

Sommerville Homeowner's Association Board Meeting
June 15 2026, at 7:00 p.m.
(Meeting held via TEAMS)

Meeting called to order at 7:03 pm. Quorum met? Yes

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

Board members absent: None

Others attending: Judy Hemler (Treasurer), Kristin Wills (Secretary), Greg Fisher (ARB), Bill Daniels, Carolyn Dawson

Approval of Minutes- May 2026 minutes were reviewed by all board members via email and approved unanimously.

Submitted Financial Report 5/1/2026 - 5/31/2026 was presented by Judy and approved unanimously.

**Income and Expense Statement
May 2026**

Langley Federal Savings

5/1/2026 Beginning Balance	\$	25.00	
Income			
5/18/26	13,381.48		Deposit Transfer from Share 8005
Total Income	13,381.48		
Expenses			
5/18/26	(13,381.48)		Withdrawal Transfer to Share 8008
Total Expenses	(13,381.48)		
5/31/2026 Ending Balance	\$	25.00	

Langley Federal Checking

5/1/2026 Beginning Balance	18,928.44		
Income			
	187.98		July-December 2025 assessments collected (includes late fee)
Total Income	187.98		
Expenses			
	(336.59)		Utilities - Dominion Energy
	(75.00)		Recurring withdrawal Intuit Quickbooks Subscription
	(73.12)		Debit Card - Lowes: RoundUp and Rustoleum paint (entrance light poles)
	(1,425.83)		GreensKeepers Landscaping monthly service fee
	(410.00)		AquaPro Sprinkler System - system startup, inspection & repairs
Total Expenses	(2,320.54)		
5/31/2026 Ending Balance	\$	16,795.88	

Langley Federal Money Market

5/1/2026 Beginning Balance	10,864.02		
Income			
5/18/26	0.26		Deposit Dividend Annual Percentage Yield Earned 0.05%
5/31/26	0.12		Deposit Dividend Annual Percentage Yield Earned 0.05%
Total Income	0.38		
Withdrawals			
5/18/26	(5,000.00)		Withdrawal transfer to Share 8009
Total Withdrawals	(5,000.00)		
5/31/2026 Ending Balance	\$	5,864.40	

Langley Federal Certificates of Deposit
Reserve Fund CDs

5/31/26	-	12 Month CD 8004 - Deposit Dividend 4.30% APY Earned
5/31/26	19,959.06	24 Month CD 8001 - Deposit Dividend 3.75% APY Earned
5/31/26	19,908.48	36 Month CD 8002 - Deposit Dividend 3.60% APY Earned
5/31/26	19,878.21	48 Month CD 8003 - Deposit Dividend 3.51% APY Earned
5/31/26	-	9 Month CD 8005 - Deposit Dividend 4.00% APY Earned
5/31/26	20,033.01	48 Month CD 8006 - Deposit Dividend 3.61% APY Earned
5/31/26	26,259.87	60 Month CD 8007 - Deposit Dividend 3.60% APY Earned
5/31/26	13,400.22	18 Month CD 8008 - Deposit Dividend 3.65% APY Earned
5/31/26	5,006.53	12 Month CD 8009 - Deposit Dividend 3.40% APY Earned
Total CDs - Reserve Funds		\$ 124,445.38

Total Reserve Funds \$ 130,334.78

Savings + money market + reserve fund CDs

Recommended Target

12/21/2025 \$ 140,341.00

Difference \$ (10,006.22)

Current Asset

Non-current Asset (More than one year until available)

		Interest Earned		
		YTD	Maturity Date	
Business MM Savings	\$	2.19		
8001	\$	301.94	9/20/26	
8002	\$	289.03	9/20/27	
8003	\$	281.33	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	\$	291.66	9/13/29	
8007	\$	170.16	3/27/31	
8008	\$	18.74	11/18/27	
8009	\$	6.53	5/18/27	
	\$	1,807.91		

CD	Maturity Date
8001	9/20/26
8009	5/18/27
8002	9/20/27
8008	11/18/27
8003	9/20/28
8006	9/13/29
8007	3/27/31

Treasurer Report – Judy Hemler

Account balances as of 30 APR 2026

- Checking - **\$ 16,795.88**
- Reserve Funds Total - **\$ 130,334.78**
 - Savings (mandatory @ LFCU) - \$ 25
 - Money Market - \$ 5,864.40
 - Reserve Fund CD's - \$ 124,445.38
- Jun – December dues statements went out 6/1/2026
- Still need to reimburse George for pressure washing front entrance (\$220)

Committee Reports

ARB updates – Greg Fisher

- ARB requests- no new requests or approvals for the month of May
- Home Sales:
 - 301 Sommerville Way update- sale has closed. Welcome new residents Jordan and Kelly Boze
 - 304 Sommerville Way should be listed soon
- Compliance:

The SHA BOD is currently addressing the following issues, all of which are in various stages of resolution:

- Violations first observed during 01 May 26 walk-thru and then rechecked between 01 and 08 Jun 26:
 - 26 Homes in need of exterior cleaning: 16 have been cleaned; 10 still need exterior cleaning.
 - 8 emails sent on 08 Jun 26; 1 letter sent on 09 Jun 26 (no email in directory); 1 face-to-face (was scheduled for 06 Jun 26, but contractor failed to show);
 - 1 possible unregistered vehicle observed – backed in driveway
- 9 homes needing various repairs (some homes need more than one):
 - 2 attic vents: 1 has been repaired; 1 still needs repair – letter sent on 09 Jun 26 (no email address listed in directory)
 - 2 with rotting dormers: 1 email sent on 08 Jun 26; talked with 1 homeowner face-to-face (waiting on contractor's schedule);
 - 1 home with falling gutter: email sent on 08 Jun 26;
 - 2 homes with rotting railings: both homeowners spoken with face-to-face on or before 09 Jun 26;
 - 1 home needing mailbox reset: currently upright, but still needs to be set in concrete;
 - 1 home with a rusty chimney cap with rust staining vinyl siding: has been cleaned.
- The 3 complaints received for May have been resolved as of this meeting.
- Recurrent RV complaint needs to be addressed further by certified letter.

Welcoming – Frank Lane

- Confirmed that welcome basket for 301 Sommerville Way has been delivered and reimbursed.

Neighborhood Watch – Frank Lane

- Nothing reported

Hospitality – Cheryl Barnard & Jeanne Grinnell

- Yard sale/Picnic feedback- everyone enjoyed the time together. Approximately 35-40 residents attended the event. Thanks to George and Arron for preparing/serving the food!
- Receipts have been submitted and reimbursed for picnic supplies and bounce house.

Beautification – Joyce Frink

- The Beautification committee planted annuals and replacement liriopse at the entrance. Our expenditure was \$338.77. We hope to plant some additional things during the month of June. Our receipts were forwarded to Judy and reimbursed.
- Thanks to Paul for decorating the front entrance for Memorial Day.

Board Business

Pond Maintenance:

- Last report states the pond is in good working condition.
- A question was brought up about how low the level can be before it causes an issue with the pump as the rain has been sparse so far this season.

Sprinkler Maintenance:

- 2 repairs were made to the sprinkler system: 1 rotor and 1 12" pop-up
- The system is aging, and the board should consider a sustainment plan in the near future.

Grounds Maintenance:

- Dead tree along Seaford Road update- tree was removed.
- Poison Ivy near entrance in common area along McPherson Ct update- treated.
- Entrance signs cleaning update- completed.
- Re-painting light posts update- completed.
- Shed maintenance update- trim was repainted. Need to decide whether to clean roof or replace. Will discuss further and come up with a plan.

Other Board Items

- Executive compliance meeting updates- no additional meetings have been held.
- Sinkhole updates- Arron is actively pursuing York County to get the work started.
- New development updates- No new information as of this meeting.
- Any residents interested in filling the upcoming board position?
 - Still no volunteer. Available positions: Board member (vacant Nov 2026) and Secretary (vacant July 2026). Please consider volunteering if you'd like to be actively involved in decisions for your neighborhood's future.
- Need to start planning details of the annual meeting in November. Will try to have a date booked with the Sheriff's Office before the next meeting.

Community Concerns

- Complaints about drones announcement posted to Facebook that reads as follows:

Concerns about recreational/private drones in the neighborhood have been raised to the board. Please note, per York County ordinances (take close note of "Trespass Limits" as well as "Privacy & Peeping Tom Laws"):

Key Rules for Residential Flying

Launch and Landings: York County ordinances prohibit launching, landing, or operating drones from any county-owned land, parking lots, public parks, or public school properties without a permit.

Trespass Limits: Virginia law (Va. Code § 18.2-121.3) establishes it as a Class 1 misdemeanor to fly a drone into the property of another and come within 50 feet of a dwelling house to harass, coerce, or intimidate another person.

Privacy & "Peeping Tom" Laws: Under Va. Code § 18.2-130.1, it is a Class 1 misdemeanor to use a drone to furtively peep, spy, or film into a dwelling (such as windows or private backyards) where an occupant has a reasonable expectation of privacy.

Airspace & Safety Rules: The FAA strictly dictates the navigable airspace over your neighborhood. Drone pilots must remain under 400 feet, keep the aircraft in their visual line of sight, and yield the right-of-way to manned aircraft.

National Park Service (NPS) Restrictions: If your residential area borders Colonial National Historical Park or other NPS lands, flying is strictly prohibited without a special permit.

Please also note that the FAA classifies shooting down a drone as a Federal felony under the Aircraft Sabotage Act. Same potential penalties apply if you take one down using electronic jamming, high-power lasers, or nets.

If flying drones is one of your hobbies, please respect the privacy of the residents.

If you're flying a drone over someone's property to look for Covenant violations, you're in violation of County ordinances.

Taking the month of July off d/t conflicting summer schedules. Any pressing business will be handled via an executive meeting.

Next official Board Meeting— August 10, 2026, at 7:00 pm via TEAMS. A link will be emailed and posted to the neighborhood FB page.

Meeting Adjourned at 7:45 pm.