

CABIN BRANCH FOREST ASSOCIATION, INC.

Post Office Box 54

Sterling, VA 20167

www.cabinbranchforest.org

November 2008

To: Homeowners of Cabin Branch Forest Association

“Good News is Here” – Your association is proud to announce some very good news concerning our annual dues for 2009. The Cabin Branch Forest Association (CBFA) Board of Directors recently approved a request from a board member to lower the 2009 annual dues and assessments to \$200 per homeowner and lot for the calendar year 2009. From a financial perspective, our goal was to lower the annual association dues and it was accomplished by adopting a strong fiscal policy and still maintain the high level support for our homeowners and the Cabin Branch community. The annual dues is not due until January 2009 and you may elect to make two payments of \$100 each for the year or you may pay the entire amount in full after you have received your 2009 invoice in late December 2008. **Please do not pay your 2009 annual dues until after you receive your 2009 invoice.**

It has been three (3) years since the board made a prudent decision to return to self management of our association in an attempt to maintain our investment at a reasonable cost, build and safely invest our reserve funds, replace our 22 year old wooden fence along Cascade parkway with a vinyl fence, upgrade the entrance area, repair and paint the gazebo's and spruce up the tot lot area. The final project for 2008 to replace the entrance area signs will occur very soon. The new entrance signs are on site and will be replaced within the next 30 days.

The CBFA association will conduct the 2009 annual meeting during the month of March 2009 at the Cascade library on Whitfield place. The exact date and time will be mailed to you during late December.

During the month of September, Thera Miller volunteered to assume the duties as Chairperson of the Architectural Review Committee (ARC) (covenants) and in October, she and her committee along with a member of the board have inspected each lot for 2008. If you are a recipient of a letter that requires your attention, please take necessary action to correct those items or reply to the ARC committee. A re-inspection of the lots will occur in December 2008.

The association is kindly asking you to keep your pets on a leash and Scoop the Poop.

Thank you

Attached:

2009 approved annual budget

2009 calendar of events

Sincerely,

Harold Looney, President