Belle Pond Farm News

191 Homes – 1 Community

January 2023 **www.bellepondfarm.org**

BPF 2023 Annual HOA Meeting on February 23 at 7:00 p.m.

The 2023 annual meeting of the Belle Pond Farm Homeowners Association (HOA) is scheduled for Thursday, February 23 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 2022 financial results, discuss 2022 activities, review and vote on the 2023 budget, elect the three 2023 board members, and allow time for an open discussion.

All three current elected board members are willing to serve again in 2023, 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 with your dues payment 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 2023!

The board recently agreed to maintain annual HOA dues at $110 per housing unit for 2023 *(see the enclosed invoice and return envelope)*. The invoice amount is due upon receipt and can be paid at the annual meeting on February 23 or mailed back to the HOA.

Dues must be paid by April 1 to avoid late fees 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 PAY YOUR ANNUAL DUES ON TIME!**

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. The HOA Board will increase its enforcement efforts for those homeowners who choose not to pay their annual dues on time. 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

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

Home Improvements

Please remember that homeowners planning on making exterior home improvements need to send plans and drawings to the BPF board for approval before the project work begins.

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!

Braddock Road Stormwater Detention Pond Maintenance

In early 2023, Fairfax County Maintenance and Stormwater Management Division crews will perform non-routine maintenance to the detention pond in front of Belle Pond Farm on Braddock Road along the pedestrian path. BPF HOA board members continue to work with the County on the ponds located in the community.

BPF News and Notes…

SNOW REMOVAL – Winter is here and it's a 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.

HOME SALES – In 2022, there were six BPF homes sold. 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 Belle Pond Farm HOA web site (www.bellepondfarm.org) and mail to Belle Pond Farm HOA, P.O. Box 617, Centreville, Va. 20122-0617.

BPF STREET SEALING/RESURFACING – In 2022, Fairfax County began the process of sealing/resurfacing many local community streets, including several in the Belle Pond Farm community (Belle Pond Dr., Coachway Dr., Filly Ct., Haystack, Ct., and Carriage Way Ct.) The county will continue these roadway improvements in 2023. If your street is scheduled to be resurfaced, you will receive a door tag from the County's contractor about the dates to ensure your car(s) are removed from the street during the resurfacing. Remember, all BPF roads are the property of Fairfax County!

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
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Cathy Cook, Vice President
vp@bellepondfarm.org

Lorrie Yeo, Secretary
secretary@bellepondfarm.org