

LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, LLC

POLICY RESOLUTION #23

STRATEGIC PLANNING GROUP

WHEREAS, Section 4.1(b) of the Third Amended and Restated Declaration for Lansdowne Woods of Virginia (“Declaration”) provides that Lansdowne Woods of Virginia Community Association, LLC (“LWVA”) shall be managed by the Board of Members (“Board”) and that the Board shall have all of the powers and duties necessary for the administration of the affairs of LWVA;

WHEREAS, Section 4.1(a)(5) of the Declaration provides that LWVA may adopt and amend reasonable Rules and Regulations not inconsistent with the Articles of Organization (“Articles”), Declaration, and any Supplementary Declarations (“Governing Documents”)

WHEREAS, the development of a strategic plan will help establish clear priorities, align resources with community goals, and ensure LWVA is prepared to meet future challenges and opportunities;

WHEREAS, the Board recognizes the importance of proactive, long-term planning to guide the growth, maintenance, and financial sustainability of LWVA;

WHEREAS, the Board has determined that it is in the best interests of LWVA to apply modern strategic planning, thought and practice to its decisions concerning the development and sustainment of the physical plant, facilities, security, financial resources and the needs of the members, residents and owners.

WHEREAS, the Board finds it beneficial to periodically form an ad-hoc Strategic Planning Group (“SPG”) to research, advise the Board, and recommend long-range strategies that reflect the needs and values of the community; and

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following policy, which shall supersede and replace any previously adopted policies and procedures relating to the same or similar subject:

I. PURPOSE

The purpose of this Resolution is to develop a strategic plan for LWVA, with input and assistance from Members, committees, and residents, including, but not limited to, future quality of life needs and infrastructure requirements, as well as needs identified in the Operating Reserve Study and in accordance with the goals noted below. The SPG will concentrate on developing financial and operational strategies to support LWVA’s continued position as a premier 55+ community of choice.

II. GENERAL CONSIDERATIONS

- A. The SPG is intended to function on an as-needed basis for purposes of developing or updating a strategic plan for LWVA. The Board generally anticipates that a comprehensive strategic planning review may occur approximately every five years, or at such other intervals as determined appropriate by the Board.
- B. The SPG shall recognize that strategic planning is inherently a group activity that benefits from the greatest possible involvement of its members and those on whose behalf the planning is conducted.
- C. The SPG shall encourage camaraderie, interaction, and understanding of differing viewpoints in all of its deliberations, reports, *Connector* articles and website pages.
- D. The SPG initially will consist of one owner or resident from each member condominium association and one owner or resident from The Vistas. Subsequently, the Board may appoint an at-large group leader and deputy group leader. No member of the SPG shall be a current Member Representative.
- E. The recommendations of the SPG shall, to the greatest extent possible, be based on a consensus of its members.
- F. The Board shall have final review and approval of any written plan submitted to the Board by the SPG.
- G. Unless otherwise directed by the Board, the SPG shall conclude its activities upon submission of its final recommendations and written strategic plan to the Board.

III. GOALS

- A. Promote Lansdowne Woods value as a vibrant active adult community, an attractive real estate choice, and a community that maintains strong infrastructure and appealing surroundings.
- B. Sustain or enhance the quality of life for residents.
- C. Increase resident and owner committee participation, service, and community involvement.

IV. TASKS

- A. Develop strategies, goals and objectives within our community – but, also, with the external community.
- B. Involve owners to the greatest extent possible in developing recommendations to the Board.
- C. Utilize externally developed sources of information, to the greatest extent possible, in developing recommendations to the Board. These sources shall include, but not be limited to:
 - 1. Demographic trends that will affect the interests and needs of our current residents as well as those of the next generation of new residents.
 - 2. Environmental forces and demographics that will affect our population, including social, economic, technological, legal, and political forces.
 - 3. Preferences about living arrangements held by our population.
 - 4. Challenges that will be facing similar homeowners' associations and their leaderships.
- D. Meet regularly in order to present monthly updates to the Board on progress, issues and items of strategic interest.
- E. Complete and submit to the Board a written plan.