

Sommerville Homeowner's Association Board Meeting
 February 9, 2026, at 7:00 p.m.
 (Meeting held via TEAMS)

Meeting called to order at 7:04 pm. Quorum met

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

Board members absent: None

Others attending: Carolyn Dawson (Outgoing board member), Judy Hemler (Treasurer), Kristin Wills (Secretary), Bill Daniels (Resident), Bob Silva (Resident), Marci Swanson (Resident)

January minutes have been reviewed and approved unanimously.

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

Langley Federal Savings

1/1/2026 Beginning Balance	\$	25.00	
Income			
Total Income		-	
Expenses			
Total Expenses		-	
1/31/2026 Ending Balance	\$	<u>25.00</u>	

Langley Federal Checking

1/1/2026 Beginning Balance		29,027.12	
Income			
		3,060.30	2025 July-December semi-annual assessments collected
Total Income		3,060.30	
Expenses			
		(446.54)	Pond Maintenance - Solitude Lake Management - Monthly Maint Fee
		(75.00)	Recurring withdrawl Intuit Quickbooks Subscription
		(40.49)	Intuit fees
		(429.65)	Utilities - Dominion Energy
		(98.22)	Reimbursement - Beautification Joyce Frink
		(25.00)	Virginia State Corporation Commission annual registration fee
Total Expenses		(1,114.90)	
1/31/2026 Ending Balance	\$	<u>30,972.52</u>	

Langley Federal Money Market

1/1/2026 Beginning Balance		10,862.21	
Income			
	12/31/25	0.47	Deposit Dividend Annual Percentage Yield Earned 0.05%
Total Income		0.47	
Withdrawals			
Total Withdrawals		-	
1/31/2026 Ending Balance	\$	<u>10,862.68</u>	

Reserve Funds

1/31/26	19,718.73	24 Month CD 8001 - Deposit Dividend 3.75% APY Earned
1/31/26	19,678.44	36 Month CD 8002 - Deposit Dividend 3.60% APY Earned
1/31/26	19,654.31	48 Month CD 8003 - Deposit Dividend 3.51% APY Earned
1/31/26	25,931.66	12 Month CD 8004 - Deposit Dividend 4.30% APY Earned
1/31/26	13,229.83	9 Month CD 8005 - Deposit Dividend 4.00% APY Earned
1/31/26	19,800.88	48 Month CD 8006 - Deposit Dividend 3.61% APY Earned

Total CDs - Reserve Funds \$ 118,013.85

Treasurer Report – Judy Hemler

Account balances as of 31 JAN 2026

- Checking - **\$ 30,972.52**
- Reserve Funds Total - **\$ 128,901.53**
 - Savings (mandatory @ LFCU) - \$ 25.00
 - Money Market - \$ 10,862.68
 - Reserve Fund CD's - \$ 118,013.85
- Jul – Dec 2025 dues updates- 11 outstanding with \$17 late fee applied. Judy to send out another payment reminder. Will follow up with sending to attorney at the March BOD meeting.
- Jan – Jun 2025 dues for Sir John Way HUD update- Judy has sent fee documentation to the board email for review. George will reach out to attorney again.

Committee Reports

ARB updates – Greg Fisher

- Approvals:
 - no ARB requests received for January
- Home Sales:
 - 119 Sir John Way- Judy to provide requested sale packet to 119 Sir John Way by EOB Wednesday for closing. Greg (ARB) will need to provide the compliance inspection report.
 - 307 Ludlow Drive new renters- Property management contact established and updated - Joyce Greene with Narrow Path Real Estate Solutions is our POC.
 - 305 Ludlow owner's contact information will be updated in the board directory.
- Compliance:
 - 11 active cases to include:
 - Exterior maintenance: 5
 - Sheds: 3

- Boats/Trailers: 3
- Some residents present voiced their concerns again with a focus on interpretation of covenants regarding shed styles and boat/trailer storage.
- The Board will need to investigate past and current record storage for approvals.

Welcoming – Frank Lane

- 305 Ludlow- confirmed that a welcome basket was delivered.
- 307 Ludlow - No basket was given as they are renters but gave out Neighborhood watch material. Their names are William and Anna. The Board directory will be updated by Kristin.

Neighborhood Watch – Frank Lane

- Another “Slow, kids at play sign” to be put up by VDOT near 117 Sir John Way.
- Concerns regarding children riding electric bikes and go-karts in the street was brought up during the meeting and should be addressed for safety concerns. The board will investigate further.

Hospitality – Cheryl Barnard & Jeanne Grinnell

- Nothing reported
- Will need to set a date for the annual yard sale/picnic at the March meeting.

Beautification – Joyce Frink

- Expressed thanks for the removal of overgrown bushes in median.
- Reminder that we will need mulch this month in preparation for spring planting.

Board Business

Pond Maintenance:

- The pond is in good working condition with no issues reported.

Sprinkler Maintenance:

- George and Ed weren't able to get together and discuss the sprinkler heads topic brought up in January and will revisit at the March meeting.

Grounds Maintenance:

- Leaf debris at the end of Sommerville Way has been resolved.
- Greenskeepers needs to be reminded not to blow debris into the drain culverts. Significant accumulation has been observed at the Seaford Rd locations and is causing water stand/drain more slowly.

Other Board Items

- Discussions from the Board's in-person meeting January 19, 2026:
 - George Altmann- President, Arron Edmonds- Vice-President, Ed Connolly- Member at Large
 - Summary of responsibilities delegated is provided at the end of this agenda for review.
- Discussion on how to proceed with Compliance Violations documentation and reporting
 - A detailed working list of all active violations will be upkept by Ed and available to all board members. A summary will be provided for meeting minutes with number of violations the board is tracking/addressing. The board members will meet executively as needed to stay on top of violations/complaints.

- The board will continue to develop the violations SOP that was sent out electronically to homeowners on February 7, 2026 and will consult with the lawyer and disperse updates as needed.
- Arron walked with homeowners near 106/108 Sir John Way around the sinkhole. He says that York County will be performing the work to repair it this month.
- George reassured us that the new development will have a draining plan with the county and will share any new information on the development as it becomes available.
- Ed will be on the lookout for reminder emails of meetings for HOA's hosted by York County.

Community Concerns

- A reminder that yard signs are not permitted for more than a few days. If any resident has an advertisement sign in their yard (i.e. recruitment or businesses) please remove them promptly. They are also not permitted at the entrance of the neighborhood and will be removed if placed.
- Marci spoke briefly about the government class that York County hosts as being very informative. They are 2 hour classes on Thursdays for 14 weeks. Anyone interested can sign up on the county's website. A new class is forming now, but space is limited to 20 people.

Next Meeting– March 9, 2026, at 7 pm via Teams.

A link will be emailed and posted to the neighborhood FB page.

Meeting Adjourned at 9:02 pm

Summary of HOA duties changeover:

- Monitoring the HOA Gmail by checking it daily:
 - Everyone should now have access to the Gmail account.
- Admin of Sommerville411 Facebook page:
 - Carolyn has agreed to continue maintaining for now. Kristin is also and Admin
- Maintenance of website:
 - Carolyn has agreed to continue maintaining for now.
- Dog poopy stations:
 - Carolyn and Ed will work together to maintain.
- Setting up monthly meetings via Teams and sending out the link through email and Facebook:
 - Kristin to take over
- Emailing meeting minutes to the community and posting it on the website:
 - Kristin to disperse minutes to the community and Carolyn will update the website for now.
- Enforcement of compliance issues:
 - BOD will team up and discuss on an as needed basis between monthly meetings.
- Maintaining notices on sign out front:
 - Carolyn has agreed to continue maintaining for now.
- Coordination of yearly garage sale and picnic:
 - Carolyn has supplies currently. Will revisit coordinating closer to.
- Communication with Welcoming and Hospitality committees:
 - George will communicate with the committees and relay information during meetings.
- Maintaining HOA Directory:
 - Judy and Frank will provide new owner contact information to Kristin who will update the directory.
- Replacement for Ed on the ARB:
 - Carolyn volunteered to replace Ed on the ARB board to keep voting numbers.