

Sommerville Homeowner's Association Board Meeting
May 11, 2026, at 7:00 p.m.
(Meeting held via TEAMS)

Meeting called to order at 7:07 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), Greg Fisher (ARB), Carolyn Dawson, Bob Silva

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

Submitted Financial Report 4/1/2026 - 4/30/2026 was presented by Judy and approved unanimously.

Langley Federal Savings

4/1/2026 Beginning Balance	\$ 25.00	
Income		
Total Income	-	
Expenses		
Total Expenses	-	
4/30/2026 Ending Balance	<u>\$ 25.00</u>	

Langley Federal Checking

4/1/2026 Beginning Balance	22,541.21	
Income		
	187.98	July-December 2025 assessments collected
Total Income	187.98	
Expenses		
	(410.80)	Utilities - Dominion Energy
	(446.54)	Pond Maintenance - Solitude Lake Management - Monthly Maint Fee
	(6.08)	Debit Card - US PO Seaford
	(76.50)	Recurring withdrawl Intuit Quickbooks Subscription
	(10.00)	Intuit fees
	(1,425.83)	GreensKeepers Landscaping monthly service fee
	(1,425.00)	Monarch Electric - new light pole installation
Total Expenses	(3,800.75)	
4/30/2026 Ending Balance	<u>\$ 18,928.44</u>	

Langley Federal Money Market

4/1/2026 Beginning Balance	10,863.57	
Income		
4/30/2026	0.45	Deposit Dividend Annual Percentage Yield Earned 0.05%
Total Income	0.45	
Withdrawals		
Total Withdrawals	-	
4/30/2026 Ending Balance	<u>\$ 10,864.02</u>	

Langley Federal Certificates of Deposit

Reserve Fund CDs

4/30/2026	-	12 Month CD 8004 - Deposit Dividend 4.30% APY Earned
4/30/2026	19,896.70	24 Month CD 8001 - Deposit Dividend 3.75% APY Earned
4/30/2026	19,848.80	36 Month CD 8002 - Deposit Dividend 3.60% APY Earned
4/30/2026	19,820.13	48 Month CD 8003 - Deposit Dividend 3.51% APY Earned
4/30/2026	13,357.03	9 Month CD 8005 - Deposit Dividend 4.00% APY Earned
4/30/2026	19,972.79	48 Month CD 8006 - Deposit Dividend 3.61% APY Earned
4/30/2026	26,179.82	60 Month CD 8007 - Deposit Dividend 3.60% APY Earned
Total CDs - Reserve Funds		\$ 119,075.27

Total Reserve Funds \$ 129,964.29

Savings + money market + reserve fund CDs

Recommended Target

12/21/2025 \$ 140,341.00

Difference \$ (10,376.71)

			Current Asset
			Non-current Asset (More than one year until available)
	Interest Earned YTD	Maturity Date	
Business MM Savings	\$ 1.81		
8001	\$ 239.58	9/20/2026	
8002	\$ 229.35	9/20/2027	
8003	\$ 223.25	9/20/2028	
8004	\$ 250.66	3/21/2026	CD 8004 closed and CD 8007 opened
8005	\$ 171.22	5/22/2026	
8006	\$ 231.44	9/13/2029	
8007	\$ 90.11	3/27/1931	
	\$ 1,437.42		

Treasurer Report – Judy Hemler

Account balances as of 30 APR 2026

- Checking - **\$ 18,928.44**
- Reserve Funds Total -
 - Savings (mandatory @ LFCU) - \$ 25.00
 - Money Market - \$ 10,863.57
 - Reserve Fund CD's - \$ 119,075.27
- Will need to discuss how the BOD plans to close the gap between current reserve fund total and the targeted total per the last reserve study as shown in the above report.

- Discussed rolling \$5,000 out of the money market account (only earning 0.5% interest) into another rolling CD. Judy will review the reserve report and provide feedback and George proposed an executive session to review. No board members opposed.
- Judy received an email from Caplan Law Group requesting 301 Sommerville Way disclosure packet and she will provide that to them by EOB Friday.
- Past years tax filings- no updates
- July – December 2026 dues prep is on track and statements will be sent out June 1.

Committee Reports

ARB updates – Greg Fisher

- ARB requests:

Address	Project	Sent to ARB Com	ARB Com Result	Sent to Board	Board Result	Sent to Requester
213 Simmons Drive	New Front Door	4/8/2026	Approved	4/9/2026	Approved	4/14/2026
	Porch Color					
118 Sir John Way	change	4/8/2026	Approved	4/9/2026	Approved	4/14/2026
	Replace Front					
207 Somerville	of House	5/3/2026	Approved	5/5/2026	Approved	5/6/2026
	Window					
206 Simmons	Replacement	5/3/2026	Approved	5/4/2026	Approved	5/5/2026

- Home Sales:
 - 301 Sommerville Way- ARB inspection will be completed and sent to Judy fto be included with the resale packet.
- Compliance:
 - The SHA BOD is currently addressing the following issues, all of which are in various stages of resolution:
 - 3 x fence
 - 1 x possible unregistered vehicle
 - 4 x minor repairs such as attic vents (2), rotting porch rails (2), and the like.
 - 01 May 26 Walk-Thru was a success:
 - Saw at least 26 homes in need of pressure washing for mold, mildew, and moss removal. Agreed to give homeowners time to secure vendors based on reaction to our Facebook post and the mass email before making formal notifications.

Welcoming – Frank Lane

- No updates provided

Neighborhood Watch – Frank Lane

- No updates provided

Hospitality – Cheryl Barnard & Jeanne Grinnell

- Two get well soon cards were sent out
- Yard sale/Picnic updates
 - Date is still good for June 6 (yard sale is 8-12 pm and picnic from 1-3 pm).
 - Food menu- board members Arron and George will grill burgers and hotdogs
 - Obtaining supplies- Carolyn still has some supplies from last year. Arron to coordinate with Carolyn and Cheryl for setup details.
- Finalize bounce house reservation.
- Carolyn will put out the advertising signs a few days before the yard sale.
- Notices for the event will be shared via local sites on Facebook.

Beautification – Joyce Frink

- The Beautification Committee will be purchasing annuals for the entrance in late April, early May when the selections are available. We will also be in the market for plantings to fill in the medians.

Board Business

Pond Maintenance:

- No new updates.

Sprinkler Maintenance:

- Condition after de-winterizing- sprinklers are now operational. George will follow up with Joyce about watering schedule.

Grounds Maintenance:

- Dead tree along Seaford Road- the board will assess, reach out to YC and schedule removal if determined to be SHA responsibility.
- Poison Ivy near the entrance in common area along McPherson Ct reported- George and Ed will treat the area brought up in a concerning email.
- Entrance signs in need of cleaning- George and Ed will address and clean.
- Re-painting the older light posts for maintenance- George and Ed will address and paint.
- It was noted that the trim on the shed by the pond needs to be repainted.
- Will send out notices to residents of lawns habitually not being maintained properly.

Other Board Items

- Executive compliance meeting updates- no date set for the next meeting yet.
- Sinkhole updates- nothing new to report. Arron continues to reach YC, but his calls are not being returned. If there is no success soon- he will go in person to address.
- New development updates- no new updates.
- Any residents interested in filling the upcoming board or secretary position?
 - No one has reached out as of now. Will continue sending requests out with the minutes emails and posts to Facebook.

*****Please consider volunteering*****

Community Concerns

- Homeowner observations:
 - A recommendation was received for a "Welcome to Sommerville" design to be added to our announcement board to dress up the back side
 - will address once the sign has been cleaned.
- Reminder to clean up after pets and respect those who have signs asking they don't let their pets relieve themselves in their yards.
- PSA to lock your vehicles and bring valuables inside.
- Congrats to the 2026 graduates!!

Next Meeting– June 15 2026, at 7:00 pm via Teams. A link will be emailed and posted to the neighborhood FB page.

Meeting Adjourned at 8:17 pm