

Lake Whippoorwill Homeowners Association
P.O. Box 554
Warrenton, VA 20188

HOA Summer Newsletter

August 15, 2005

Dear Homeowner,

The Homeowners Association Board would like to this opportunity to share some news with the community and send out our first ever HOA Survey. The survey is attached and we ask that you take a few minutes to share with us your thoughts on the community and what, if any, actions you would like to see the Board implement to make things even better. In other news:

Lake Whippoorwill Web Site

The new and improved Lake Whippoorwill HOA web site (www.lakewhippoorwill.org) introduced in the Spring newsletter has received a lot of hits and homeowners have used it to contact the Board, submit Covenants Variation Requests, and more. Please take a moment to check out our website and bookmark it for future viewing.

New this month on the website is a Financial Link which contains past year financial statements as well as the current year budget. If you have ever wondered where your annual assessment dollars go, wonder no more.

Dog Walking

Please remember to keep dogs on a leash and clean up after them. This is both an HOA rule and County ordinance.

Fall Picnic

The Board received numerous calls of disappointment at the canceling of the Spring Picnic, more calls than actual RSVPs. The Spring Picnic was canceled due to lack of response, most of the people planning to attend never RSVP'ed on the web-site or by phone as requested in the Spring Newsletter.

The Board will be more than happy to setup a Fall Picnic for the October time frame if enough people are interested. Please let us know if you are interested either on the attached Community Survey or by emailing or calling one of your Board members. In the past, our community picnics have been a great and worthwhile event.

Lake Area and Geese

The Board has been requested once again to do something about the growing goose population around the lake. In fact, at last years annual meeting, the homeowners voted unanimously that the Board should take action to reduce the goose population because of the horrible mess they leave around the pond area, the road, and on private property.

Lake Whippoorwill Homeowners Association

P.O. Box 554

Warrenton, VA 20188

HOA Summer Newsletter

August 15, 2005

Through research conducted last year, we have found a product that will drive the geese away in an effective and humane (non-lethal) way. The product, called Flight Control Plus, is used by airports, golf courses, convention centers, and other such areas to control the goose population by making the grass less tasteful. Lawn Doctor, a licensed applicator of this product, will treat the area by the lake and signs will be posted for children and animals to keep off the grass until dry. For more information on the product, please visit www.flightcontrol.com.

We have also contracted with a lawn service company to apply fertilizer and weed control to the common areas around the lake and front entrance. These products are also being applied by licensed applicators and signs will be posted for children and animals to keep off the grass until dry.

Recent Vandalism

The Board has been notified by some homeowners about some recent acts of vandalism in the neighborhood. Chairs thrown in pool, camera stolen from a car, ringing door bells at 3:00 a.m., and other issues. Please keep an eye out for any suspicious activity and report the same immediately to the Fauquier County Sheriff's Office for action.

Finances

Finances for the year are on track and on budget. At this point, 100% of the annual dues have been collected and tax returns and financial statements have been completed and filed through 2004.

Thank you for your time and please take a moment to complete the attached survey and RSVP for the Fall Picnic.

Sincerely,

2005 HOA Board of Directors

2005 Board of Directors

Brad Eggers
President
540-349-4564

Jim Riggs
Treasurer
540-428-1049

Owen Schefer
Secretary
540-351-6080

2005 Covenants Committee

Ted Uhler, Chairman
540-349-1692

Diane Green
540-341-8541

Fred Carrico
540-341-0430