

Forest Lakes Property Owners Association
c/o Brownstone Properties, Inc.
3720 Old Forest Road
Lynchburg, VA 24501

Welcome to Forest Lakes: A Guide for New Property Owners

Revised 3/2/2026

BOARD OF DIRECTORS

board@forestlakespoa.com

Dan Marion, President
Rick Coe, Vice President
Carlos Mejia, Treasurer
Elliot Bryant, Secretary
Topher Rife
Kat Rivera
Linda Robinson
Jim Snider

COMMITTEES AND CONTACTS

Covenants covenants@forestlakespoa.com
Architectural Review arc@forestlakespoa.com
Pool Coordinator pool_director@forestlakespoa.com

FLPOA Property Manager / Accounts Admin:

Holly Snead, Brownstone Properties
Boat Decals, Community Boat Info,
and All General Inquiries hsnead@brownstoneproperties.com

Forest Lakes POA Website www.ForestLakesPOA.com

EMERGENCY / LAW ENFORCEMENT NUMBERS

Dial 911 for Emergencies

Bedford County Sheriff's Department **586-7827**

Forest Lakes Property Owners Association (FLPOA)

Dues, Mailbox Posts, and Trash Services

Association Dues

Monthly dues are **\$92.00**, payable on the **1st of each month**. These dues help maintain and provide access to shared community amenities, including the lakes, pool, playground, community boat, basketball court, tennis/pickleball courts, trash collection, streetlights, and common areas. * **Please note dues will increase from \$92.00 per month in 2025 to \$102.00 per month beginning January 2026.**

Dues can be paid on a **monthly, quarterly, semi-annual, or annual** basis. Payments should be made payable to “**Forest Lakes POA**” and mailed to the address listed on your coupon book stub. **Online bill pay and credit card payments** are also accepted.

For assistance or additional information, please contact:

Holly Snead

Email: hsnead@brownstoneproperties.com

Phone: 434-771-6013

If payment is not received by the **20th of the month**, a statement will be mailed that includes a **\$15 late fee**. Please note that dues are always due on the **1st**, regardless of when a late notice is received. Timely payment helps the Association manage costs efficiently.

To set up your association account, contact Holly Snead using the information above, or send mail to:

Forest Lakes POA
c/o Brownstone Properties
3720 Old Forest Road
Lynchburg, VA 24501

Mailbox Posts

All mailbox posts must comply with the **FLPOA Architectural Standards (Appendix C)** or the **2025 Mailpost Replacement Guide** (published March 2025), both available on the FLPOA website under **Documents and Forms > Governing Docs and Policies**. Posts may be either constructed by the homeowner or purchased.

To repair or order a replacement mailbox post, contact Holly Snead using the contact information provided above.

Trash and Recycling

Trash and recycling services are provided by **WasteCo** and must be arranged through Holly Snead. **Please do not contact WasteCo directly.**

Collection takes place on **Mondays**. Containers should be placed at the curb **no earlier than Sunday evening** and should be removed **promptly after pickup**.

Rules and Regulations

The **FLPOA Rules and Regulations**, including Security Regulations, are included in your Disclosure Packet and available on the FLPOA website. We strongly encourage all residents to review these documents carefully. Following these guidelines helps ensure a safe, respectful, and well-managed community.

A **Directory of Forest Lakes residents** is also included in your Disclosure Packet and can be accessed through the FLPOA website. If you have questions or concerns, you may contact a Committee Chairperson or a member of the Board of Directors.

In case of an emergency, dial **911**. For non-emergencies such as reporting suspicious activity, contact the **Bedford County Sheriff's Office at 586-7827**.

Amenities Information

The **Forest Lakes Pool** typically opens on **Memorial Day weekend**. Depending on staff availability, the pool season may extend two weeks before and after **Labor Day** for residents only. During this extended period, no monitors or lifeguards will be on duty—**swim at your own risk**.

Pool access requires an entry card. The **first card is free** for new residents; additional cards are available for **\$15.00 each**. To request a card, contact pool management at pool_staff@forestlakespoa.com or call **434-771-6013**. For pool hours, swim lesson schedules, and policies, visit the FLPOA pool website: www.forestlakespool.com.

The **Forest Area Swim Team (FAST)** practices and competes at our pool. For more information, visit www.fastmakos.com.

The **tennis/pickleball courts** and **boat ramp** are secured with combination locks. To obtain the lock code, visit the FLPOA website under **Facilities > Accessing Facilities**, or contact **Holly Snead** at hsnead@brownstoneproperties.com or **434-771-6013**.

A **Community Boat** is available at **Swan Lake** for residents who do not own a boat. Use of the community boat requires signing a waiver and recording usage on the sign-out sheet. The

boat is secured with a cable and combination lock. Details can be found under **Facilities > Community Boat** on the FLPOA website, or by contacting Holly Snead.

Committees and Coordinators

FLPOA relies on resident involvement to support and enhance the community. Volunteers are always needed for various committees, and serving is a great way to meet neighbors and stay informed about neighborhood matters. If you're interested in getting involved, contact a Board Member to learn more about available opportunities.

The **FLPOA Annual Meeting** is held each **October**. At this meeting, the Board of Directors presents the proposed budget for the upcoming year, each committee shares a report, elections are held for open Board positions, and residents have an opportunity to ask questions. A formal notice is sent approximately **three weeks prior** to the meeting.

Covenants

The **Covenants** outline the rules and standards for the Forest Lakes Property Owners Association (FLPOA). These are detailed in the Declaration of Rights, Covenants, Restrictions, Conditions, and Obligations booklet you received before moving in. You can also find them on the FLPOA website under **Documents and Forms > Governing Docs and Policies**.

Below are a few key guidelines:

- **Trailers, campers, recreational vehicles, boats**, and similar vehicles may not be parked on any lot without prior approval from the **Covenants Committee**.
- **Pets** must be under control at all times, either on a leash or within your yard. Please refer to the **FLPOA Pet Policy** on the website under the "Covenants" section for more on barking and nuisance issues.
- **Boat decals** are required when using Swan and Spring Lakes. Registration is **\$15.00** for one or more boats and the first set of decals, and **\$5.00** per additional set. Refer to the front page of this document for contact details to register boats and obtain decals.
- **Tree removal** requires prior approval from the appropriate committee.
- **Noise courtesy** is expected; please observe quiet hours between **10:00 p.m. and 7:00 a.m.**
- **Satellite dishes** are permitted but should be placed in unobtrusive locations when possible.

Architectural Review

All **new construction, exterior modifications, or additions** to your home—such as decks, porches, patios, and outbuildings (e.g., gazebos, sheds, fences)—require prior approval from the **Architectural Review Committee**.

To request approval:

1. Submit your project using the **Property Improvement Form (PIF)**, available on the FLPOA website under **Documents and Forms > Forms**.
2. Review the **Architectural Standards**, included in your Disclosure Packet or downloadable under **Documents and Forms > Governing Docs and Policies**.
3. Certain **landscaping changes**, such as retaining walls or sprinkler systems, may also require approval.

If you have questions before starting a project, contact the Architectural Review Committee Chairperson listed on the first page of this document.

Lakes and Wildlife

The **Lakes and Wildlife Committee** oversees **Swan Lake, Spring Lake**, their dams, and surrounding natural areas.

Please **do not feed the geese**. Feeding encourages overpopulation, which leads to environmental and health issues, including bacterial contamination of water and lawns.

Fishing Guidelines:

- Permitted from common areas only.
- **Bass, catfish, and carp** must be **released**.
- **Panfish, bluegill, and sunfish** may be kept.
- A valid **Virginia fishing license** is required for anyone **16 years or older**.
- Guests must be accompanied by a resident at all times.

The FLPOA also provides guidelines for the proper use and timing of **lawn fertilizers** to help protect our lakes. These can be found on the website under **Committees > Lakes and Wildlife**.

Special Policies

Properties that border the **Corporate Centre**—the commercial area located on Vista Centre Drive off Graves Mill Road—are required to maintain a **50-foot tree buffer** from the property line toward the Corporate Centre.

It is also **strongly recommended** that trees with a trunk diameter of **10 inches or more** be preserved throughout each lot whenever possible, to maintain the natural character of the community.

General Information

Recycling is included in the community's waste service. In addition to curbside pickup, residents may take recyclables to the Bedford County Recycling Center, located off Route 221 near Aylor's Farm Store. Please check posted hours before visiting.

Bedford County School System

- **Forest Elementary School:** 525-2681
- **Forest Middle School:** 525-6630
- **Jefferson Forest High School:** 525-2674

For school closings and delays:

- Call 586-1045, extension 333
- Watch WSET Channel 13
- Listen to local radio stations

Additional resources:

- Bedford County Schools Website: www.bedford.k12.va.us
- Bedford County Government Website: www.bedfordcountyva.gov
- **Bedford County Forest Library** (Rt. 221 near Rt. 811): 525-1817

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