



Belle Pond Farm News

191 Homes – 1 Community

January 2020

www.bellepondfarm.org

Belle Pond Farm Annual HOA Meeting on February 20 at 7:30 p.m.

The 2020 annual meeting of the Belle Pond Farm Homeowners Association (HOA) is scheduled for Thursday, February 20 at 7:30 p.m. at the Sully District Government Center located at 4900 Stonecroft Blvd.

The agenda for the meeting will be to review the 2019 financial results, discuss 2019 activities, review and vote on the 2020 budget, elect the three 2020 board members, and allow time for an open discussion.

Two of the three current elected board members are willing to serve again in 2020, Kevin O'Malley and Cathy Cook. The third Director, Terri Foglio, has decided to step down after several years of serving on the Board. The board has received and welcomed the nomination of Lorrie Yeo to serve as a director in 2020 and she will be included on the ballot.

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.

If you would like to nominate either yourself or another resident, please call the HOA 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. Also, if you are interested in volunteering to assist the current board members with various tasks, please contact the hotline.

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 Fairfax County snow cancellation, the meeting will be rescheduled to a later date and a notice will be sent to all residents.

Belle Pond Farm HOA Dues Remain Frozen In 2018!

The board recently agreed to maintain annual HOA dues at \$110 per housing unit for 2020 (see 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 20 or mailed back to the HOA. Dues must be paid by April 1 to avoid a late fee of \$25 and accrued interest. If you have been paying your HOA dues each year by automatic bank payment, please be sure to update the amount to \$110.

The board has been extremely lenient on homeowners over the years who do not pay their annual dues on time. We have waived late fees and accrued interest in the past. Unfortunately, this leniency has led to repeat offenders, which is unfair to the overwhelming majority of homeowners who pay their dues on time. To that end, the board has decided that late fees and accrued interest will no longer be waived.

Please remember that the HOA annual dues are not optional – they are required of each homeowner to ensure that the community has sufficient funds to meet its legal obligations. Each homeowner agreed to adhere to all the declarations, requirements, and by-laws of the community, including the payment of annual dues and architectural control requirements. As detailed in the Belle Pond Farm “Declaration of Covenants, Conditions, and Restrictions,” Article IV, Section 8:

“Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at a rate of eight percent (8%) per annual. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. Interest, costs, and reasonable attorney’s fees of any such action shall be added to the amount of the assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.”

Late payments lead to many extra volunteer hours for Board members making additional trips to the bank, the post office, and extra bookkeeping time.

BPF News and Notes...

Home Improvements – A special THANK YOU to all BPF homeowners who made significant and noticeable improvements to homes and properties in 2019! 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 three 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.

Snow Removal – Winter is here and it’s good time to remind everyone that BPF community snow removal is conducted by VDOT and not the HOA. Although the HOA is not responsible for plowing BPF streets, the board does constantly monitor plowing conditions of 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.

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. In addition, dogs barking for more than five minutes out of a 10-minute period are in violation of Fairfax County noise ordinance restrictions and pet owners could face a fine of \$250 or more if reported. To report violations, call Fairfax County Code Compliance on (703) 324-1300, or after hours call the police non-emergency number at (703) 691-2131.

BPF Common Grounds – This year is the fourth of a five-year contract with Heritage Landscape Services (HLS) for mowing and maintaining the common grounds. Thank you to homeowners who notified the board in 2019 about issues with HLS, who had new supervisors unfamiliar with the BPF common properties. Please continue to contact the board to report any problems with the common areas near you.

Transform 66 Outside the Beltway

Starting in 2017, the “Transform 66 Outside the Beltway” construction project began with a goal of providing new travel choices and congestion relief across a 22.5-mile stretch of I-66 from I-495 to near Route 29 in Gainesville. The overall project is expected to continue until late 2022.

To keep up-to-date on the various projects and traffic re-routings during construction that affect our community area, visit outside.transform66.org. On the web site, you can sign up for email notifications to get news and construction updates.



Route 28 Interchange

- Makes space for future Rt 28 HOV lane connectivity to Express Lanes
- Increases travel options and connectivity, adds direct access to Braddock/Walney from westbound express lane
- Reconnects Braddock and Walney Roads
- Removes 4 traffic lights by mid-2020

Belle Pond Farm Homeowners Association

Mailing Address:

P.O. Box 617, Centreville, VA 20122-0617
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www.bellepondfarm.org

Board Members:

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