

- Please note- July's official board meeting turned into an unofficial meeting upon logging in to Teams at 8pm as reports weren't fully available. Present at that time were George, Carolyn, Arron, Greg, and Kristin. Pressing matters were discussed briefly and August meeting date/time were scheduled for August 12, 2025 at 8pm. We stayed logged in until 8:30 in case any other residents decided to join in.
- A conflict of schedules arose upon logging into the August 12, 2025 meeting. Present were George, Carolyn and Kristin. We again did the same as July and rescheduled to August 19, 2025 at 8 pm. No other residents joined from 8-8:30pm.

Sommerville Homeowner's Association Board Meeting
August 19, 2025, at 8 p.m.
(Meeting held via TEAMS)

The meeting was called to order at 8:05pm by George Altmann. Those attending were George Altmann, Carolyn Dawson, Judy Hemler, and Kristin Wills. Arron Edmonds was not present.

June meeting minutes were sent out for approval via email to all board members since we did not officially meet for July. George and Carolyn responded with their approval and then were dispersed electronically to the community.

Treasurer Report – Judy Hemler

- Account balances as of 30 Jun 2025
 - Checking - **\$41,588.28**
 - Reserve Funds Total - **\$105,376.88**
 - Savings (mandatory @ LFCU) - \$25.00
 - Money Market - \$2,860.71
 - CD's - \$102,491.17
- Account balances as of 31 Jul 2025
 - Checking - **\$43,058.71**
 - Reserve Funds Total - **\$105,711.15**
 - Savings (mandatory @ LFCU) - \$25.00
 - Money Market - \$2,860.84
 - CD's - \$102,825.31
- Outstanding December 2024 assessment update- no update provided
- Outstanding June 2025 assessment update- 6 unpaid, 2 didn't pay late fee. Judy will send out reminders to them. Judy will also reach out to the Butler estate for balance due.
- Judy to get a copy of delinquent bills 6/2024, 12/2024 and 6/2025 on foreclosed residence (Sir John Way) for George to forward to HUD and lawyer before the property is sold.
- Having an issue communicating with QuickBooks regarding assessment CC fees and will need to get with Sam to get the remainder account accesses switched into Judy's name.
- Wix website annual fee has increased from \$17.35 to \$21.25 per year.
- George motioned with Carolyn seconding the motion for the following money movements:
 - Rollover 12 month CD coming due in September into a 48 month CD
 - Take \$13,000 of checking account and open a 12-month CD – taking special notice to label it as non-reserve funds to keep separate from the current reserve fund CD's.

6/1/2025-6/30/2025 Financial Report

*Correction to Langley Federal Checking:

Income line 17,170.00 should read 2025 Jan-Jun semi-annual assessments collected (not 2024 Jun-Dec)

Langley Federal Savings		
6/1/2025 Beginning Balance	\$	25.00
Income		
Total Income		-
Expenses		
Total Expenses		-
6/30/2025 Ending Balance	\$	25.00

Langley Federal Checking		
6/1/2025 Beginning Balance	23,317.48	
Income		
	17,170.00	2024 Jun - Dec semi-annual assessment collected
	4,491.00	Transfer from money market fund for capital expenditure - Robust Aire 4 Including Compressor, 4 Diffuser Heads, Base Mount
Total Income	21,661.00	
Expenses		
	(30.66)	Postage for semi-annual assesments June 2025
	(446.55)	Pond Maintenance - Solitude Lake Management - Monthly Maint Fee
	(206.37)	Utilities - Dominion Energy
	(10.67)	Office Expense - Walmart - Envelopes (Debit Card)
	(89.09)	Picnic/Yard Sales (Costco Picnic Supplies) - C.Barnard
	(491.70)	Picnic/Yard Sales (Scoot's BBQ, Bounch House) - C.Dawson
	(1,425.83)	Landscaping Services - GreensKeepers Landscape & Construction
	(254.36)	Beautification Japanese maples (Anderson's Home & Garden) - C.Dawson
	(72.50)	Recurring withdrawl Intuit Fees
	(362.47)	Intuit Fees - Credit Card Payments
Total Expenses	(3,390.20)	
6/30/2025 Ending Balance	\$	41,588.28

Langley Federal Money Market		
6/1/2025 Beginning Balance	7,351.50	
Income		
6/30/2025	0.21	Deposit Dividend Annual Percentage Yield Earned 0.05%
Total Income	0.21	
Withdrawals		
	(4,491.00)	Withdrawal transfer to checking
Total Withdrawals	(4,491.00)	
6/30/2025 Ending Balance	\$	2,860.71

Langley Federal Certificate of Deposits		
6/30/2025	19,367.34	12 Month CD - Deposit Dividend 4.170% Annual Percentage Yield Earned
6/30/2025	19,295.36	24 Month CD - Deposit Dividend 3.690% Annual Percentage Yield Earned
6/30/2025	19,272.92	36 Month CD - Deposit Dividend 3.540% Annual Percentage Yield Earned
6/30/2025	19,259.45	48 Month CD - Deposit Dividend 3.450% Annual Percentage Yield Earned
6/30/2025	25,296.10	12 Month CD - Deposit Dividend 4.220% Annual Percentage Yield Earned
Total CDs	\$	102,491.17

7/1/2025-7/31/2025 Financial Report

Langley Federal Savings

7/1/2025 Beginning Balance	\$	25.00	
Income			
Total Income		-	
Expenses			
Total Expenses		-	
7/31/2025 Ending Balance	\$	25.00	

Langley Federal Checking

7/1/2025 Beginning Balance		41,588.28	
Income			
		4,250.00	2025 Jan-Jul semi-annual assessments collected
Total Income		4,250.00	
Expenses			
	(446.55)		Pond Maintenance - Solitude Lake Management - Monthly Maint Fee
	(221.42)		Utilities - Dominion Energy
	(1,425.83)		Landscaping Services - GreensKeepers Landscape & Construction
	(81.00)		Recurring withdrawl Intuit Quickbooks Subscription/ check & ACH fees
	(52.52)		Intuit Fees - Credit Card Processing Fees
	(35.00)		Hospitality - Donation to Wounded Warrior Foundation in memorium
	(17.25)		Legal Fees & Professional Fees - TA&A Postage and credit report
	(375.00)		Pond: Repair & Maintenance: Monarch Electric
	(125.00)		Landscaping: Maintenance & Repair - AquaPro service call for irrigation pump
Total Expenses	(2,779.57)		
7/31/2025 Ending Balance	\$	43,058.71	

Langley Federal Money Market

7/1/2025 Beginning Balance		2,860.71	
Income			
7/31/2025		0.13	Deposit Dividend Annual Percentage Yield Earned 0.05%
Total Income		0.13	
Withdrawals			
Total Withdrawals		-	
7/31/2025 Ending Balance	\$	2,860.84	

Langley Federal Certificate of Deposits

7/31/2025	19,435.94	12 Month CD - Deposit Dividend 4.170% Annual Percentage Yield Earned
7/31/2025	19,355.84	24 Month CD - Deposit Dividend 3.690% Annual Percentage Yield Earned
7/31/2025	19,330.87	36 Month CD - Deposit Dividend 3.540% Annual Percentage Yield Earned
7/31/2025	19,315.89	48 Month CD - Deposit Dividend 3.450% Annual Percentage Yield Earned
7/31/2025	25,386.77	12 Month CD - Deposit Dividend 4.220% Annual Percentage Yield Earned

7/31/2025 Ending Balance \$102,825.31

Committee Reports

ARB updates – Greg Fisher

- Approvals:
 - 302 Sommerville Way- roof shingles being replaced
 - 207 Simmons Drive- existing porch converting to sunroom
 - 216 Sommerville Way- Driveway pending submission
- Home Sales:
 - 117 Mcpherson is under contract. Closing packet was sent and included ARB inspection report findings for fence non-compliance.
- Compliance:
 - 305 Ludlow had a window AC unit upstairs. A letter was sent 7/10. Immediate reply was received and has since been removed.
 - 201 Sir John Way has debris in roadway drainage area next to their driveway. Carolyn will contact them to address.
 - York County has been mowing the foreclosed property on Sir John Way, however they will only come once the grass has reached 12 inches in height. George has been monitoring and reporting to them as needed but has no control of how soon they come to mow (has typically within 1-2 weeks of reporting).

Welcoming – Frank Lane

- Frank Lane welcomed new residents of 201 Sir John Way- Drew and Suzanne Sturge

Neighborhood Watch – Frank Lane

- Nothing reported

Hospitality – Cheryl Barnard & Jeanne Grinnell

- Judy Butler of 218 Sommerville Way passed away. A condolence card was sent, but so far unable to make donation to Harpers Ferry per obituary, can't get a response how to do it. Carolyn will inquire in person.
- Robert "Bob" Dely of 120 McPherson passed away July 17. A condolence card was sent and a donation was made to the Wounded Warrior Foundation per obituary.

Beautification – Joyce Frink

- Ms. Corbin with York County compliance has notified us that our info sign needs landscaping for final approval. 6 bushes, ground cover, to cover 124 sq feet.
- Joyce Frink staked out the area under the sign, 16ft x 8ft, dirt and mulch from dump will be approximately \$104. The Hale family has offered to pick it up. Will need 6 small bushes and some ground cover. Planting will take place a little later in fall after the summer heat.
- Motion to approve Hale family to pay/pick up the dirt from VPPSA was passed and will be reimbursed upon delivery.

Board Business

Pond Maintenance:

- Alternate pond management company options- The board will need to notify Solitude in March if we decide to change. Compiled information will need to be presented for review prior to that date.
- The fourth aerator (back corner) is not functioning properly. Solitude inspected and reported that while it isn't fully functioning, the algae level in the pond is good (and lower than previous visit) so there is no rush to repair it at this time. It would be approximately \$300-\$500 to fix. There is also some barnacle buildup on the fountain they are monitoring. Both problems can be addressed in the spring if they become problematic.

Sprinkler Maintenance:

- Functioning- no problems to report.

Grounds Maintenance:

- Leaning tree at entrance along Sommerville Way- Carolyn spoke with Walts Trees to assess. They said if its alive its ok, no liability. Removal would be \$1-2K
- Swale outside fenced area at the front of the neighborhood along Seaford Road to be monitored from excess debris that affects drainage. Grounds maintenance will do a fall clean up once leaves finish dropping.

Other Board Items

- Microsoft Teams- still need to have another meeting in person to work out features to navigate away from using personal accounts/devices. Will need to coordinate with Arron to see what his schedule will allow.
- Discussed signage for streets- 4 way stop vs kids at play signs due to speeding cars, especially at entrance. Will contact VDOT for recommendation.

Community Concerns

- Complaint was received back at the beginning of summer regarding fountain being too noisy at night and disrupting sleep. Solitude recommends that it's best for equipment to be on 24/7 for health of the pond. No further complaints have been voiced on the matter.
- A low flying drone was reported on Sir John Way earlier this summer, but there has not been a recurrent problem.
- Speeding on Sommerville Way is continuous- contact with VDOT requested.
- Complaints about unkept yard/high grass on foreclosed Sir John property have been received. York County code compliance has been tasked to maintain.

Next Meeting– September 16, 2025 at 7:45 p.m.

*update- rescheduled to September 15, 2025 at 7:30 p.m.

Meeting Adjourned at 9:01 p.m.

*Published meeting minutes will redact personal addresses with ** to protect privacy*