



# Belle Pond Farm News

191 Homes – 1 Community

January 2014

[www.bellepondfarm.org](http://www.bellepondfarm.org)

## Annual Belle Pond Farm HOA Meeting Scheduled for January 28

The annual meeting of the Belle Pond Farm Homeowners Association is scheduled for Tuesday, January 28 at 7:30 p.m. at the Sully District Police Station/Government Center on Stonecroft Blvd.

The agenda for the meeting will be to review the 2013 financial results, discuss 2013 activities, review and vote on the 2014 budget, elect the 2014 board of directors, and allow for an open discussion to address any questions or concerns.

The current board of directors is willing and able to serve again in 2014, as is our current treasurer, Samantha Kanaga. The current Board membership remains committed to investing the volunteer hours necessary to enhance the neighborhood with limited HOA Board authority, low annual dues, and uncomplicated by-laws and architectural guidelines, promoting a friendlier environment for all Belle Pond Farm residents.

No additional board member nominations have been received, but if you would like to nominate either yourself or another resident, please call the Association Hotline – (571) 358-9090 – so that all nominations can be included on the ballot. Additionally, board nominations from the floor at the meeting are accepted.

If you are unable to attend the meeting, please fill out the attached proxy and mail it back or send it with a neighbor who will be attending the meeting. In the event of a snow cancellation, the meeting will be rescheduled to a later date and a notice will be sent to all residents.

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## 2014 HOA Dues Remain Frozen

The Board recently agreed to maintain annual HOA dues at \$100.00 per housing unit for the fourth consecutive year. You will find the invoice in this mailing along with a return envelope. The invoice amount is due upon receipt and if not paid by March 1, a late fee will be assessed. Please pay your annual HOA dues on time! Thank you!!!

## Belle Pond Farm HOA Board of Directors

**Kevin O'Malley**, President  
[president@bellepondfarm.org](mailto:president@bellepondfarm.org)

**DeAnne Thornton**, Vice President  
[vp@bellepondfarm.org](mailto:vp@bellepondfarm.org)

**Cathy Cook**, Secretary  
[secretary@bellepondfarm.org](mailto:secretary@bellepondfarm.org)

(Vacant), Architecture

**Samantha Kanaga**, Treasurer  
[treasurer@bellepondfarm.org](mailto:treasurer@bellepondfarm.org)

**Gary Chapman**, Webmaster  
[webmaster@bellepondfarm.org](mailto:webmaster@bellepondfarm.org)

## Board Redesigns HOA Web Site; Eliminates Monthly Phone Costs

During 2013, the Board worked with the Association webmaster to redesign and improve the Belle Pond Farm web site and began utilizing a new free telephone service for the HOA hotline, eliminating monthly phone line expenses.

Thanks to the hard work of HOA webmaster Gary Chapman, the redesigned and improved Belle Pond Farm HOA website includes important documents (including original home model information and floor plans), Board contact information, and photographs from the neighborhood. **Please visit the web site at [www.bellepondfarm.org](http://www.bellepondfarm.org).**

The Board also eliminated the Association's expenses to maintain its phone hotline by obtaining a free Google Voice phone number. This change will eliminate Association phone expenses by \$450 each year. **The new HOA hotline number is (571) 358-9090.**

## Fence Improvements Planned For Quail Pond Drive in Early 2014

Phase II of the Belle Pond Farm community fence improvement plan was recently initiated on Quail Pond Drive and is expected to be completed by the end of January.

Phase I of the improvement plan was completed in 2011 when the worn split-rail wooden fence was replaced with a four-foot-tall, three-rail, PVC vinyl fence along Braddock Road. The new fencing along Quail Pond Drive will match the Phase I fence.

Phase II work will include the removal of the old fence and replacement on both sides of the Quail Pond Drive with fence that matches the Braddock Road fence.

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## 2013 BPF Home Values Increase; HOA Document Packets Required for Home Sales

In 2013, only three Belle Pond Farm homes were sold (compared to nine in 2012, seven in 2011, five in 2010, and four in 2009) and the selling prices ranged from the mid to high 500,000's, a significant increase from 2012 home sales prices. This is good news for our community and an opportunity to remind Belle Pond Farm homeowners of the importance of properly maintaining your homes upkeep and 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 P.O. Box 617, Centreville, VA 20122-0617, at least two weeks prior to your settlement.

## Fairfax Co. Completes Braddock Rd. Pond Storm Water Management Improvements on Braddock Road

After more than a decade of discussions and negotiations with Fairfax County, the HOA Board is happy to report that the County completed the necessary drainage repairs at the storm water management pond near the Belle Pond Farm entrance on Braddock Road this past summer.

The County work crews took approximately six weeks to excavate the pond area, repair the drainage problem, and return the area to its natural environment. The improvements were much needed and are certainly appreciated by our community.



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## Need a Notary Public?

If you are in need of a Notary Public in the neighborhood, please contact Mr. Paul Puff, a Belle Pond Farm resident and Notary Public, on (703) 263-7436. Mr. Puff has offered his notary services to Belle Pond Farm residents.

**New Belle Pond Farm HOA  
Telephone Hotline Number**

**(571) 358-9090**

Dig with **CARE**. Keep Virginia safe!

- C** all 811 before you dig
- A** llow the required time for marking
- R** espect and protect the marks
- E** xcavate carefully



## Belle Pond Farm Homeowners Association

Mailing Address: P.O. Box 617, Centreville, VA 20122-0617

Telephone No./Hotline: (571) 358-9090 (NEW NUMBER!)

Web Site: [www.bellepondfarm.org](http://www.bellepondfarm.org)

# ANNUAL MEETING PROXY STATEMENT

Belle Pond Farm Homeowners Association

P.O. Box 617

Centreville, VA 20122-0617

I/We \_\_\_\_\_, Lot # \_\_\_\_\_

Address \_\_\_\_\_

Hereby assign my/our right to vote in any and all matters on the agenda of the 2014 Annual Meeting of the Belle Pond Farm Homeowners Association, to the individual named below, or if left blank, to the members in good standing in attendance at the Annual Meeting. This assignment is valid for only this one meeting, and in no way relinquishes my/our right to vote at any future meetings.

PROXY ASSIGNED TO: \_\_\_\_\_

Of (address) \_\_\_\_\_

SIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_