Belle Pond Farm News

191 Homes – 1 Community

January 2025 **www.bellepondfarm.org**

BPF 2025 Annual HOA Meeting on February 12 at 7:00 p.m.

The 2025 annual meeting of the Belle Pond Farm Homeowners Association (HOA) is scheduled for Wednesday, February 12 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 2024 financial results, discuss 2024 activities, review and vote on the 2025 budget, elect the three 2025 board members, and allow time for an open discussion.

All three current elected board members are willing to serve again in 2025, 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.

If you are unable to attend the February 12 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 posted on the BPFHOA web site.

Belle Pond Farm HOA Telephone Number

(571) 358-9090

SNOW PLOWING – Winter is here and it's a good time to remind everyone that BPF community snow plowing 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.

2025 Belle Pond Farm HOA Dues

The Board recently agreed to freeze annual Belle Pond Farm HOA dues for 2025. **The 2025 annual HOA rate is $120 per housing unit *(invoice in this mailing along with a return envelope)***. Dues must be paid by April 1 to avoid late fees and accrued interest.

Please remember that 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 in 2025 for those homeowners who choose not to pay their annual dues on time to include late fees, interest, and possible liens on the property. Each homeowner agreed at the time of purchase 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 VIII:

"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."

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

BPF Home Sales in 2024

In 2024, there were five 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 four 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.

Check BPF HOA Website for Updates

The board updated the BPF website in 2024 and continues to use the site to post real-time updates of importance to homeowners. Please be sure to add www.bellepondfarm.org to your browser bookmarks!

Belle Pond Farm Homeowners Association

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

Hotline:
(571) 358-9090

Web Site:
www.bellepondfarm.org

Board Members:

Kevin O'Malley, President
president@bellepondfarm.org

Cathy Cook, Vice President
vp@bellepondfarm.org

Lorrie Yeo, Secretary
secretary@bellepondfarm.org

HOA Approvals for 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!

Time to Start Thinking About Springtime Exterior Home Improvements!

MOLD/DIRT ON HOUSE SIDING – Nearly every home in our community needs power washing to remove dirt, mold, algae, and mildew from the house siding. Dirty homes impact prospective home buyers considering BPF as a community and de-value our properties.

OVERGROWN TREES – Please take a few minutes to look over all trees and shrubs on your property and take care of removing dead/dying trees and prune/top trees that are in needs of maintenance and/or growing over sidewalks, driveways, and property lines.

GRASS/WEEDS – We have many homeowners who are not keeping up with regular mowing and maintenance of their yards and most are ignoring sidewalk/curb edging and grass/weeds growing through cracks in driveways and sidewalks. Please also take a minute to spray grass/weeds growing through the street/curb in front of your property.

MAILBOXES – If you have a wood mailbox with a horizontal post that sticks out the back, please ensure that the post does not stick so far out the back that it could injure a walker, runner, and/or cyclist going past on the sidewalk.

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 2025 Annual Meeting of the Belle Pond Farm Homeowners Association on February 12, 2025, 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: _____

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