LIVING BETTER ALLIANCE

NEWSLETTER

Spring 2026 Edition

Welcome!

***Hello Neighbors*, and warm Spring greetings from Living Better Alliance. As the days grow brighter and flowers begin to bloom, it feels like the perfect time to share encouraging updates from around our community.**

Streetlight repairs are now complete, restoring safety and comfort to our evening walks. We've also gathered the minimum number of homeowner signatures to formally request a meeting with the HOA Board - an important step in ensuring our voices are heard.

Our new FSR property manager, Quayvon, has been a welcome addition. His responsiveness and consistent communication have already made a positive impact. Additionally, our new Landscape Contractor, James River, has been busy enhancing the appearance of our community.

A heartfelt thank you to everyone who supported neighbors during Winter Storm Fern. Your generosity - shoveling snow, sharing updates, offering assistance - *truly reflects the very best of our community*.

*"Your kindness, involvement, and steady support continue to make TOA Chesterfield a **wonderful** place to call home."*

Cindy Smith
President LBA

UPCOMING MEETINGS

General Membership Meeting
April 23 • 7:00 p.m.
Clubhouse

Agenda posted one week prior on TownSq.
Submit topics by April 3.

Annual Membership Meeting & Board Elections

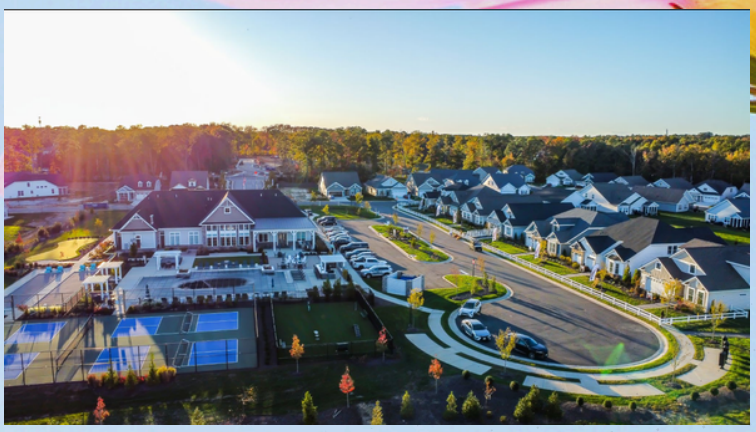
June 25 • 7:00 p.m.
Clubhouse

First Service Residential Updates

Driveway Concerns - Inspection & Next Steps
A qualified concrete contractor is being engaged to inspect all reported driveways (and sidewalks) concerns. Legal guidance is being used where appropriate to ensure responsible next steps.

Community-Wide Compliance Inspections (March 7-13)
Routine inspections were conducted as part of FSR's standard compliance process. The portfolio manager photographed potential violations for consistency and recordkeeping.

Architectural Review Process - Reminder
Before making exterior changes, submit an architectural modification application to FSR.
A short tutorial video is available on the Connect Resident Portal under ARC Mod Applications (27) Connect Resident Portal - Arc Mod Applications - YouTube for anyone who would like a quick walkthrough of the process.



Resident Engagement Project

Residents will be invited to share:

- What they wish they had known
- Lessons Learned
- Tips for future homeowners

This information will be compiled into a searchable database on TownSq.

Spring MOOD

FINANCIAL UPDATES

Community Donations & Budget Progress

Donations Since Feb 26: $1,319

Current Balance: $3,512

Annual Goal: $6,225

Progress: 56%

Ways to Donate:

- Hand a check to any LBA Board Member
- Mail to: LBA, PO Box 1073, Chesterfield, VA 23832
- Zelle: trosenberger@livingbetteralliance.org





Updates from the Finance and Transition Committee

Finance Committee

The Finance Committee has pinpointed crucial reserve items—including the clubhouse, pool, hot tub, and pickleball courts—and has started estimating their future replacement costs.

Transition Committee

On March 20th, representatives from the Living Better Alliance met with Quayvon, our Community Manager from First Service Residential, to secure copies of our HOA service contracts for 2026.

"These discussions are vital for gaining a clear and precise understanding of our community's financial obligations."*

Community History Spotlight

Historic Family Burial Site Along Courage Trail

A small historic family burial site is located on the undeveloped extension of Courage Trail in Section 3. It is recorded with Chesterfield County and the Virginia Department of Historic Resources.

Public Record:
https//www.findagrave.com/memorial/134899024/jeremiah-wallace-nunnally

FYI - Old family cemeteries rarely contain only a few graves; several more individuals may rest there even without visible markers.

We hope the builder will restore the area once nearby homes are complete.



Living Better Alliance (LBA) Board of Directors

President: Cindy Smith
(csmith@livingbetteralliance.org)
Community Programs Committee Co-Sponsor
Vice President: Rose Smith
(rsmith@livingbetteralliance.org)
Community Programs Committee Co-Sponsor
Treasurer: Todd Rosenberger
(trosenberger@livingbetteralliance.org)
Finance and Transition Committees Sponsor
Secretary: Craig Barr
(cbarr@livingbetteralliance.org)
Member: Ron Sutton
(rsutton@livingbetteralliance.org)
Communications Committee Sponsor
Member: Matt Branigan
(mattb@livingbetteralliance.org)

Add Your Signature — Help Us Request a Homeowners Meeting

Section One is expected to be turned over from the builder, TOA, to the HOA. Yet homeowners have received very little information about the timeline, the required steps, or what to expect during this transition. At the same time, our monthly HOA fee was increased just before Christmas without a clear explanation, and residents who requested a detailed budget breakdown have still not received that information.

Under our HOA bylaws, if 33% of homeowners request a membership meeting, the Board is required to hold one. We are gathering signatures to request that meeting so residents can receive clear answers about:



- **The turnover process and what remains outstanding**
- **The HOA budget and how our dues are being allocated**
- **What our monthly fee covers today and what may change after turnover**

We only need one owner's signature per address, and we have already collected signatures from nearly half the community. Every additional signature strengthens the message that homeowners want transparency, accountability, and open communication.

If you have not yet signed and would like to, please contact any Board member — we will be happy to stop by.



The LBA Social Committee is seeking two volunteers for the new Bereavement Unit.

What the role includes:

- **Purchasing a small Peace Lily**
- **Selecting a condolence card**
  (Expenses are reimbursed)
- **Delivering both to the resident's home on behalf of our community**

Interested? Contact Florrie Kelly

