LAFAYETTE VILLAGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
Tuesday, August 18, 2026

BOARD MEMBERS PRESENT:
John Alexander
Dr. Julia Wray
Nancy Rhodes
Nancy Bock
Jeff Everly

OTHERS PRESENT:
Rick Jacobson
Donna Jacobson
Mike Nutbrown
Rebecca Just
Deborah Dunham
Amanda Sansbury
Zachary Rivera, Sequoia Management
Chris Collins, Recording Secretary, Northern Virginia Minutes

I. CALL TO ORDER:

Mr. Alexander called the August 18, 2026, Board meeting to order at 7:01 p.m. A quorum of all five Board members was confirmed.

II. APPROVAL OF AGENDA:

MOTION Mr. Alexander moved, Ms. Bock seconded, to approve the agenda as amended. The motion passed unanimously (5-0-0).

III. HOMEOWNER OPEN FORUM:

Amanda Sansbury recommended that the Board remember maintenance to be done for any grounds work performed.

IV. APPROVAL OF MINUTES:

MOTION: Mr. Alexander moved, Dr. Wray seconded, to approve the minutes of the July 21, 2026, Board meeting as amended. The motion passed unanimously (5-0-0).

V. PRESIDENT'S COMMENTS:

Mr. Alexander commented that a new picnic table is needed in the area near the basketball courts. He also noted that the sidewalk and curb work has been scheduled for September 9th and 10th.

Mr. Alexander reported that one position (Dr. Wray's) is open for this year's association elections. Dr. Wray indicated that she will not run for reelection.

Lastly, Mr. Alexander reported that the transition to Constant Contact will take place in the next couple of weeks.

VI. MANAGEMENT COMPANY REPORT:

Mr. Rivera reviewed his written report that was included in the Board meeting package.

VII. COMMITTEE REPORTS:

ACC: Mr. Jacobson stated that the committee has received fifty-four requests, one hundred and eleven questions and fifty-eight violations in the last year.

Finance Committee: Mr. Alexander reported that a $100,000 CD will mature in October. There is currently $100,000 in the money market accounts. He noted that he received documents from Brad at Oppenheimer relating to the process of moving the association's accounts to Oppenheimer. He will share the documents with the rest of the Board. Mr. Alexander reviewed expenses and budget overages.

Lastly, Mr. Alexander reported that the draft 2027 budget will be shared with Board members prior to the next Board meeting, to be discussed during that meeting.

Grounds Committee: Mr. Nutbrown reported that the sidewalks and curbs work will take place on September 9th and 10th.

Newsletter Committee: Ms. Sansbury reported that she needs help in getting the next newsletter together for fall. She also suggested creating a Facebook account for LVCA and potentially posting the newsletter to that page.

Pool Committee: Mr. Alexander reported that the committee has requested that the Board consider keeping the pool open for regular hours while school is back in session before Labor Day. Board members agreed that they do not wish to incur that extra expense.

Liaison Committee: Donna Jacobson reviewed her report on accessory living units as submitted to the Board.

IX. OLD BUSINESS:

ACC Guidelines Wording Changes – Fencing and Decks:

MOTION: Mr. Alexander moved, Ms. Rhodes seconded, to accept the proposed guidelines change from the ACC for fences and gates, and patios and decks for

attached and detached homes as referenced below. The motion passed unanimously (5-0-0).

The changes are follows:
1.10 Fences and Gates

Homeowners are required to have back yard fences and be responsible for keeping them in proper repair. Proposed changes to existing fences or the proposed construction of new fences must be submitted to the ACC for approval. The following guidelines are provided for submitting requests:

a) Fences must be cedar or unpainted pressure treated pine and of the same construction as the original fence. ~~Fences may be treated with a clear, transparent, preservative but the color of the wood must not be changed on either the exterior or interior surface~~. Fences may be treated with a clear, transparent, or semitransparent stain/sealant in a natural wood color only. Painting of fences is not allowed. Any coloring of fences must be specifically approved by the ACC in writing.

b) Fences may be no more than 6 feet high at any point. Fence posts for new fences may be capped with either aluminum caps or the heavy-duty plastic black caps that have become standard in the fencing industry.

c) Fences may be extended to the property line, as long as severe slopes or restrictions of easements are not involved. End units may extend fences outward from the side of the unit to the property line, and forward 15 feet from the back corner of the unit. Due to fire department emergency guidelines, end units must leave a path of at least 6 feet in width between the units' fences to ensure access.

d) Any request to change the fence location must be accompanied by a certified survey showing exact property lines and must be approved by the ACC prior to construction.

e) Gates are required and must be maintained. Gates must be of the same wood and style as the fence, and hardware must be black, preferably wrought iron. All gate placements must be approved by the ACC.

1.12 Patios and Decks

Ground level (no higher than 8 inches at any point) patios and decks of brick, concrete, stone, slate, composites, and/or unpainted pressure treated wood are permitted as long as they do not create a drainage problem for adjacent property owners or common areas. ~~Wooden decks may be treated with transparent stain/sealant only. Semitransparent or colored stain/sealant is not allowed~~. Wooden

decks may be treated with a clear, transparent, or semitransparent stain/sealant in a natural wood color only. Painting of decks is not allowed. Any coloring of decks must be specifically approved by the ACC in writing.

2.5 Fences

Installation of a new fence, or replacement of an existing fence, requires ACC approval. Fences must be constructed of wood, or of composite materials with a wood appearance. Wooden fences may be treated with a clear, transparent, or semitransparent stain/sealant in a natural wood color only. Painting of fences is not allowed. Any coloring of fences must be specifically approved by the ACC in writing.

2.6 Patios and Decks

Ground level (height of the lowest rear door) patios and decks of brick, concrete, stone, slate, composites, and/or unpainted pressure treated wood are permitted as long as they do not create a drainage problem for adjacent property owners or common areas. ~~Wooden decks may be treated with transparent stain / sealant only. Semitransparent or colored stain/sealant is not allowed.~~ Wooden decks may be treated with a clear, transparent, or semitransparent stain/sealant in a natural wood color only. Painting of decks is not allowed. Any coloring of decks must be specifically approved by the ACC in writing. Decks extending from the middle level of the house may be installed/replaced with prior approval of the ACC. All patios and decks are restricted to the rear of the house. Damage caused by improper construction is the responsibility of the homeowner. Please Note: County approval is required for any deck over 8 inches off the ground. Most decks, including ground level decks, now require Fairfax County building and zoning approval. It is the owner's responsibility to ensure that all required permits and approvals are achieved.

FY2026 Asphalt Work: This was postponed so that the Grounds Committee can review and discuss. Mr. Rivera will provide a matrix of the proposal information.

X. NEW BUSINESS:

Eden Tree Service Proposal:

MOTION: Mr. Alexander moved, Dr. Wray seconded, to accept the proposal from Eden Tree Services in an amount not to exceed $3,600 for work on the six items outlined in the proposal. The motion passed unanimously (5-0-0).

Suburban Whitetail Management Renewal:

MOTION: Mr. Alexander moved, Dr. Wray seconded, to renew the contract with Suburban Whitetail Management for the 2026-2027 season. The motion passed unanimously (5-0-0).

XI. ACTION ITEM REVIEW

- Finalize July Board meeting minutes
- Identify replacement picnic table for area near basketball courts
- Prepare election information to include Dr. Wray's position to be open for election
- Correction to the open calendar re: Mason District Center for annual meeting
- Follow up with Brad at Specialty Services re: garden
- Follow up with accounting re: reserve payments
- Update approved wording changes to ACC guidelines

XII. EXECUTIVE SESSION

MOTION: Mr. Alexander moved, Dr. Wray seconded, to enter into executive session at 8:40pm discuss covenants hearings, violations, delinquencies, collections, and other sensitive matters. The motion passed unanimously (5-0-0).

MOTION: Mr. Alexander moved, Dr. Wray seconded, to exit out of executive session and to re-enter open session at 10:18pm. The motion passed unanimously (5-0-0).

XIII. COVENANTS HEARINGS

MOTION: Mr. Alexander moved, Dr. Wray seconded, to approve the actions for the following hearings. The motion passed unanimously (5-0-0).

Hearing # 20260801 to replace the tree by the end of the month or communicate to management regarding plans to, or privileges will be suspended.

Hearing #20260802 to immediately suspend committee privileges and to reach out to legal on additional actions to be taken as well as further information on processes.

Hearing #20260803 and 20260804 to send a letter to the new offsite address to have the owner address the maintenance issues no later than 09/15/2026 or further action to suspend privileges will be taken.

Hearing #20260805 to send a letter to the onsite address and the newly discovered offsite address to have the owner address the maintenance issues no later than 09/15/2026 or further action to suspend privileges will be taken.

XIV. ADJOURNMENT

MOTION: Mr. Alexander moved, Dr. Wray seconded, to adjourn the meeting at 10:21pm. The motion passed unanimously (5-0-0).