

Trilogy Community Info Exchange

Capital Improvements

An Information Exchange Meeting (led by Marv Davis) was held on Monday, October 20, 2025. The purpose of the meeting was to present a new capital improvement process for homeowners to identify new amenities and capital improvements to our Lake Frederick Community. Presenters included: Guy Schofield and Frank Connors. Also, in attendance was Randy Page, General Manager for Blue Star.

The meeting opened with Marv recognizing a few accomplishments over the past several years. These included getting the water surcharge removed from resident's water bill; replacing members of the Water Board with residents from Lake Frederick; and getting Rachel Carson paved from the lodge to Song Sparrow. His point was resident voices are heard.

The team then presented an annual process where capital improvement projects would be identified and evaluated. The steps included:

1. Identify Proposed Capital Improvement Items: Requests can come from residents, committees and Blue Star (who manages the lodge facilities).
2. General a list of proposed projects
3. Obtain Community Input via a Community Information Exchange (our Monday Meeting) to review the list of projects and identify priority and interest.
4. Develop costs for priority projects
5. Obtain community input via a survey and/or exchange
6. Approve and Implement the Plan

The meeting leaders identified we were in Step 3 of the above process and proceeded to present a list of proposed improvements and expected those in attendance to vote on the prioritization of these projects. The consensus of those in attendance was that ***all*** homeowners should have a voice in the determining the priority of the projects and not just the small number who attended this meeting. Also, it was difficult to determine priority for projects for one area without seeing the entire list of proposed projects and their benefit to the community.

There was small discussion on how these projects should be paid for. Supposedly, capital improvement projects are included in our reserve studies to which we residents make financial contributions. The agreed to priority projects would affect each resident's annual assessment. This annual assessment would be adjusted every year depending on the proposed projects. Outside groups who utilized our lodge (such as a wedding) would not be charged or contribute to these projects (although these outside events would certainly benefit from the proposed improvements.) Opinion: Personally, I think there should be separate capital improvement fund as the reserve funds should be slated for maintenance and upkeep of the current facilities which would include road maintenance. The balance of the Capital Improvement Fund along with the priority of projects should determine which projects would be implemented in any given year.

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The following list of proposed projects was presented. Note: No descriptions of the projects were presented (although some proposed projects need little to no description). A rough order of magnitude (ROM) for most of the projects was given along with an assessment amount for each household.

The proposed projects were broken down into four areas: Lodge Building; 18-Acre Area Around the Lodge; Athletic Center; and Trilogy Common Property.

Lodge Proposed Capital Improvement Projects:

1. Convert Restrooms Doors to be Automated to allow better access for those in wheel chairs.
2. Add Lighting to the Verdana Deck and Stairs leading to ground level.
3. Upgrade the Event Center Sound System and Lighting
4. Add Level 3 Electric Vehicle Charges in Parking Area

18-Acre Lodge Area Proposed Capital Improvement Projects:

1. Overall / upgrade the member garden raised beds {Opinion: To me this may be more of a maintenance issue rather than capital improvement.}
2. Provide a source for drinking water at or near the Tennis and Pickleball Courts
3. Add sun shades to the tennis/pickleball courts
4. Add a wind screen to the tennis/pickleball courts; with Trilogy Logo on screen
5. Add two (2) Bocci courts with walkway and cover
6. Build a New Storage Shed (requested by Blue Star for storage of stage and other outside materials
7. Stage for outdoor events
8. Event Tent that is ~900 Sq Ft
9. Dog Park Expansion; There was a small discussion about adding a dog park facility in the area at the end of Song Sparrow. Could a piece of land on the peninsula side be allocated to a dog park as well?
10. Tennis and Pickleball court lighting for night play
11. Add or expand the Pickleball courts; add two (2) additional pickleball courts; pickleball courts could also be incorporated into the Movement Exercise Addition (under the Athletic Center Proposed Projects) for indoor play.
12. Build a basketball or multi-purpose court
13. Add a tennis court backboard for single play
14. Walkways Exercise Equipment along each path
15. Build an Archery Range

Athletic Center Proposed Capital Improvement Projects:

1. Add a Hot Tub to the Outside Pool Area

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2. Provide Door Unlock Access in the form of a FOBS to Athletic Center. {This would allow residents to use the facility without a staff member having to be present (e.g., after hours or evening access).}
3. Indoor Pool Speakers for Classes
4. Outdoor Pool Cover
5. Build a Movement Exercise Center Addition {Currently exercise classes are held in the Event Center. Should the event center be rented or utilized, the classes are cancelled.} This separate facility would be used for classes and perhaps other events.

Trilogy Common Area Proposed Capital Improvement Projects:

1. Add/Create a Ride Service {Not sure this is a Capital Improvement Project, but maybe a nice to have.}
2. Food Truck / Trailer {Not sure what is meant by this but the Lake Frederick HOA hosted food trucks by their pool last summer which I believe was a success.}
3. Add fenced in area in Phase 5 Picnic Area for a Dog Park;(related to the door park expansion)
4. Add benches along Rachel Carson {Note: The Lodge side of Rachel Carson already has some benches but perhaps more could be added}
5. Add Lighting along the walkways and Streets

Based on feedback from those in attendance, this presentation and maybe a video presentation will be posted on various sites (e.g., MTL, Facebook, etc.) for resident feedback. A method for obtaining resident feedback is also being reviewed.

The meeting concluded with Marv Davis providing an update on various other community interests:

Van Metre Contract: MREC (the developer) plans on awarding a contract to Van Metre to construct townhouses at the end of Phase 6. Phase 6 is the area north of Foam Flower Drive. The Van Metre townhouses would be closer to Route 277, Fairfax Pike. This would complete the build out of the Lake Frederick Community.

Access to 277: This small group is requesting temporary access to Route 277, Fairfax Pike for emergency vehicles. Currently there is just a rough-in road.

Peninsula Roads: Folks living on the Peninsula side are requesting their roads be paved.

Madison Project: The Madison Developer has re-submitted their zoning request to the Frederick County Planning Board. This new submission will be discussed at their next meeting which is currently scheduled for Tuesday November 4.

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Madison Project Background: For those who may not know, the Madison Property is located next to the Lake Frederick Section 6. Madison Developers are proposing building over 900 units on this 149-acre property over the next 8+ years. This development will include commercial properties along Route 277 as well as single family homes, townhouses and/or apartments. There was also discussion of a connector road to our Lake Frederick Community per a VA Ordinance.

PulsePoint: PulsePoint would be an app on a person's phone. If someone is in distress, a request can be made thru this app notifying neighbors of the issue and allowing them to assist until EMT help arrives. Example: Giving a person CPR until EMTs arrive.

New Water Well: The new water well is going through its final testing and should be online soon providing water to the new water tower which the Lake Frederick residents will use. This well water should ease the need for Water Softeners as the water is 40% softer than the current water from the quarry. Note: This water well is different than the Pumping Station Building which you can see on Crappe Lane. The water well is located in the woods.

Firehouse near Tasker: This new firehouse is expected to be completed by 2027.