
RICHLAND FOREST

HOME OWNERS ASSOCIATION

Annual Meeting

The Richland Forest Homeowners Association Annual meeting was held on October 14, 2009. As usual, attendance was so sparse that we had to scrape together sufficient proxies to conduct the meeting 'legally' (i.e. in accordance with RFHOA by-laws).

Steve Satre was reelected to the board. Gigi Garcia was elected to the board as a new member. There were three seats up for election this year and only two were filled. Therefore, the board will consist of five board members.

At the December meeting of the board, Steve Satre was elected President, Natalie Rose was elected Vice-President, Charlie Peng will continue as Treasurer and Gigi Garcia was elected to the position of Secretary.

Accomplishments for 2009

- RFHOA Board of Director's (BOD) met bi-monthly and held four meetings
 - Two BOD meetings included briefings by Loudoun County Sgt. Spurlock on Neighborhood Watch programs & Investors on Rt.7 project to bring a minor league baseball team to Loudoun County – community was invited to attend.
 - Board President attended a meeting sponsored by Sugarland District Supervisor Susan Buckley for members of Sugarland Run HOA's
 - Three Richland Forest newsletters were published, mailed & posted on the web-site.
 - 2009 budget was approved without an increase in the quarterly dues.
 - The board let a contract with GHA Management for 2-years (April 1, 2009 – March 31, 2011)
 - RFHOA audits completed for 2007
 - Submitted State & federal taxes for 2008
 - CDs that matured were rolled over to Millennium Bank
 - \$49,000 of the \$50,000 that was embezzled from RFHOA bank account by Tri-State Management was paid back by our insurance company, \$1,000 was the deductible, \$40,000 was placed in a CD
 - GHA walked the community for property inspections.
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- Condition Assessment & Reserve Funds Plan was completed in November 2008. (Principle Findings: “common assets appear to be in overall fair to good condition.”)
- Repaired/replaced several fences within the community
- Repaired tot lots
- Builder Close-out: According to Centex, RF roads will be turned over to VDOT in 2010

Community Concerns

- Increase in crime
- Graffiti & vandalism in the tot lots and storm drains
- Homeowner compliancy with regulations
- Over crowded housing
- Delinquent homeowners
- Community involvement

Snow !

We had a big snowfall the weekend before Christmas and snow removal was a big issue with a a lot of homeowners (including all of us on the Board).

Remember: county ordinance requires that snow (or ice) must be removed from sidewalks within 6 hours of the end of a snowfall. If the snowfall occurs overnight, the sidewalks must be cleared by 12:00 noon the following day. Individual homeowners will be held liable for any injuries and accidents that occur on their sidewalks due to snow and ice. Please be a good neighbor and promptly clear your sidewalks and walkways.

Sidewalks in the common areas will be cleared by the Landscaping Company. Plowing of the streets will be done by Centex.

Christmas Tree Pickup

Always check the website for latest information:
www.richlandforest.com

Christmas tree pick-up will be on **Wednesday January 6 and 13**. Do not leave your trees out for pick-up other than on the designated days.

All **lawn waste** put out for pick-up after January 1 and before April 1 should be put out on your regular trash days of Tuesday or Friday.

(The Wednesday pickup for lawn waste is only effective from April 2 until December 31.)