BELLE POND FARM HOA JANUARY, 2013

Board of Directors: Dan Smith, DeAnne Thornton, Cathy Cook

Treasurer: Samantha Kanaga Web Designer: Gary Chapman

Warm winter greetings to our friends and neighbors in Belle Pond Farm! We hope the Holiday Season was enjoyable, and we sincerely wish all good things for you and your families in 2013! We welcome any newcomers to the neighborhood, and we all continue to feel fortunate to live in such a peaceful, friendly community. As your elected Board of Directors we are committed to maintaining our common areas, promoting a fair minded and friendly environment, and improving and enhancing our neighborhood. We can be reached at 703 815-5400. We volunteer our time, and we greatly appreciate your support!

Improvements:

-Braddock Road Pond: The Board has been negotiating with Fairfax County regarding the repair of the storm water management pond, which has been deteriorating for years...and the County has agreed to make the repairs in 2013!! We are awaiting the final plans, but expect the repairs to get underway this spring! We all owe a big THANK YOU to Mr Gokhale for all his efforts in getting the ball rolling! The County has also agreed to remove the two willow trees that fell into the pond, and they are a bit of an eyesore so we are waiting as patiently as possible for these improvements!

-White Vinyl Fence Project: the Board plans to replace the fence and make landscape improvements along Quail Pond Dr. The Board agreed to postpone the improvements after determining that the HOA would be in a better position to finance the project in 2013.

-Doggie Waste Station: Due to a lack of support by the members, and after inspecting some local waste station conditions, the Board decided NOT to approve the proposed stations. As always, the Board reminds dog owners to pick up after your pet...PLEASE!

2012 HOME SALES: Home sales and home values were up in 2012! In Belle Pond Farm nine homes were sold (compared to seven in 2011, five in 2010, four in 2009) and the selling prices ranged from the low $400,00's to the mid $500,000's. This is good news for our community and an opportunity to remind BPF homeowners of the importance of properly maintaining your homes upkeep & appearance. If you plan to sell you home, please send a request for an HOA Document Packet along with $100.00 check payable to Belle Pond Farm HOA to PO Box 617 Centreville, VA 20122 at least 2 weeks prior to your settlement!

ANNUAL DUES: The HOA Annual Dues for 2013 will remain at $100.00 and are due March 1, 2013. Please note...There is a $25.00 charge for late payments! Collecting, recording, and depositing 191 HOA Dues is a time consuming process, so please be mindful and send yours in on time in the enclosed envelope! Thank you in advance!

ANNUAL MEETING: The 2013 HOA Annual Meeting is scheduled for Wednesday, January 30th 7:30pm at the Sully Police Station. If you cannot attend, please give your Proxy to a Board member or send it with a friend who is attending so a quorum (10%) is reached and the meeting can proceed. The 2013 Annual Meeting Agenda:

-Review the 2012 budget

-Preview the 2013 budget, and vote to approve the 2013 budget

-Question/answer period

-Vote: Election of the 2013 Board of Directors

SPECIAL NOTE: The Board (and community) owe a LARGE debt of gratitude to Board member Dan Smith for his many years of service to the community! Dan will not be seeking reelection in 2013, so we wish him well with his future plans, and send him a sincere 'Thank You!' The 2013 Nominees for the Director positions are: Cathy Cook, DeAnne Thornton, and Kevin O'Malley. The Board would like to thank Mr. O'Malley for stepping forward as a nominee! As always, nominees may come forward at the meeting. Please remember to sign your Proxy before you send it! Thank you!