid and so the lights are not lit. Several voiced concerns, though Board members reiterated that this area of townhouses is not in the LDHOA. Some of the LDHOA members live adjacent to this area.

A question was asked regarding whether the individual homeowners will have to pay for the monthly light bill for the lights adjacent to their houses. The answer is that the light bill is paid by the LDHOA.

Aquatic Center: Bill Dodson updated LDHOA about the possibility of an aquatic center being built near the Bowman Library. Though this was considered at one time, at this point, it appears that the aquatic center will now be located elsewhere.

#### **IV. New Business**

Bylaws Update: Mark Stivers, attorney for the LDHOA, presented a proposed Resolution and Motion to Amend the Bylaws. This Resolution was distributed to all homeowners as part of the packet mailed before the annual meeting. The proposed changes to Section One relate to increasing the number of Board members from seven members, up to nine members. Mr. Stivers noted that LDHOA is a large association, so it is reasonable to have a larger board for the Association. The resolution was read and discussed. Bill Dodson noted that the LDHOA has grown so we need more individuals to help with the work. In particular, the Board could use a representative from the Lakeview Townhomes, as there is no current representation. Mr. Kuykendall made a motion to accept the proposal, which was seconded by Roger Kilpatrick. The proposal was passed.

Sheriff's Dept Q&A: Major Eckman of the Frederick County Sheriff's Office updated the homeowners regarding security and safety issues.

He discussed new county public safety building opening on Rt. 50 east of Winchester. Police, fire and rescue services will be managed from that location. Gun permits still will be issued from the Joint Judicial Center.

Major Eckman discussed the recent home invasion and progress in that front. Gang activity is being monitored. Enforcement is being pursued relating to larceny from vehicles. Some individuals have been apprehended. He also discussed drug enforcement issues. Sometimes these cases drag on, especially if they are linked to federal law. He hoped increased patrols would help with security. He discussed the value of the street lighting as a crime deterrent.

Major Eckman noted new laws coming into effect on July 1. There will be enhanced penalties for state residents when committing certain traffic infractions. His opinion is that this is going to cause a problem for many individuals.

A question was asked about the gang graffiti. What has been done? Some of this been cleaned up by individuals, but some areas are not in LDHOA area. The Sheriff's office does not handle the cleanup, except there have been some personal efforts by officers. Frances Coddington mentioned that Graffiti Remover had been used successfully, purchased either from Ace or Miller Hardware. Major Eckman advised that if new graffiti observed, call the Sheriff's office first, then contact the LDHOA. A question was asked if the gang activity came from outside or from within the community. The earlier incident seems to have come from Leesburg. But there may be some local "wannabes" or copycats.

A possible neighborhood watch program was discussed. Bill Dodson has the information about what is required and is willing to share. But a neighborhood watch program may have to be managed by other individuals, not through the LDHOA board. Some years ago, some individuals went through training, but the amount of work was considerable.

Major Eckman cautioned homeowners about local scams, including driveway coating and paving. He also mentioned other marketing issues, including Fraternal Order of Police phone solicitations, which may be fraudulent, or at best are from outside the area.. He recommends people not donate to these, but instead donate to locate agency efforts. Furthermore, he urges everyone to be careful with personal information, bank or credit account numbers. Be wary!

A question was asked about motorized vehicles in common areas. Bill Dodson described how signs have been posted to prohibit this activity. Who should homeowners call about violations? Major Eckman advised that if a vehicle is being used illegally on the streets, call the Sheriff. If a vehicle is on private property without permission of the owner, call the Sheriff. If a vehicle is on common land, notify the LDHOA.

A question was asked if there was a dollar amount involved in determining whether the sheriff should be called by a homeowner? The answer is no. It is always worth calling the Sheriff's office to create a report for any investigation.

**V. Adjournment:** Bill Dodson moved to adjourn the meeting 3:07 pm

Submitted by Chris Bean, Acting Secretary and Webmaster