Belle Pond Farm News

191 Homes – 1 Community

January 2018 **www.bellepondfarm.org**

Belle Pond Farm HOA Dues Remain Frozen In 2018!

The Board recently agreed to maintain annual HOA dues at $100 per housing unit for the eighth consecutive year (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 15 or mailed back to the HOA. Dues must be paid by March 1 to avoid a late fee.

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 Homeowners Association

Mailing Address:

P.O. Box 617, Centreville, VA 20122-0617

Telephone Hotline Number:

(571) 358-9090

Web Site:

www.bellepondfarm.org

Belle Pond Farm HOA Telephone Number

(571) 358-9090

Annual Belle Pond Farm HOA Meeting on February 15 at 7:00 p.m.

The annual meeting of the Belle Pond Farm Homeowners Association is scheduled for Thursday, February 15 at 7:00 p.m. at the Sully District Government Center located at 4900 Stonecroft Blvd.

The agenda for the meeting will be to review the 2017 financial results, discuss 2017 activities, review and vote on the 2018 budget, elect the three 2018 board members, and allow time for an open discussion.

The current board leadership 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, all promoting a friendlier environment for all Belle Pond Farm residents.

Two of the three current elected board members are willing to serve again in 2018, Kevin O'Malley and Cathy Cook. The third Director, DeAnne Thornton, has decided to step down after many years of serving on the Board. Our community owes DeAnne a huge debt of gratitude and much appreciation for her years of volunteer service and endless dedication to Belle Pond Farm. The board has received and welcomed the nomination of Terri Fogio to serve as a director in 2018 and she will be included on the ballot.

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.

BPF News and Notes…

Snow Removal – BPF community snow removal is conducted by VDOT and not the HOA. The board is constantly monitoring the plowing conditions of our community roads and will contact VDOT as needed. However, the more calls made to VDOT, the better. If your street or cul-de-sac does not get plowed in a timely manner, please call (800) FOR-ROAD and/or visit www.vdotplows.org to report it. VDOT requests that residents shovel their sidewalks, especially around fire hydrants and bus stops.

Home Improvements – THANK YOU to all BPF homeowners who made significant and noticeable improvements following our request in the fall! Just a reminder – please send plans for exterior home improvements (roof, siding, fencing, extensions, etc.) to the board for approval before you begin your project. The architectural approval form is available on the BPF website or you can simply submit your plans, include color scheme, to Belle Pond Farm HOA, P.O. Box 617, Centreville, VA 20122-0617. You do not need HOA approval to replace an existing 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 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. Three homes were sold in Belle Pond Farm in 2017.

Pet Owners – The board received numerous complaints last year about pet noise and owners not picking up after dogs. Pease 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. In addition, dogs barking for more than five minutes out of a ten-minute period are in violation of Fairfax County noise ordinance restrictions and could face a fine of $250 or more.

BPF Common Grounds – This year is the second of a five-year contract with Heritage Landscape Services (HLS) for mowing and maintaining the common grounds. The rates remain reasonable and the service has been decent over the past several years. Please contact the board to report any problems with the common areas near you. In addition, Tru-Green will continue to provide spring and fall weed-n-feed treatments to our common ground areas.

Community Improvements

- On the Buggy Whip Drive multi-purpose court, a new basketball rim was installed in 2016. The asphalt on the court is in need of repair and the board has been collecting and reviewing bids for both asphalt and concrete replacement.
- The last two sections of split-rail fence marking the north-south boundaries on the gas line were replaced in 2017.
- The drainage pond along Braddock Road is scheduled for a winter "clean-up" by HLS, which should lead to improved mowing capabilities in the spring/summer.

Check BPF HOA Website for Updates

The board will continue to use the BPF website to post real-time updates of importance to homeowners. Please be sure to add www.bellepondfarm.org to your browser bookmarks!

Notary Public Available

Mr. Paul Puff is a Belle Pond Farm resident who is available for notary services to community residents and the Northern Virginia area.* Please call Mr. Puff on (703) 263-7436 and he will come to you.

** Notary fees are within guidelines set by the Commonwealth of Virginia.*

Belle Pond Farm HOA Board of Directors

Kevin O'Malley, President
president@bellepondfarm.org

DeAnne Thornton, Vice President
vp@bellepondfarm.org

Cathy Cook, Secretary
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Gary Chapman, Treasurer
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Gary Chapman, Webmaster
webmaster@bellepondfarm.org