

18 June 2005

Lakeside Development Homeowner's Association
Board Meeting

Attendees:

Bill Dodson
Ron Wible
Frances Coddington
Tony Varda
Pamela Santoro

The meeting commenced at 10:00 a.m., and the above-mentioned attendees were present. The first topic of discussion was old business.

Old Business:

Last year, Tony Varda talked various times with the mowing contractor, D&D, about mowing a spot on a hill on Woodridge Court where grass that grows rapidly. Last year, when we were about to change contractors, Donnie said he would keep it mowed. Since then, Tony has talked to him every two weeks about this. We need to talk to him. Bill D. offered to contact him about this matter. 100 Somerset and 118 Lakewood are areas that need to be mowed by a professional, so Bill will ask Donnie (D&D) if he will mow it. Bill D. stated that the homeowners would have to assume the cost to mow. Bill will find out what it will cost for the homeowners to get their properties mowed.

Regarding streetlights, Bill D. decided to postpone discussion until there is a larger forum present at the meeting. Ron volunteered to mark up a copy of the map showing locations. Bill stated that he has 10 copies at his house.

New Business:

Frances says there is a vehicle in her neighborhood on Surrey Club Lane parked in a visitor's place that has apparently been abandoned. She thinks it is a Volkswagon. She asked what could be done. Bill told Frances to call Candace Perkins, affiliated with the Frederick County Board of Zoning. Bill said there is a white Toyota parked at 103 Lakeridge that is apparently abandoned as well. There is a pickup loaded with trash setting at 103 Mystic Court that needs to be investigated.

Last year, Tony was assigned a project to address trailers parked in the driveway at 110 Cascade Circle. The board said they would extend the tenant a grace period of 6 months, which expired in April, for him to move them. Since the waiver was issued, the tenant has collected other trailers. Bill called the landlord, David Holliday. Bill spoke to Jennifer Boyd, his daughter, a month ago. She said she would address the issue. Since then, the tenant at 110 Cascade, Mr. Holliday, now has earth-moving equipment in his

driveway. Bill called Jennifer on Monday, Tuesday and Thursday of this past week about this and left messages, with no response. Tony offered to mention this to Candace Perkins of Frederick County. According to the bylaws, trailers and earth-moving equipment is forbidden by the LDHOA. Bill will be sending out a registered letter to board members on this matter for their review. Bill proceeded to read the letter to the board members who were present. With respect to fining this person, Tony said we need to notify Mark Stivers about getting a fining structure in place.

Mr. Stivers sent the Association a bill for 8 hour, which is \$1,200.00 (Note: Mr. Stivers worked in excess of 20 hours but only charged us for 8). His rate is \$150.00 per hour. Tony's lawyer, Dave Black, was the person who gave us the number for Mr. Stivers.

Tony suggested emailing board members to notify them of Board meetings three days in advance in the future.

Tony mentioned trees by the creek down by the end of Chinkapin that a woman mentioned she's like to save. Bill said that the LDHOA does not own this land. It's either owned by Dave Holliday, Ron Shikel, or Fred Glaize, according to Bill. The trees will be safe until someone decides to develop that land.

Bill asked Tony about 128 Fairlawn and the chicken wire fence. One of the homeowners on one side said the fence has been taken down, but the other side is still up, according to Bill. Bill said that if there are no further complaints, there will be no foul.

Tony sent an email last week about the visitor parking lot at Lakeview Townhouses on Hackberry Drive. It was paved, and we own 65.7 square feet. Our portion of the \$40,000 fee for paving was \$3,200. As part of our 65.7 square feet, we now have visitor parking in that lot (\$5 each, or \$15 for three spaces).

Bill asked Ron if he talked to the Boy Scouts about a trash pickup day. Ron did, and they wanted to know where and how much. We need to lay the areas out and call the Scoutmaster to negotiate a price. Bill took out the map of the LDHOA and pointed out some areas. One area is behind the library, in the common area on Lakeside Drive. Bill said that the spots that are flat and openly visible should be addressed. Ron said that next month is camping month, so at the end of the summer, Ron will call Bill and they will meet with the scoutmaster, Walter Jagiello and point out the areas of concern.

Bill mentioned a theft of a bicycle, and the person who stole the bike during the day off the front porch was grabbed while on the bicycle, then the police were called and arrested the 19-year old man.

Frances asked who could be called to repair playground equipment in her development at Appleton Downs. Ron advised her that repair of playground equipment should be covered under her association. She asked if anyone knew who she could call. Tony suggested she check the yellow pages for playground repairs. Ron suggested she contact one of the schools to get a name of someone to call.

Bill reviewed several complaints.

1. A homeowner complained about dead trees at 128 Fairlawn, which has been taken care of. The gentleman who lives there moved them. The chicken wire has been moved.
2. The homeowner complained that trash cans were placed in the front of the house. Bill said that there are presently no covenances that govern this. When the bylaws are rewritten, this will be included by Mark Stivers in the bylaws.
3. A lady called about trying to save oak trees at the end of Chinkpin. Bill requested any of the board members to resend the email to him if they still have it so he can contact her.
4. A homeowner wrote in about the graveling on 105-107 Summerlake Drive. The graveling is in dire need of resurfacing. Bill said this is a private drive and is not the responsibility of either VDOT or LDHOA. She accepted this answer.

The next board meeting will be held on 23 July at the Bowman Library at 10:00 a.m.

The meeting adjourned at 11:40 a.m.