Sommerville Homeowner's Association Board Meeting
Aug 10 2026, at 7:00 p.m.
(Meeting held via TEAMS)

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

Board members present: George Altmann, Ed Connolly
Board members absent: Aaron Edmonds
Others attending: Bob Silva, Bill Daniels, Kevin Watterton, Leslie Sayre, David McFarlane, Carolyn Dawson, Judy Hemler

Approval of Minutes- June 2026 minutes reviewed by all board members? 2/3 Approved? Yes

Submitted Financial Report 6/1/2026 - 6/30/26 presented by Judy. Approved?: Yes

Income and Expense Statement
June 2026

Langley Federal Savings

6/1/2026 Beginning Balance	$ 25.00	
Income		
Total Income	-	
Expenses		
Total Expenses	-	
6/30/2026 Ending Balance	**$ 25.00**	

Langley Federal Checking

6/1/2026 Beginning Balance	16,795.88	
Income		
	18,020.00	Assessments Collected
	134.40	Balanced owed on 119 Sir John Way closing
	125.00	Administrative Fee 301 Sommerville Way
Total Income	**18,279.40**	
Expenses		
	(82.50)	Recurring withdrawl Intuit Quickbooks Subscription (includes check fees $1.50 x 5)
	(170.00)	Returned assessment check
	(10.00)	Intuit fee for expedited payment
	(6.08)	USPS Postage
	(17.98)	Bank adjustment to assessment deposit
	(1,425.83)	GreensKeepers Landscaping monthly service fee
	(234.55)	Reimbursement for Picnic - Barnard
	(459.98)	Solitude Lake Management - May
	(459.95)	Solitude Lake Management - June
	(338.77)	Reimbursement to Beautification - J. Frink
	(34.35)	Reimbursement to Hospitality - F. Lane
	(251.40)	Amazing Entertainment Enterprises LLC - Bounce House for picnic
	(1,400.00)	Kenny's Tree & Crane - dead tree removal
	(285.84)	Utilities - Dominion Energy
	(46.80)	USPS Postage for assessments
	(345.60)	QuickBooks (Intuit) credit card fees
Total Expenses	**(5,569.63)**	
6/30/2026 Ending Balance	**$ 29,505.65**	

Langley Federal Money Market

6/1/2026 Beginning Balance	5,864.40	
Income		
	0.25	Deposit Divident 0.050%
Total Income	**0.25**	

Income and Expense Statement
June 2026

Withdrawls		
Total Withdrawls	-	
6/30/2026 Ending Balance	**$ 5,864.65**	

Langley Federal Certificates of Deposit
Reserve Fund CDs

6/30/26	-	12 Month CD 8004 - Deposit Dividend 4.30% APY Earned
6/30/26	20,019.60	24 Month CD 8001 - Deposit Dividend 3.75% APY Earned
6/30/26	19,966.41	36 Month CD 8002 - Deposit Dividend 3.60% APY Earned
6/30/26	19,934.58	48 Month CD 8003 - Deposit Dividend 3.51% APY Earned
6/30/26	-	9 Month CD 8005 - Deposit Dividend 4.00% APY Earned
6/30/26	20,091.47	48 Month CD 8006 - Deposit Dividend 3.61% APY Earned
6/30/26	26,337.58	60 Month CD 8007 - Deposit Dividend 3.60% APY Earned
6/30/26	13,440.43	18 Month CD 8008 - Deposit Divident 3.65% APY Earned
6/30/26	5,020.53	12 Month CD 8009 - Deposit Divident 3.40% APY Earned
Total CDs - Reserve Funds	**$ 124,810.60**	

Total Reserve Funds $ 130,700.25
Savings + money market + reserve fund CDs
Recommended Target
12/21/2025 $ 140,341.00
Difference $ (9,640.75)

	Interest Earned	Maturity Date	Current Asset / Non-current Asset (More than one year until
Business MM Savings	$ 2.44		
8001	$ 362.48	9/20/26	
8002	$ 346.96	9/20/27	
8003	$ 337.70	9/20/28	
8004	$ 250.66	3/21/26	CD 8004 closed and CD 8007 opened
8005	$ 195.67	5/18/26	CD 8005 closed and CD 8008 opened
8006	$ 350.12	9/13/29	
8007	$ 247.87	3/27/31	
8008	$ 58.95	11/18/27	
8009	$ 20.53	5/18/27	
	$ 2,173.38		

CD	Maturity Date
8001	9/20/26
8009	5/18/27
8002	9/20/27
8008	11/18/27

Treasurer Report – Judy Hemler

Account balances as of 30 JUNE 2026

- Checking - $29,505.65
- Reserve Funds Total - $130,700.25
    - o Savings (mandatory @ LFCU) - $ 25
    - o Money Market - $5,864.65
    - o Reserve Fund CD's - $ 124,810.60
- $4619.00 collected in July for assessments

(July financial report will be presented with August report at September meeting)

Committee Reports

ARB updates – Greg Fisher

- ARB requests- none since last meeting
    - o
- Home Sales: 310 Ludlow Dr / Leslie and Joseph Sayre
    - o

Welcoming – Frank Lane

- (no report)

Neighborhood Watch – Frank Lane

- (no report)

Hospitality – Cheryl Barnard & Jeanne Grinnell

o (no report)

Beautification – Joyce Frink

- Snapdragons have been ordered for fall delivery as well as 4 Spring Bouquet Viburnum bushes to plant on either side of the Japanese Maples by the Sommerville signs. 2 to 3 more bushes will be ordered for the median as well.

Board Business

Pond Maintenance:

- Working well, no problems

Sprinkler Maintenance:

- No repairs required last 2 months

Grounds Maintenance:

- Dead tree along Seaford Road removed
- Poison Ivy near entrance in common area along McPherson Ct sprayed, almost all dead.
- Looking into letters for back side of announcement sign. "Welcome to Sommerville"

• Pump house: shingles replaced and house painted by Ed Connolly

Other Board Items

• **Executive compliance meeting updates**- 5 certified letter sent out for issues, 1 response at this time.

Meeting was held with Board members and Greg Fisher, head of the ARB, to review ARB processes and home inspections reports prior to home sales.

• **Sinkhole updates**- York County states no current fund for sinkholes

• **New development updates**- meeting scheduled for Aug 27 at YPSO Community Room, questions from residents have been forwarded to Dean McGalliard. Dean will make a presentation for which will be forwarded to residents prior to the meeting.

• **Open board positions : Member at Large**: David McFarlane expressed interest and will compose a bio to be distributed. All others interested are welcome to submit their name, contact a board member or email the board.

Secretary: open position starting 2027

COMPLIANCE UPDATES:

COVENANT VIOLATIONS SINCE 01 JAN 26							
Issue	**# of Occurances**	**# Resolved**	**# Still Present**	**Intial Contact***	**Formal Contact**	**Meeting w/ Board**	**Refered to Lawyer**
Boat(s):							
Parked on driveway; impropery screened	1	1	0	1	N/R - Resolved	N/R - Resolved	N/R - Resolved
Decorations:							
Holiday decorations up too long	1	1	0	1	N/R - Resolved	N/R - Resolved	N/R - Resolved
Disrepair:							
Attic vent(s)	2	1	1	2	6-Aug-26		
Soffet hanging down	1	1	0	1	N/R - Resolved	N/R - Resolved	N/R - Resolved
Rotting dormers	2	1	1	2	Work Ongoing		
Rotting wood - front porch / fence	5	4	1	4	6-Aug-26		
Mailbox falling down	1	0	1	1	**		
Rust on chimney cap leaching onto siding	1	1	0	1	N/R - Resolved	N/R - Resolved	N/R - Resolved
Multiple issues	1	0	1	1	6-Aug-26		
Exterior Cleaning:							
Mold/mildew/moss	29	26	3	28	6 Aug 26 & 1 Pending		
Lawn Overgrown:	19	19	0	4	N/R - Resolved	N/R - Resolved	N/R - Resolved
Parking on Lawn:	1	1	0	1	N/R - Resolved	N/R - Resolved	N/R - Resolved
RV/Camper on Lot:	5	5	0	4	N/R - Resolved	N/R - Resolved	N/R - Resolved
Shed(s):	1	0	1	1	***		
Unregistered Vehicle:	1	1	0	1	N/R - Resolved	N/R - Resolved	N/R - Resolved
Unsightly:							
Junk stored on driveway	1	1	0	1	N/R - Resolved	N/R - Resolved	N/R - Resolved
Utility Trailer(s):							
Parked on driveway too long/unscreened	6	6	0	6	N/R - Resolved	N/R - Resolved	N/R - Resolved
TOTALS:	78	69	9				
			78				
*e-mail, letter (if no e-mail avail), face-to-face.							
**Mailbox temporarily set.							
***Working solution.							

Next Meeting– Monday Sept 14, 2026, at 7 pm via TEAMS. A link will be emailed and posted to the neighborhood FB page.

Meeting Adjourned at 8:18 pm