

Sommerville Homeowner's Association Board Meeting  
September 15, 2025, at 7:30 p.m.  
(Meeting held via TEAMS)

The meeting was called to order at 8:05 pm by George Altmann. Those attending were George Altmann, Carolyn Dawson, Arron Edmonds, Judy Hemler, and Kristin Wills.

August 2025 Meeting Minutes were unanimously approved as submitted.

The submitted Financial Report for 8/1/2025-8/31/2025 was reviewed by the board.

| Langley Federal Savings         |                 |  |
|---------------------------------|-----------------|--|
| 8/1/2025 Beginning Balance      | \$ 25.00        |  |
| <b>Income</b>                   |                 |  |
|                                 |                 |  |
| <b>Total Income</b>             | -               |  |
| <b>Expenses</b>                 |                 |  |
|                                 |                 |  |
| <b>Total Expenses</b>           | -               |  |
| <b>8/31/2025 Ending Balance</b> | <b>\$ 25.00</b> |  |

| Langley Federal Checking        |                     |                                                                          |
|---------------------------------|---------------------|--------------------------------------------------------------------------|
| 8/1/2025 Beginning Balance      | 43,058.71           |                                                                          |
| <b>Income</b>                   |                     |                                                                          |
|                                 | 510.00              | 2025 Jan-Jun semi-annual assessments collected                           |
|                                 |                     |                                                                          |
| <b>Total Income</b>             | <b>510.00</b>       |                                                                          |
| <b>Expenses</b>                 |                     |                                                                          |
|                                 | (332.34)            | Utilities - Dominion Energy                                              |
|                                 | (446.55)            | Pond Maintenance - Solitude Lake Management - Monthly Maint Fee          |
|                                 | (529.65)            | Solitude Lake Management Annual Billing 8/1/2025 to 7/31/2026            |
|                                 | (30.64)             | Hospitality - Reimbursement for welcome basket 201 Sir John Way - F.Lane |
|                                 | (1,425.83)          | Landscaping Services - GreensKeepers Landscape & Construction            |
|                                 | (13,000.00)         | Withdrawal - Transfer to CD account                                      |
|                                 | (79.50)             | Recurring withdrawal Intuit Quickbooks Subscription/ check & ACH fees    |
|                                 |                     |                                                                          |
| <b>Total Expenses</b>           | <b>(15,844.51)</b>  |                                                                          |
| <b>8/31/2025 Ending Balance</b> | <b>\$ 27,724.20</b> |                                                                          |

| Langley Federal Money Market    |                    |                                                       |
|---------------------------------|--------------------|-------------------------------------------------------|
| 8/1/2025 Beginning Balance      | 2,860.84           |                                                       |
| <b>Income</b>                   |                    |                                                       |
| 7/31/2025                       | 0.13               | Deposit Dividend Annual Percentage Yield Earned 0.05% |
|                                 |                    |                                                       |
| <b>Total Income</b>             | <b>0.13</b>        |                                                       |
| <b>Withdrawals</b>              |                    |                                                       |
|                                 |                    |                                                       |
| <b>Total Withdrawals</b>        | -                  |                                                       |
| <b>7/31/2025 Ending Balance</b> | <b>\$ 2,860.97</b> |                                                       |

| Langley Federal Certificate of Deposits |                      |                                                                      |
|-----------------------------------------|----------------------|----------------------------------------------------------------------|
| 8/31/2025                               | 19,504.78            | 12 Month CD - Deposit Dividend 4.170% Annual Percentage Yield Earned |
| 8/31/2025                               | 19,416.51            | 24 Month CD - Deposit Dividend 3.690% Annual Percentage Yield Earned |
| 8/31/2025                               | 19,388.99            | 36 Month CD - Deposit Dividend 3.540% Annual Percentage Yield Earned |
| 8/31/2025                               | 19,372.49            | 48 Month CD - Deposit Dividend 3.450% Annual Percentage Yield Earned |
| 8/31/2025                               | 25,477.76            | 12 Month CD - Deposit Dividend 4.220% Annual Percentage Yield Earned |
| <b>Total CDs</b>                        | <b>\$ 103,160.53</b> |                                                                      |

## **Treasurer Report – Judy Hemler**

Account balances as of 31 Aug 2025

- Checking - **\$27,724.20**
- Non-Reserve CD- \$13,000 was transferred from the checking account to a new/separate 9-month CD that will be reflected on next month's financial report.
  
- Reserve Funds Total - **\$106,046.50**
  - Savings (mandatory @ LFCU) - \$25.00
  - Money Market - \$2,860.97
  - CD's - \$103,160.53
  
- Outstanding December 2024 assessment update- Only 1 account (Foreclosed property). George has forwarded the bill to HUD.
- Outstanding June 2025 assessment update- 7 still outstanding. Judy will re-send invoices and the board will discuss passing onto collections during our next meeting if not paid (with 10% late fee) by Oct 1 as they were due July 1.
- Judy states QuickBooks is reconciled and that she has been able to work the problem stated last month regarding CC fees.
- The Wix Website fee increase brought up at the last meeting was discussed in more detail. The \$21.25/year is just for the domain. Carolyn has paid this out of pocket and will need to be reimbursed. She will get with Judy to share the log-in info and update payment on file to the SHA checking bank card for future charges.

## **Committee Reports**

### **ARB updates – Greg Fisher**

- Approvals:
  - 205 Simmons- approved for patio and deck replacement.
- Home Sales:
  - 117 Mcpherson has closed. They are aware that fence is not in compliance per submitted SHA packet and have spoken with Kristin briefly that they plan to address it. Continued communication between the homeowners and the board/ARB is appreciated during this process to remedy this issue.
- Compliance:
  - 201 Sir John Way- street debris has been cleared.
  - Foreclosed property on Sir John Way continues to have compliance issues. The board is communicating with both HUD and York County Code Enforcement to have the yard mowed but have no new information available on the status of the property's foreclosure. Residents of the community are encouraged to stay off the property for their safety and trespassing laws.
  - Emails were sent out along with a Facebook post reminding residents about election day signs and holiday decorations:
    - One sign or flag per political candidate is allowed for 30 days prior to an election and removed within 10 days following the announced outcome of the election.
    - Holiday lights/ decorations are permitted from Nov 1st through January 31st.
    - No more than 30 days prior to and 15 days after for other nationally recognized holidays.

**Welcoming – Frank Lane**

- Frank Lane delivered a welcome basket to 117 McPherson for Taylor and Tiffany Cook

**Neighborhood Watch – Frank Lane**

- VDOT has been contacted requesting "Slow children at play" signs. Thank you to Wayne Drewry, York County Supervisor for District 3, for helping to expedite this request.
- Placement for the signs were discussed. Ideally, we would like to have one near each of the intersections- Sommerville Way/Sir John, Sir John/Ludlow, and Ludlow/Simmons.

**Hospitality – Cheryl Barnard & Jeanne Grinnell**

- Judy Butler of 218 Sommerville Way update- Donation info has been clarified and will be made soon to Harpers Station.
- Robert "Bob" Dely of 120 McPherson passed away July 17 update- A thank you card was received from Mrs. Ladaria Dely for the donation to Wounded Warrior Foundation.

**Beautification – Joyce Frink**

- Thank you to Joyce Frink and her team for creating the landscaping around the Announcement Sign to meet York County codes. Carolyn will forward a picture to Mrs. Corbin with York County Compliance to satisfy the request. Judy will get with Joyce to make sure she has been reimbursed for all landscaping purchases.
- Thank you to volunteers William and Amy Hale for picking up/delivering the dirt from VPPSA to Sommerville for the sign. Reimbursement of \$44.94 for the dirt was approved. To save cost- George will request mulching be done by groundskeeping when mulch refresh happens for the rest of the common area.
- Cooler temps are on the way and fall planting plans will need to be discussed soon. Carolyn will reach out to Joyce on this.

**Board Business****Pond Maintenance:**

- No new updates. George stated that the perimeter around the pond is clear.

**Sprinkler Maintenance:**

- Discussed delaying winterizing due to possibility of fall plants going in. Will re-visit during next month's meeting after hearing Joyce's plans.

**Grounds Maintenance:**

- Grounds have been maintained with no complaints.

**Other Board Items**

- Microsoft Teams- the board has decided to keep teams accounts as they are currently and not purchase separate accounts for Treasurer and Secretary. We will continue to use our free, personal accounts to access the Sommerville Homeowners Association teams community.
- Website subscription is also up for renewal. The 2-year plan renewal provides significant savings (\$204 for 1 year vs \$168/year for 2 years=\$72 savings) and was agreed upon to proceed. Judy and Carolyn will coordinate with each other to get the account log-in info shared and update payment.

- Planning for annual meeting in November:
  - Carolyn will call the Sherriff's office for free conference room availability in November (preferably the week of November 12th)
  - The 2026 Budget Work Session will be held at 6:30 pm on October 13 at Carolyn's house with the October board meeting following. A link will be posted for the BOD meeting.
  - Prep work for annual meeting documents will begin for the community to be notified 30 days in advance.
- Need to start recruiting for new Board member:
  - Carolyn will be reaching the end of her 3-year Vice-President term in December and will actively start seeking a replacement. If anyone in the community would like to serve on the Board of Directors or have additional questions, please reach out to any one of us. Thanks for your consideration!
  - Both Judy (Treasurer) and Kristin (Secretary) have committed to serving another year through November 2026 in their appointed roles.
- George informed us that Dean McGalliard wants to proceed with sale of the 12-acre parcel adjacent to the neighborhood (near Ludlow/Sir John) to a developer and requested a letter from the Board for support to the county.
- Arron expressed concern about the future of SHA and the board of directors. If fellow members of the community don't show interest/volunteer for positions, the alternative is a commercial management company taking over Sommerville's HOA which could increase the cost of dues significantly and take away our citizen's voices about the community we love. He has volunteered to get numbers on this option. We also discussed ways to possibly incentivize positions (like Treasurer) that require the most amount of time/work/detail. Any changes to the covenants in this regard would of course require a detailed presentation and the voting process outlined in our governing documents to be carried out. We look forward to hearing the information he comes back with to share with the community. Again, please consider helping us fill the upcoming board member vacancy by reaching out!

(While waiting for the board meeting to begin- Carolyn and I (Kristin) realized that due to not having a July meeting, I missed documenting the following event in previous minutes. I am adding this onto the end of board business for documentation purposes- the matter has been addressed):

- A letter was received back in July to SHA from a Mr. John Davis with Income Properties Incorporated requesting an access point at the end of Sommerville Way to his property beyond the boundaries of Sommerville's 21-acre property. George responded back to him stating that portion of our property is and EPA-mandated set-aside imposed when construction of the neighborhood began in 1992 and that we would not be able to allow an access point for him.

### **Community Concerns**

- No concerns have been reported.

Next Meeting–

October 13, 2025 board meeting following in-person budget session- 6:30 p.m. at Carolyn's house.

Meeting Adjourned at 9:08 p.m.

*Published meeting minutes will redact personal addresses with \*\* to protect privacy for legal matters.*