

Sommerville Homeowner's Association Board Meeting
 April 13, 2026, at 7:00 p.m.
 (Meeting held via TEAMS)

Meeting called to order at 7:08 pm. Quorum met? Yes

Board members present: George Altmann (President), Arron Edmonds (Vice-President), Ed Connolly (Member-at-large).

Board members absent: None

Others attending: Judy Hemler (Treasurer), Kristin Wills (Secretary), Paul Barnard, Bill Daniels, Greg Fisher, Bob Silva, Marci Swanson

Approval of Minutes- March 2026 minutes were reviewed by all board members via email and approved unanimously.

Submitted Financial Report 3/1/2026 - 3/31/2026 was presented by Judy and approved unanimously.

**Income and Expense Statement
 March 2026**

Langley Federal Savings

3/1/2026 Beginning Balance	\$	25.00	
Income			
Total Income		-	
Expenses			
Total Expenses		-	
3/31/2026 Ending Balance	\$	25.00	

Langley Federal Checking

3/1/2026 Beginning Balance		27,678.08	
Income			
		473.50	Assessments, fees, interest paid by HUD - 119 Sir John Way closing
		986.01	July-December 2025 assessments collected
Total Income		1,459.51	
Expenses			
		(431.25)	Utilities - Dominion Energy
		(446.54)	Pond Maintenance - Solitude Lake Management - Monthly Maint Fee
		(3,749.00)	Cincinnati Insurance
		(76.50)	Recurring withdrawl Intuit Quickbooks Subscription
		(12.26)	Intuit fees
		(80.00)	Treasurer of Virginia - annual DPOR License Fee
		(375.00)	GreensKeepers Landscaping - shrub removal
		(1,425.83)	GreensKeepers Landscaping monthly service fee
Total Expenses		(6,596.38)	
3/31/2026 Ending Balance	\$	22,541.21	

Langley Federal Money Market

3/1/2026 Beginning Balance		10,863.10	
Income			
	3/31/26	0.47	Deposit Dividend Annual Percentage Yield Earned 0.05%
Total Income		0.47	
Withdrawals			
Total Withdrawals		-	
3/31/2026 Ending Balance	\$	10,863.57	

**Income and Expense Statement
March 2026**

**Langley Federal Certificates of Deposit
Reserve Fund CDs**

3/31/26	-	12 Month CD 8004 - Deposit Dividend 4.30% APY Earned
3/31/26	19,836.53	24 Month CD 8001 - Deposit Dividend 3.75% APY Earned
3/31/26	19,791.21	36 Month CD 8002 - Deposit Dividend 3.60% APY Earned
3/31/26	19,764.08	48 Month CD 8003 - Deposit Dividend 3.51% APY Earned
3/31/26	13,314.02	9 Month CD 8005 - Deposit Dividend 4.00% APY Earned
3/31/26	19,914.68	48 Month CD 8006 - Deposit Dividend 3.61% APY Earned
3/27/26	26,102.58	60 Month CD 8007 - Deposit Dividend 3.6% APY Earned
Total CDs - Reserve Funds	\$ 118,723.10	

Total Reserve Funds \$ 129,611.67
Savings + money market + reserve fund CDs

	Interest Earned YTD	Maturity Date
Business MM Savings	\$ 1.36	
8001	\$ 179.41	9/20/26
8002	\$ 171.76	9/20/27
8003	\$ 167.20	9/20/28
8004	\$ 250.66	Closed
8005	\$ 128.21	5/22/26
8006	\$ 173.33	9/13/29
8007	\$ 12.87	3/27/31
	\$ 1,084.80	

Current Asset
Non-current Asset (More than one year until available)

Treasurer Report – Judy Hemler

Account balances as of 31 MAR 2026

- Checking - **\$ 22,541.21**
- Reserve Funds Total - 129,611.67
 - Savings (mandatory @ LFCU) - \$ 25.00
 - Money Market - \$ 10,863.57
 - Reserve Fund CD's - \$ 118,723.10
- Jul – Dec 2025 dues updates- ALL outstanding dues have now been paid
- Jan – Jun 2025 dues for Sir John Way HUD update- duplicate check from attorney has been voided. The \$125 disclosure packet fee received will show on April's report.
- CD 8004 has matured and rolled into a new 60 month CD 8007 shown above.
- Judy will work on a projected expense report to help the board determine how to allocate additional CD funds approaching their maturity date.
- Bob requested that he would like to see the current reserve total amount compared to the reserve study required amount posted along with these monthly with the meeting minutes moving forward.

Committee Reports

ARB updates – Greg Fisher

- Approvals:
 - 117 McPherson Ct- shutter color change to black
 - 117 McPherson Ct- fence replacement
 - 213 Simmons Dr- front door replacement
 - 118 Sir John Way- porch repair
- Home Sales:
 - None reported
- Compliance:
 - The SHA BOD is currently addressing the following issues, all of which are in various stages of resolution:
 - 1 x shed
 - 1 x boat
 - 1 x fence
 - 3 x disrepair
 - 2 x trailer
 - 1 x possible unregistered vehicle
 - Discussed recent email correspondence received from residents
 - Next steps for active cases that continue to remain non-compliant with the covenants are being drafted and expected to be sent out to residents prior to the next monthly meeting.
 - The Board and members in attendance had a thorough discussion with lots of ideas on topics to help bring the neighborhood into compliance as a whole to include doing more neighborhood walk-throughs, consulting with our attorney, showcasing homes and if all else fails, outsourcing to a management company. The board will meet to comb through these ideas and put more information out as details are discussed so be on the lookout for a letter coming soon!

Welcoming – Frank Lane

- Welcome new renters at 106 Sir John Way, Matt & Josie Hunt. Contact info was obtained and forwarded to the board.

Neighborhood Watch – Frank Lane

- Nothing reported currently. Frank would like to discuss a new sign near the entrance in the future, though pertaining to the neighborhood watch.

Hospitality – Cheryl Barnard & Jeanne Grinnell

- Yard sale/Picnic updates- still tentatively set for June 6. Consensus is that the board would like to grill out hamburgers/hotdogs instead of catering BBQ. Arron will help coordinate this with Cheryl.
- More community events were discussed to include possibly having a chili cookoff in the fall. We will gauge interest and put more information out at a later time.

Beautification – Joyce Frink

- Spring planting- no updates

Board Business

Pond Maintenance:

- Geoge stated that the pond is in good health as of the last maintenance visit.

Sprinkler Maintenance:

- Sprinklers should be de-winterized within the next week and will assess the condition at that time.

Grounds Maintenance:

- Light post at second median has been replaced.
- Will need to discuss possibly re-painting the older light posts for maintenance.
- A large fallen branch located on the HOA property along Seaford Road needs to be removed. George will follow up on this.

Other Board Items

- Another executive compliance meeting to discuss active violations will be held by the board on 4/16/2026 at 12:30 pm.
- Sinkhole updates- no new info per Arron. He will follow up with the residents of these properties.
- Development updates- nothing new reported.
- George's time on the board will be ending in November so the board would like to put out recruiting requests now. Anyone interested in volunteering for a board position please email us at sommervillebod@gmail.com or reach out directly to a current board member. Help keep our neighborhood HOA running!!

Community Concerns

- Reminder that hurricane season will be here soon so please take some time to clean out the swales around your home to help prevent flooding and water backups to all of our homes.

Next Meeting– May 11, 2026, at 7 pm via teams. A link will be emailed and posted to the neighborhood FB page.

Meeting Adjourned at 8:39 pm.