

Lake Whippoorwill Home Owners Association

P.O. Box 554

Warrenton, VA 20188

www.lakewhippoorwill.org

Date: July 13, 2008

Dear Homeowner:

The Homeowners Association Board of Directors (BOD) provides the following news and information for community.

Entrance Enhancements – We prepared options for building a wall, landscaping, lighting and a new sign to the east side of our subdivision entrance, and repairing/ enhancing the west side which was damaged by a vehicle. The current sign and wall also needed to be repaired/ enhanced. These issues were addressed as part of the 2008 Entrance Enhancement project presented at the December annual HOA meeting. The homeowners present agreed that we need to pursue the enhancements on both sides of our entrance but suggested competing bids rather than the going with the quote provided at the meeting by Garth Woodruff, Second Nature Inc. The resulting proposed expenditure was then to be presented to the HOA homeowners for approval via an information packet and election form, since it was a capital improvement above the amount provided for in our bylaws.

After discussions with Holder Trumbo, our Fauquier County Board representative, and Paul McCulla, the board administrator, we discovered that VDOT still owns the east side and will not entertain any enhancement options until they are finished with Route 605 improvements in late 2009 or 2010. In parallel, the BOD proceeded to obtain additional enhancement estimates. After receiving a very good bid, we decided to split the project, deferring the capital improvement for new east side landscaping, and proceed with enhancement of our existing landscaping. By doing so, we would remain within our 2008 budget and also not require an HOA election.

We received approval from Mr. Richard Sanders, who still owns the west side of our entrance, to add stone columns and a brick wall, remodel the existing fencing, and replace bushes and plants to enhance that area. We also had the existing wall repaired and enhanced the landscaping there. All of that work was completed in mid-June. We are still investigating the addition of lighting at the entrance.

Annual Picnic – We did not have a picnic this spring due to both the lack of homeowners signing up and the lack of homeowners willing to help organize it. The Book Club has since volunteered to help organize a fall picnic, targeting the first weekend in October. The HOA will bear the expense; however, we still need homeowners willing to take a little time to help put this together. If you are interested in assisting with this worthwhile event, please contact any of the HOA Board members below.

Late Dues Collection – The 2008 HOA dues notice was sent out with payment due in early May. We still have a handful of homeowners had not paid their 2008 dues. As agreed to at the HOA annual meeting, we will press forward with dues collection via lien assessment and notification to mortgage holders, if that is required.

BOD Members - Brad Eggers had previously only been temporary until a permanent member could be found. Since no one stepped up, he offered and was appointed to fill the two-year Board seat permanently. We still need a HOA website administrator. We welcome homeowners interested in helping to improve and maintain the community to contact any of the Board members below to volunteer. This does not take much time or effort and it is needed to maintain our community communication.

HOA Board of Directors Meetings

Our monthly meetings are scheduled for the second Wednesday of the month. Please call in advance for location and time.

That's all the news for now! Think summer!

Sincerely,

The Lake Whippoorwill Board of Directors

Jim Riggs
President
428-1049

Brad Eggers
VP/Treasurer
349-4564

Ed Loewen
Secretary
349-4571

Covenants Committee

Ed Loewen, Chairman
349-4571

Harry Rupp
341-4789
