



Belle Pond Farm News

191 Homes – 1 Community

January 2016

www.bellepondfarm.org

Annual Belle Pond Farm HOA Meeting Scheduled for February 16

The annual meeting of the Belle Pond Farm Homeowners Association is scheduled for Tuesday, February 16 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 2015 financial results, discuss 2015 activities, review and vote on the 2016 budget, elect the 2016 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 2016, 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.

2016 HOA Dues Remain Frozen

The Board recently agreed to maintain annual HOA dues at \$100.00 per housing unit for the sixth consecutive year. You will find the invoice in this mailing along with a return envelope.

The invoice amount is due upon receipt and can be paid at the annual meeting on February 16. Dues must be paid by March 15 to avoid a late fee. It took the Board considerable time and energy to collect all 191 dues in 2015 (the final payment came in July!).

Late payments lead to many extra volunteer hours for additional trips to the bank, the post office, and extra bookkeeping time. Please pay your annual HOA dues on time. Thank you!

**Belle Pond Farm HOA
Telephone Hotline Number
(571) 358-9090**

Belle Pond Farm Homeowners Association

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

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

Web Site: www.bellepondfarm.org

New Signs for Common Grounds

Two new aluminum signs with white vinyl wrapped posts were installed at the north and south ends of the gas pipeline. The signs state our common ground area rules and match our front entrance sign design.

2016 improvements will include the replacement of the backboard and rim of the basketball hoop on the multi-purpose court as well as repaving the court's surface.

New Fairfax County Noise Ordinance Restrictions

New noise restrictions were passed by Fairfax County in November 2015 and include, among other restrictions, the following:

- Dogs barking for more than five minutes out of a ten-minute period are in violation and dog owners could face a fine of \$250 or more.
- Lawn equipment (mowers, leaf blowers, chain saws, trimmers, etc.) are restricted from use between the hours of 9:00 p.m. and 7:00 a.m. and violators could face a fine of \$250 or more.

Notary Public Available

Mr. Paul Puff is a long-time Belle Pond Farm resident and Notary Public who has kindly offered his notary services for free to any BPF resident or friend of any BPF resident. Please call Mr. Puff on (703) 263-7436 to make arrangements. Thank you Mr. Puff!

Belle Pond Farm HOA Board of Directors

Kevin O'Malley, President
president@bellepondfarm.org

DeAnne Thornton, Vice President
vp@bellepondfarm.org

Cathy Cook, Secretary
secretary@bellepondfarm.org

Samantha Kanaga, Treasurer
treasurer@bellepondfarm.org

Gary Chapman, Webmaster
webmaster@bellepondfarm.org

BPF Community Information

Snow Removal – BPF community snow removal is conducted by Fairfax County. If your street or cul-de-sac does not get plowed in a timely manner, call (800) 367-7623 or visit www.virginiadot.org to report it and they will send a truck out. Fairfax County asks that residents shovel their sidewalks, especially by fire hydrants and bus stops.

Home Improvements – Please send plans for exterior home improvements to the Board for approval before you begin your project. The Architectural Approval form is available on the BPF web site or you can simply submit your plans, include color scheme, to the Belle Pond Farm HOA, P.O. Box 617, Centreville, Va. 20122-0617. You do not need approval to replace a fence, deck, or shed.

Home Sales – If you are selling your home, please send your request for a Homeowners Resale Packet, along with a \$100.00 check payable to Belle Pond Farm HOA at least two weeks prior to your settlement. You can download a request form from the BPF web site (www.bellepondfarm.org) and mail to Belle Pond Farm HOA, P.O. Box 617, Centreville, Va. 20122-0617. Eleven homes were sold in Belle Pond Farm in 2015 ranging between the high \$400,000s to mid \$500,000s.

Pet Owners – Please be considerate of your neighbors' property and our common grounds and pick up after your dog. It's the law in Fairfax County and you could face a fine of \$250 if you are reported.

BPF Common Grounds – In 2016, the mowing and maintenance of BPF common grounds will be serviced by Heritage Landscape Services. This year marks the fifth year of a five-year contract with Heritage. Please contact the Board hotline if you notice any problems with the common areas.

Homeowner Responsibilities – Please keep Belle Pond Farm a beautiful place to live by following several of our simple bylaws:

- Maintain your property with proper mowing, trimming, and mulching
- Maintain your house with proper power washing (many homes are in need of a power wash!), painting, and timely repairs
- Remove all trash, such as broken swing sets, basketball hoops, and dead trees
- Clean up after your pets

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 2016 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: _____