

Sommerville Homeowner's Association Board Meeting
December 8, 2025, at 7:00 p.m.
(Meeting held via TEAMS)

Meeting called to order at 7:10 pm. Quorum met

Board members present: George Altmann (President), Carolyn Dawson (Vice-President).

Board members absent: Arron Edmonds (Member-at-large).

Others attending: Ed Connolly (Incoming board member), Judy Hemler (Treasurer), Kristin Wills (Secretary)

Approval of Minutes- October meeting minutes approved by Gerge and Carolyn via email 11/24/2025 (as it was needed for disclosure packet prior to the December meeting). It will need to be posted to the HOA website and distributed to the community. November Annual meeting minutes will be approved at the 2026 Annual meeting.

Submitted Financial Report 11/1/2025 - 11/30/2025 (below) presented by Judy Hemler and approved unanimously.

****Financial report 10/1/2025 - 10/31/2025 is also provided at the end of these minutes for documentation since Annual Meeting minutes won't be published until 11/2026.**

Langley Federal Savings		
11/1/2025 Beginning Balance	\$	25.00
Income		
Total Income		-
Expenses		
Total Expenses		-
11/30/2025 Ending Balance	\$	25.00

Langley Federal Checking		
11/1/2025 Beginning Balance		15,882.38
Income		
	340.00	2025 Jan-Jun semi-annual assessments collected
	17.00	Late fees collected
	-	
Total Income	357.00	
Expenses		
	(446.55)	Pond Maintenance - Solitude Lake Management - Monthly Maint Fee
	(1,425.83)	Landscaping Services - GreensKeepers Landscape & Construction
	(75.00)	Recurring withdrawl Intuit Quickbooks Subscription
	(3.00)	Intuit check fees (\$1.50 x 2)
	(397.09)	Utilities - Dominion Energy
	(198.00)	PO Box Renewal
	(10.16)	Credit Card Fees
	(64.18)	Ken Matthews Garden Center - Camellias
	(35.00)	Hospitality - Reimbursement for baby gift Jackie Jones (C. Barnard)
Total Expenses	(2,654.81)	
11/30/2025 Ending Balance	\$	13,584.57

Langley Federal Money Market		
11/1/2025 Beginning Balance		10,861.29
Income		
11/30/25	0.45	Deposit Dividend Annual Percentage Yield Earned 0.05%
Total Income	0.45	
Withdrawals		
Total Withdrawals	-	
11/30/2025 Ending Balance	\$	10,861.74

Langley Federal Certificate of Deposits

Reserve Funds

11/30/25	19,595.70	24 Month CD 8001 - Deposit Dividend 3.75% APY Earned
11/30/25	19,560.63	36 Month CD 8002 - Deposit Dividend 3.60% APY Earned
11/30/25	19,539.62	48 Month CD 8003 - Deposit Dividend 3.51% APY Earned
11/30/25	25,746.77	12 Month CD 8004 - Deposit Dividend 4.30% APY Earned
11/30/25	13,141.94	9 Month CD 8005 - Deposit Dividend 4.00% APY Earned
11/30/25	19,682.00	48 Month CD 8006 - Deposit Dividend 3.61% APY Earned
Total CDs - Reserve Funds		\$ 117,266.66

Treasurer Report – Judy Hemler

Account balances as of 30 NOV 2025

- Checking - **\$ 13,584.57**
- Reserve Funds Total - **\$ 128,153.40**
 - Savings (mandatory @ LFCU) - \$ 25.00
 - Money Market - \$ 10,861.74
 - Reserve Fund CD's - \$ 117,266.66
- Submitted budget was approved during the November Annual meeting (18-0).
- Dues will remain the same at \$170 every 6 months (due 6/30 and 12/31 each year) for 2026.
- Jan – Jun 2025 dues have all been received (except HUD house which has been submitted)
- Jul – Dec dues payment invoices went out 12/2/2025 via preference of mail/email.
- If paying online, consider using ACH as the fee charged is lower vs Credit Card.
- Payment update for website fees was tabled during October meeting. Carolyn and Judy will coordinate updating.
- Radar for 2026- f/u with Black Marlin CPA on past years' tax filings

Committee Reports

ARB updates – Greg Fisher

- Approvals:
 - 216 Sommerville Way's driveway approved.
- Home Sales:
 - 119 Sir John Way (HUD house)- Actively Listed for Sale
 - 305 Ludlow Drive- Under Contract (disclosure packet sent). Set to close 12/22/25
 - 300 Ludlow Drive- Closed (the current renters are now the new owners)
- Compliance:
 - Still monitoring 117 McPherson Ct fence for replacement- no new updates
 - 114 McPherson Court- porch in need of repair/painting. Carolyn will reach out to the resident.

Welcoming – Frank Lane

- Brought up at annual meeting- discuss welcoming new renters to introduce ourselves, get their contact info and make sure they have received a copy of the SHA Covenants and By-Laws
- We encourage owners of these rental properties to notify the board by email with renter names and contact info as a courtesy if permitted but will probably remain primarily by word-of-mouth/person-to person interaction as needed.

Neighborhood Watch – Frank Lane

- VDOT has installed one Slow, Children at Play sign along Sommerville Way

Hospitality – Cheryl Barnard & Jeanne Grinnell

- Nothing reported
- Reminder for residents to pass along known events to one of our board members so that hospitality can be informed. They don't know if it's not shared.

Beautification – Joyce Frink

- Thanks to Joyce Frink for putting up Holiday lights and wreaths up front.
- Future median refresh plans aren't available yet but should be ready for discussion closer to spring.

Board Business

Pond Maintenance:

- George reports that the pond is doing well and that the banks were trimmed back.

Sprinkler Maintenance:

- The irrigation system has been winterized.

Grounds Maintenance:

- Groundskeepers cleaned up the first round of fallen leaves well. An additional clean-up should be happening soon.

Other Board Items

- Attendance for the November annual meeting was 18 residents. No major projects were announced. Wayne Drewry (York County BOS) was also in attendance.
- Ed Connolly was elected at the annual meeting (17-0) as the new board member effective Jan 1 and will start transitioning soon.
- We will spend time during January's meeting discussing roles and responsibilities.
- Verify that George has access to the BOD Gmail account.
- Carolyn will prepare a summary of her duties and make sure to forward the directory.

Community Concerns

- Happy 90th birthday, Mr. Don Hood!
- Recycling resumes on Jan. 1, 2026. Residents were sent out notification via email and FB page post with details.
- Reminder that NO advertising signs are permitted to be placed at the front of the neighborhood. If a business services your residence, you may keep their sign in your yard for only a few days.

Next Meeting– January 12, 2026, at 7:00 pm via TEAMS. A link will be emailed and posted to the neighborhood FB page.

Meeting Adjourned at 7:47 pm

Financial report 10/1/2025 - 10/31/2025

Langley Federal Savings

10/1/2025 Beginning Balance	\$	25.00	
Income			
Total Income		-	
Expenses			
Total Expenses		-	
10/31/2025 Ending Balance	\$	25.00	

Langley Federal Checking

10/1/2025 Beginning Balance		25,945.28	
Income			
	680.00	2025 Jan-Jun semi-annual assessments collected	
	51.00	Late fees collected	
	-		
Total Income		731.00	
Expenses			
	(446.55)	Pond Maintenance - Solitude Lake Management - Monthly Maint Fee	
	(1,425.83)	Landscaping Services - GreensKeepers Landscape & Construction	
	(75.00)	Recurring withdrawl Intuit Quickbooks Subscription	
	(3.00)	Intuit check fees (\$1.50 x 2)	
	(462.79)	Utilities - Dominion Energy	
	(8000.00)	Budget reserve funding	
	(31.20)	Postage	
	(349.53)	Reimbursement for Wix domain fee and bi-annual renewal - C. Dawson	
Total Expenses		(10,793.90)	
10/31/2025 Ending Balance	\$	15,882.38	

Langley Federal Money Market

10/1/2025 Beginning Balance		2,861.09	
Income			
	8,000.00	Budget reserve funding	
10/31/2025	0.20	Deposit Dividend Annual Percentage Yield Earned 0.05%	
Total Income		8,000.20	
Withdrawals			
Total Withdrawals		-	
10/31/2025 Ending Balance	\$	10,861.29	

Langley Federal Certificate of Deposits

Reserve Funds

10/31/2025	19,536.44	24 Month CD 8001 - Deposit Dividend 3.75% APY Earned
10/31/2025	19,503.88	36 Month CD 8002 - Deposit Dividend 3.60% APY Earned
10/31/2025	19,484.36	48 Month CD 8003 - Deposit Dividend 3.51% APY Earned
10/31/2025	25,657.77	12 Month CD 8004 - Deposit Dividend 4.30% APY Earned
10/31/2025	13,099.62	9 Month CD 8005 - Deposit Dividend 4.00% APY Earned
10/31/2025	19,624.73	48 Month CD 8006 - Deposit Dividend 3.61% APY Earned
Total CDs - Reserve Funds	\$	116,906.80

Non-reserve Funds

\$ - 9-month CD 8005 \$13,099.62 moved from non-reserve to reserve