

Sommerville Homeowner's Association Board Meeting
June 10, 2025, at 8 p.m.
(Meeting held via TEAMS)

The meeting was called to order at 8:15pm by George Altmann. Those attending were George Altmann, Carolyn Dawson, Judy Hemler, and Kristin Wills. Arron Edmonds was not present.

Minutes from the May 2025 BOD meeting were reviewed noting correction/clarification was needed. Corrections will be made as discussed and will be resent to the present board members, George and Carolyn, for approval prior to distributing.

Treasurer's Report was presented by Judy and approved with corrections (should read \$645.00- *Sprinkler Repair* – Aqua Pro not Pond pump repair)- by George and Carolyn.

Langley Federal Savings

5/1/2025 Beginning Balance	\$	25.00	
Income			
Total Income		-	
Expenses			
Total Expenses		-	
5/31/2025 Ending Balance	\$	25.00	

Langley Federal Checking

5/1/2025 Beginning Balance		30,104.15	
Income			
		200.00	2024 Jun - Dec semi-annual assessment collected
		295.00	Discloser packet fee and prorated assessment paid - 201 Sir John Way sale
Total Income		495.00	
Expenses			
		(205.25)	Utilities - Dominion Energy
		(4,491.00)	CSJ&J Gardens -parts for pond pump repair
		(446.59)	Pond Maintenance - Solitude Lake Management - Monthly Maint Fee
		(68.00)	Quickbooks monthly fee
		(645.00)	Pond pump repair - Aqua Pro
		(1,425.83)	Landscaping - Greenskeepers Landscaping
Total Expenses		(7,281.67)	
5/31/2025 Ending Balance	\$	23,317.48	

Langley Federal Money Market

5/1/2025 Beginning Balance		7,351.18	
Income			
5/31/2025		0.32	Deposit Dividend Annual Percentage Yield Earned 0.05%
Total Income		0.32	
Withdrawals			
Total Withdrawals		-	
5/31/2025 Ending Balance	\$	7,351.50	

Langley Federal Certificate of Deposits

5/31/2025	19,301.18	12 Month CD - Deposit Dividend 4.170% Annual Percentage Yield Earned
5/31/2025	19,237.01	24 Month CD - Deposit Dividend 3.690% Annual Percentage Yield Earned
5/31/2025	19,217.00	36 Month CD - Deposit Dividend 3.540% Annual Percentage Yield Earned
5/31/2025	19,204.99	48 Month CD - Deposit Dividend 3.450% Annual Percentage Yield Earned
5/31/2025	25,208.66	12 Month CD - Deposit Dividend 4.220% Annual Percentage Yield Earned
Total CDs	\$	102,168.84

Treasurer Report – Judy Hemler

- Account balances as of 31 May 2025
 - Checking - **\$23,317.48**
 - Reserve Funds Total - **\$109,545.34**
 - ♣ Savings (mandatory @ LFCU) - \$25.00
 - ♣ Money Market - \$7,351.50
 - ♣ CD's - \$102,168.84
- One homeowner's assessment is still outstanding from December 2024. Judy will provide George with a copy of both December 2024 and June 2025 bills to forward to HUD for this property.
- June 2025 assessments went out by email to those signed up electronically on 6/4/2025. Mailed assessments went out on 6/5/2025.
- \$4,491.00 CSJ&J Gardens – parts for pond pump repair expense will need to come from the Reserve account as it was not a budgeted expense. That money transfer to credit back the checking account will be reflected in the June financial report.

Committee Reports

ARB updates – Greg Fisher

- Approvals:
 - A request was received from 216 Sommerville Way for driveway replacement and was forwarded to Greg. After communication was made it was decided that the homeowner will resubmit when they have additional details to fulfill the request requirements.
- Home Sales:
 - None to report
- Compliance:
 - Emails were sent out and a reminder was posted to the community Facebook page reminding everyone about limitations for utility trailers. They are not to be parked in driveways for longer than 7 days and for active use only. Carolyn will follow-up directly with homeowner(s) who continue to be out of compliance.
 - Continued fence issue along front entrance- a certified letter was sent, and response was received from homeowner. While an attempt was made by the homeowner to correct the temporary support, the board is recommending additional communication between the board and homeowner(s) to resolve.

Welcoming – Frank Lane

- Nothing reported

Neighborhood Watch – Frank Lane

- Nothing reported

Hospitality – Cheryl Barnard & Jeanne Grinnell

- The yard sale and picnic June 7th was well attended. Thank you to everyone that participated!

Beautification – Joyce Frink

- Two Japanese maples and annual flowers were planted at the entrance.
- The new bushes for the first island/median will be purchased and planted in the fall hopefully.

Board Business

Pond Maintenance:

- The new aerator has been received, and Solitude is schedule 6/11/25 to swap the equipment. It was discovered that a receptacle will need to be added to supply it with power, and George is coordinating that service with Monarch Electric to resolve.
- Arron was not present to provide and update on estimates for different pond management companies. Will revisit next month.

Sprinkler Maintenance:

- Repairs to the stuck valves were made by Aqua Pro and the sprinklers are functioning properly.

Grounds Maintenance:

- The board agreed to address the concern from a resident of the leaning tree in the common area along Sommerville Way as stated below in community concerns. Carolyn will coordinate having a professional tree company assess it for recommendations.

Other Board Items

- Microsoft Teams update- we are still early in navigating teams and need to coordinate follow up communication with Arron to establish admin account access and features.
- George has been in contact with York County's code enforcement regarding the lawn maintenance for the foreclosed property on Sir John Way. Once this was reported, they give HUD a week to respond. If no response is received, the county will come to service the property as needed and place a lien on the property.

Community Concerns

- There is a tree at front entrance common area leaning far over and was suggested to have a tree company look at it for safety and recommendations.
- A member of the community brought up frustration about yard sale parking. While we rely on patrons to be mindful/respectful of the roadway in our neighborhood, we don't have any specific parking locations to direct them to. It is suggested that if a homeowner does not want the public to park in front of their residence that they are encouraged to be proactive in blocking off their property for the duration of the sale (8 am-12pm) with cones/tape/signs etc. Prior notice of the sale date was/will be posted multiple ways to assist residents in planning for this annual event.
- 204 Sommerville Way has communicated that they will have a large debris pile in the street in front of their property that is scheduled for pickup 6/16/2025.
- The Board will consider a request from the President to reimburse resident Dean McGalliard a total of \$100 for having his lawn servicer cut the grass of his neighboring property on Sir John Way, that is foreclosed, twice at \$50 each cut. We will need him to provide these invoices prior to repayment. Moving forward, York County Code Compliance will be responsible for this service and. We also discussed the need that any future acts of this nature should be presented to the Board prior to having services rendered as this was an atypical situation and should not become standard practice. This funding would come from either the beautification or landscaping budget.

Next Meeting – July 10, 2025 at 8pm

Meeting Adjourned at 9:16 pm

*Published meeting minutes will redact personal addresses with ** to protect privacy*