

Sommerville Homeowner's Association Board Meeting

October 13, 2025, at 8:10 p.m.

(Meeting held in person at Carolyn Dawson's house)

Board members present: George Altmann, Carolyn Dawson, Arron Edmonds. Quorum met.  
Other attending: Judy Hemler, Kristin Wills

The Minutes from September 2025 meeting were unanimously approved.

Submitted Financial Report 09/01/2025 - 09/30/2025 below was presented by Judy Hemler and approved unanimously.

**Langley Federal Savings**

9/1/2025 Beginning Balance	\$ 25.00	
<b>Income</b>		
<b>Total Income</b>	=	
<b>Expenses</b>		
<b>Total Expenses</b>	=	
<b>9/30/2025 Ending Balance</b>	<b>\$ 25.00</b>	

**Langley Federal Checking**

9/1/2025 Beginning Balance	27,724.20	
<b>Income</b>		
	1,071.00	2025 Jan-Jun semi-annual assessments collected
	125.00	2025 Jul-Dec semi-annual assessments collected (from home sale closing)
	125.00	Administrative Fee for Closing
<b>Total Income</b>	<b>1,321.00</b>	
<b>Expenses</b>		
	(446.55)	Pond Maintenance - Solitude Lake Management - Monthly Maint Fee
	(1,425.83)	Landscape Services - GreensKeepers Landscape & Construction
	(285.00)	AquaPro - irrigation system 7/31 service call; 8/29 parts & repair
	(402.12)	Utilities - Dominion Energy
	(32.56)	Hospitality - Reimbursement for welcome basket 117 McPherson Ct - F.Lane
	(401.43)	Beautification - Reimbursement for bushes, annuals, soil blend - J. Frink
	(79.50)	Recurring withdrawal Intuit Quickbooks Subscription
	(26.93)	QuickBooks credit card fees
<b>Total Expenses</b>	<b>(3,099.92)</b>	
<b>9/30/2025 Ending Balance</b>	<b>\$ 25,945.28</b>	

**Langley Federal Money Market**

9/1/2025 Beginning Balance	2,860.97	
<b>Income</b>		
9/30/2025	0.12	Deposit Dividend Annual Percentage Yield Earned 0.05%
<b>Total Income</b>	<b>0.12</b>	
<b>Withdrawals</b>		
<b>Total Withdrawals</b>	<b>=</b>	
<b>9/30/2025 Ending Balance</b>	<b>\$ 2,861.09</b>	

**Langley Federal Certificate of Deposits**

<b>Reserve Funds</b>		
9/13/2025	-	12 Month CD - closed 9/13 ending balance 19,531.53
9/30/2025	19,475.40	24 Month CD - Deposit Dividend 3.75% APY Earned
9/30/2025	19,445.41	36 Month CD - Deposit Dividend 3.60% APY Earned
9/30/2025	19,427.43	48 Month CD - Deposit Dividend 3.51% APY Earned
9/30/2025	19,565.73	48 Month CD - Deposit Dividend 3.61% APY Earned - opened 9/13
9/30/2025	25,566.13	12 Month CD - Deposit Dividend 4.30% APY Earned
<b>Total CDs - Reserve Funds</b>	<b>\$ 103,480.10</b>	

<b>Non-reserve Funds</b>		
9/30/2025	13,056.04	9 Month CD - Deposit Dividend 4.00% APY Earned

## **Treasurer Report – Judy Hemler**

Account balances as of 30 Sept 2025

- Non-Reserve Funds Total: **\$39,001.32**
- Checking - \$25,945.28
- Non-Reserve 9-month CD- \$13,056.04
  
- Reserve Funds Total - **\$106,366.19**
  - Savings (mandatory @ LFCU) - \$25.00
  - Money Market - \$2,861.09
  - CD's - \$103,480.10
  
- Outstanding December 2024 assessments: (1) 119 Sir John Way- foreclosed. Bill has already been forwarded to HUD
- Outstanding June 2025 assessments: (5) Will be sent to collections Oct 17.
- The Budget documents discussed in person tonight prior to this board meeting will be distributed upon completion to include 2025 Profit/Loss Document and 2026 Proposed Budget Document.
- Payment updates for website fees tabled until next meeting.

## **Committee Reports**

### **ARB updates – Greg Fisher**

- Approvals:
  - 210 Simmons Drive- driveway addition approved
  - 102 Sommerville Way- driveway replacement (no approval needed as no changes are being made from current material, color or footprint.
- Home Sales:
  - None reported
- Compliance:
  - No new compliance issues reported

### **Welcoming – Frank Lane**

- None reported

### **Neighborhood Watch – Frank Lane**

- Options for kids at play signs set to be discussed at annual meeting.

### **Hospitality – Cheryl Barnard & Jeanne Grinnell**

- Judy Butler/Harpers Station donation update- Carolyn will deliver and submit reimbursement to Judy Hemler.
- New baby welcome gift of \$35 was delivered to Jackie Jones at 217 Sommerville Way.

### **Beautification – Joyce Frink**

- Reducing the number of annuals and replacing with grasses was brought up.
- Receipts for landscaping around information sign have been submitted to Judy.
- Per Mrs. Corbin with York County Compliance- work was accepted and file is now closed. Thank you to Joyce and her team for getting this done!

### **Board Business**

#### **Pond Maintenance:**

- No new maintenance needs were reported.

#### **Sprinkler Maintenance:**

- Winterizing to happen in December. George to inspect a report of possible sprinkler head broken.

#### **Grounds Maintenance:**

- Limb fell in common area (McPherson Ct side)- Kristin or Carloyn will remove and dispose of this week.

### **Other Board Items**

- Planning for annual meeting in November:
  - o The free conference room at the Sheriff's office was not available the week of November 12. The Annual Meeting has been scheduled Thursday, November 6, 2025, at 6:30 (per the request of YPSO) at the Community Room of the York/Poquoson Sheriff's Office at 301 Goodwin Neck Rd, Yorktown, VA 23692.
  - o Documents still needed for the annual meeting:
    - 2025 Actual P/L budget printed
    - 2026 Proposed budget printed
    - 2025 In-person Ballot printed
    - List of current owners in good standing printed
  - o Annual meeting notices went out (via mail/email depending on preference) with location date and time, copy of the 2024 meeting minutes to be approved, 2025 meeting agenda and proxy vote requests. The proposed 2026 budget will be sent out after our meeting tonight and before the annual meeting date.
  - o Coordination/final prep will continue to happen up until the meeting date between myself, Judy and the Board.
- Recruiting for new Board member:
  - o There is an urgent need for a member of the community to volunteer for Carolyn's expiring board member seat. Please reach out if interested or have additional questions.
- Future of SHA and the board of directors- Arron provided preliminary cost of 36K-54K/year for a third-party company to manage our HOA. Also, we would still need a volunteer board for voting/approval purposes.
- Carolyn to add approved (by email) October 2024 BOD meeting minutes to the SHA website.

**Community Concerns**

- Nothing reported.

**Next Meeting—**

- Annual meeting Thursday November 6, 2025 at 6:30pm in the community meeting room at the York-Poquoson Sheriff's Office\* (301 Goodwin Neck Rd, Yorktown, VA 23692)  
\*Water only – no food or other beverages
- December BOD meeting TBD after annual meeting.

Meeting Adjourned at 9:17 p.m.

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