

Lakewood Hills Highlights

July/August 2009

Lakewood Hills #1 Community Association
Springfield, Virginia 22153
www.lakewoodhills1.com

How Were the June Meetings?

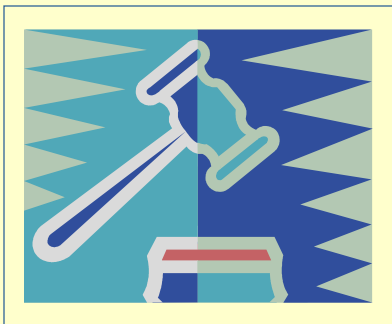
Please attend the

**Lakewood Hills
Community
Association
Special Meeting**

**Wednesday,
August 5th, 2009
7:00 p.m.**

**Cardinal Forest
Meeting Room**

**5900 Prince James
Drive
(off Carrleigh
Parkway)**



*We need your vote. The
future of our community
matters to all of us!*

The Lakewood Hills #1 Community Association Special Meeting and 2009 Annual Meeting took place on June 8th. A total of 97 votes were represented, between residents there in person and proxy votes submitted by homeowners who could not attend. For the Special Meeting, 155 votes were required for a quorum, according to our bylaws.

Because we did not have a quorum, the important business of the Special Meeting could not be concluded in a vote. A very lively and informative discussion about the issues in question took place.

A quorum of 26 votes, or 10 percent of homeowners, is required to conduct the Annual Meeting. This goal was easily met.

If you missed these meetings, read on for some background and information on the key issues.

What was the Special Meeting all about?

As explained in mailings from Cardinal Management with input from the Board of Directors, the purpose of the Special Meeting was to vote to amend our bylaws to allow an increase in homeowner assessments in order to replenish our reserve funds to meet very real future needs. (This is like saving for retirement or for a college education.)

Here is why the increase is needed. A recent audit required by Virginia law determined that our 2007 and 2008 budgets did not cover all our expenses. In particular, we could not fully fund our reserve account. The same will be true in 2009. This means we will not have adequately contributed to our reserve account for 3 consecutive years.

Why does the reserve account matter?

It's important because the reserve account pays for repairs and replacement of our streets, sidewalks, gutters, drainage systems, and more. Our sidewalks and storm drains need repair now. Take a look around you! Repaving of the asphalted areas alone is estimated to cost \$400,000 to \$550,000 if the work is done 10 years from now. That's a conservative estimate of the cost - and a generous estimate of the asphalt's current lifespan. (*See other side.*)

Board of Directors

President*David Falcon***Vice President***Robert Palmer***Treasurer***Cheryl Higdon***Secretary***Bill Rogers***Directors***Ryan Duncan**Susie Ellicott**Michael LaPlante**Kobe Owens-Rijos**Vacant***Cardinal****Management***Rick Balzhiser*

703.565.5008

R.balzhiser@cmgmt.com

Lakewood Hills 2009 Annual Meeting

The Annual Meeting of the Lakewood Hills Community Association took place on Monday, June 8th at Orange Hunt School, after the Special Meeting. A total of 97 homeowners attended in person or by proxy. (The bylaws require a 10-percent quorum, or 26 homeowners.) Board of Directors members and our Property Manager introduced themselves, and discussion and Q&A followed.

Steve Blakely of Valley Crest Landscaping (which purchased Pine Ridge) was present to answer questions and respond to concerns. If you have questions or issues about the quality or completeness of lawn care or landscaping, please call Rick at Cardinal Management. *(See box, left.)*

Kobe Owens-Rijos and Bill Rogers were re-elected to the Board. Ryan Duncan stepped forward to serve for a 2-year term. All Board nominations were accepted, as there was no opposition. *The Current Board of Directors is listed in the box to the left.*

The Lakewood Hills #1 Board of Directors meets every month, on the fourth Tuesday, at the Surrey Hill Clubhouse off Forrester Drive. All residents are welcome - and encouraged - to attend.

June 8 Special Meeting (cont.)

What happens if we wait to fill the reserve fund?

If we put off replenishing our reserves, we may have to make up the shortfall all at once, in the form of a special assessment. This is a large chunk of money, probably in the thousands, to be paid all at once or over a very short period of time. No one wants this, least of all lenders or real estate agents. Special assessments spell big trouble for a community.

Nor do we want our streets and other infrastructure to crumble. Allowing deterioration to occur and continue would harm property values, endanger safety, and look unsightly. No one wants their community to decline.

How much will the new assessment be?

The current assessment is \$182 per quarter. If we vote to increase the assessment rate by 16 percent, the 2010 assessment would be approximately \$211 per quarter. If the proposal fails, the 2010 assessment would increase by the current Consumer Price Index, which is 5.7 percent at this time.

The proposed increase would be only \$29 per quarter, or \$9.33 per month. That is not much considering the long-term gain. (The auditors recommended an increase of \$48 per quarter, or \$16 per month.)

This is a critical issue for all of us. As noted above, not enough homeowners attended the Special Meeting to conduct a vote. According to our bylaws, the quorum required for the next Special Meeting is 50 percent of the number who attended the previous Special Meeting.

Your community needs to hear your views. Please attend the next Special Meeting on Wednesday, August 5, at 7:00 p.m.

Please do not put your trash outside until AFTER 7:00 p.m. on the night before pickup.



Coming to a Lakewood Hills location near you. Please help us plan how to pay for it. What do you think?