Belle Pond Farm News

191 Homes – 1 Community

January 2021 **www.bellepondfarm.org**

Belle Pond Farm Annual HOA Meeting on February 25 at 7:30 p.m.

The 2021 annual meeting of the Belle Pond Farm Homeowners Association (HOA) is scheduled for Thursday, February 25 at 7:30 p.m. at the Cub Run RECenter located at 4630 Stonecroft Blvd. Mask wearing in the building and at the meeting is mandatory and the RECenter staff will take temperatures of attendees upon entering the facility.

The agenda for the meeting will be to review the 2020 financial results, discuss 2020 activities, review and vote on the 2021 budget, elect the three 2021 board members, and allow time for an open discussion.

All three current elected board members are willing to serve again in 2021, Kevin O'Malley, Cathy Cook and Lorrie Yeo.

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 weather or pandemic 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 2021!

The board recently agreed to maintain annual HOA dues at $110 per housing unit for 2021 (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 25 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.

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."

Belle Pond Farm HOA Telephone Number

(571) 358-9090

BPF News and Notes…

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 fifth and final year 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 2020 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.

Please remember that the speed limit on our streets is 25 mph! Please drive safely in our community!!

2020 Home Improvements

As we all spent more time in our homes in 2020 than we would have expected, many BPF homeowners took the opportunity to make improvements to their homes and properties. A special thank you to everyone for notifying the BPF HOA when architectural approvals were needed.

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.

While many homes and properties look as good now as ever, we do want to remind homeowners to keep up with powerwashing house siding to remove dirt, debris, and mold. Spring is the perfect time for this project!

Notary Public Available

Mr. Paul Puff is a long-time Belle Pond Farm resident and Notary Public who can assist BPF residents with notary services. Please call Mr. Puff on (703) 263-7436 to make arrangements if you need a notary.

Belle Pond Farm Homeowners Association

Mailing Address:
P.O. Box 617, Centreville, VA 20122-0617
(571) 358-9090
www.bellepondfarm.org

Board Members:

Kevin O'Malley, President
president@bellepondfarm.org

Cathy Cook, Vice President
vp@bellepondfarm.org

Lorrie Yeo, Secretary
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Gary Chapman, Treasurer/Webmaster
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