Given social distancing requirements, the HOA Board decided to conduct an “electronic” update of inputs on actions **in lieu of the meeting scheduled for March 26, 2020**. In addition, added below are other pertinent updates for April. The next meeting will be considered in later May/early June.

**State Corporation Commission.** Mike Micucci received his appointment notice as the HOA Registered Agent, from the State Corporation Commission. Should allow for saving a $$ fee for each annual notice from the State.

**Sidewalks (New Item).** A query arose regarding doing something about the sidewalks (high and low spots/trip hazards). Can we get someone to raise portions and level the sidewalks off…or “grind down” high points. The question is whether we would have the authority, if we chose to – do the sidewalks belong to VDOT, and do we need to be pressing them for repairs?

** Mike Micucci volunteered to take the action to discuss with the VDOT Regional Office in Fredericksburg.

**Spring Newsletter.** Dana Goodman completed the Spring Newsletter, and it was mailed to all the homes/residents in the community, and additionally to the owners of the 13 homes that are being rented in Spring Lake Farm.

**Calendar of Events.**

- **April 4**th. A resident coordinated, and the HOA promoted, a goodwill truck to be in the neighborhood for the day to accept donations…they received nearly a trailer full of goods.
- **April 11**th. The Community Spring Cleaning Day occurred, however the Shredder was cancelled given on-going restrictions.
- **May 5**th. “Taco Tuesday” Food Truck was coordinated to be in the community from 4-7pm (at the 2nd intersection of Spring Lake and Cookson). Postcards were sent to every home, and the notice (plus a menu and pre-order instructions) was placed on the SLF Facebook page. The intent is to give SLF residents an option of something to do (expecting all to comply with social distancing), and support a local small business.
- **May 9**th. The Community Yard Sale is cancelled for this year, given on-going restrictions. This notice was sent to all homes by postcard.
- **May 9**th. The End of School Year Party id deferred. Hopefully we might have an opportunity to reschedule later in the summer, if we can do so safely. The reservations with the vendors (ice cream truck, bounce house, face painter) have been cancelled.

**SLF Entrance Sign.** The signs were taken down, the backing repaired and re-sealed, and remounted with much larger, more substantial brackets. Due to rain, as of April 30th, just one has had the front trim repainted (the other soon).

**30 Whispering Pines.**

- **HOA Path behind 23 Spring Lake.** The homeowner at 30 Whispering, to address a flooding problem he experiences, installed a French drain behind his fence (along the path), and a drain for his sump-pump. This has failed to work as designed for him….is washing away an area next to our path, and at times discharges water on the path. Mike Rhodes with the homeowner, and he agrees that it hasn’t worked as hoped. He committed to removing the French drain and re-routing the sump-pump discharge.
- **Separate Proposal (New Item).** The owner inquired as to submitting a proposal to the HOA to drain run-off into the SLF Stormwater management pond. He has water collect in a low area at the end of his property (that abuts the park). It is visible where it comes out from underground and dissipates into the lake currently. To preclude stagnant water (which is close to our path), he is considering getting an engineer to design a drain pipe from his property to the lake. He was informed:
To first contact the County stormwater staff – they inspect the HOA stormwater management every 2 years for compliance. Therefore, they would first have to confirm it is allowable; who knows, maybe it is required.

- If it is permissible, then the HOA would need a proposal….one that ensures no compromise to the HOA stormwater management pond (debris, etc.).
- At that point the HOA could consider.

**Park – Boundary Line Adjustment.** This transaction is finally officially complete, and recorded with the Land Clerk at the county. The HOA sincerely appreciates the significant patience and assistance of the homeowners at 35 Spring Lake, to allow the adjustment of the boundaries so that the HOA now controls land to complete the path around the park! Next Actions:

- Through a construction manager, initiated meetings with mid-size contractors to **begin to obtain estimates** for installing proper concrete sidewalk/steps with hand railing down to the lake path (from the current sidewalk/HOA access between 31 and 35 Spring Lake Drive), and completing the asphalt path to the base of the new steps. Discussions on-going.
- In the initial discussions, the contractors requested a **more specific construction drawing** for the area at the bottom of the steps. Legacy Engineering, who assisted the HOA with site plans and documentation to complete the Boundary Line Adjustment, has agreed to develop the construction drawing for the HOA at **no charge** (**thanks Legacy Engineering**).
- **Current restrictions are slowing the effort** with the contractors to obtain cost estimates…we will keep pressing forward.

**Light Pole/Power at Park/Gazebo Area (New Item).** On March 26th a former HOA Board member was approached by the owner of the home on Whispering Pines that abuts the HOA park in the area of the Gazebo. He would like to discuss a proposal with the HOA wherein he would install power/run a line, install lights in the pond/gazebo area, and pay the electric; HOA would pay for the pole/lights. He has his construction equipment along his property (he has a flood light on his property), and continues to be concerned about suspicious activity at night. Therefore, he would like lights on the other side to assist with the security of his equipment.

**Believe his name is William. We will need to follow up with him.**

**The HOA had a similar project as a “Parking Lot” item to look into after the path construction.**

**Treasurer.**

- As of March 23rd, the HOA funding balance is $75,816.10.
- No changes on past dues...still the same numbers of past due accounts (8 past due for current 2019-20 year; 5 past due for two years and will soon go to the attorney for court/liens/collection action; and 4 past due three or more years and in court/lien/collection action with the lawyer).
- The 2020-21 assessment this year, that will go out in June, will be $200 for the year (consistent with the notice at last year’s Annual Meeting and our Spring Newsletter).