

Cabin Branch Forest HOA

Newsletter

Summer 2026



WELCOME TO THE HOA NEWSLETTER!

Send comments to the Board at:
Board@cabinbranchforest.com



Cabin Branch Forest

In This Issue:

- Report on the Annual Meeting and the new Board's first meeting
- Introduction from Jason Yard our new Board President
- Fantastic news on our Republic Trash service
- Next steps on the Tot Lot process
- Celebrating our Grads
- Upcoming Events - including planning for our annual Block Party

Annual Meeting Summary

The meeting of the CBF Homeowners was held on March 6, 2026, followed by the first meeting of the Board on March 27. Firstly the Board said a big thanks to Shauwn Collins for three years of dedicated service as Board President, his energy and commitment helped keep our community running smoothly.

The Board now includes two new members. Jason Yard has accepted the position of President and brings prior experience with the CBF Board. Richard High, a new homeowner, joins as a Board member and adds knowledge from his work with other associations.

Key topics at the meeting included financial updates and the tot lot. The proposed budget was approved. Increases in the Operating Budget reflect rising landscaping costs. A remaining balance for 2026 of just under \$7500 will be moved to Reserves for long-term maintenance needs. Owners pay \$613 annually per property for operational costs, primarily covering our twice weekly trash service followed by landscaping. This is considered a very fair price for the services and the upkeep of the common areas. We have great news on the Trash service contained further on in this Newsletter but first lets here from Jason our HOA President.

An introduction from our new CBF HOA President

Hi CBFA Community! My name is Jason Yard, and my family and I live at 21067 Branchwood Way. We have called Cabin Branch Forest home for more than 10 years, and during that time we have come to truly appreciate what makes this neighborhood special. It is not just the homes, trees, trails, or common spaces—it is the neighbors who look out for one another, lend a hand, and help make Cabin Branch Forest such a welcoming place to live. As HOA president, my goals are to help guide the replacement and expansion of the wooden portion of the tot lot, develop clear community member guidelines for

HOA Board roles, serve as a responsible steward of our community and its spaces—it is the neighbors who look out for one another, lend a hand, and help make Cabin Branch Forest such a welcoming place to live.

As HOA president, my goals are to help guide the replacement and expansion of the wooden portion of the tot lot, develop clear community member guidelines for HOA Board roles, serve as a responsible steward of our community and its reserves, ensure every community member is treated with fairness and respect, and improve communication between the Board and the community. To accomplish these goals, I will need your help and continued involvement, whether that means supporting the HOA Board when volunteers are needed, participating in community activities, attending meetings, or simply sharing your ideas and concerns, your voice matters. Thank you for being part of what makes Cabin Branch Forest a great community. I look forward to serving you, and please do not hesitate to stop me and say hello when you see me around the neighborhood.

What to Expect in the coming months from the Board

- Request for community vote on rebuilding the reserves. Reserves are being used to replace the wooden portion of the playground
- Call for Community Committee Members

Yard sale Committee Members.

Do you enjoy planning out our annual/semi-annual community yard sales?

The board would like to establish a yard sale committee whose primary task will be scheduling, planning, advertising, and communicating community yard sales. Please contact the HOA board at Board@cabinbranchforest.com if interested.

Block Party Committee Members.

Do you enjoy planning for parties? The HOA board would like to establish a block party committee whose primary task will be scheduling, planning, logistics, advertising, and communicating block party. Please contact the HOA Board if interested at Board@cabinbranchforest.com

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Trash and Recycling

Republic Trash Services – see the attached letter for details on the service provided. We receive twice-weekly trash pickup plus weekly recycling and yard waste collection. The Board has also negotiated a lower rate effective April 2026, reducing the monthly cost to \$27.00 per home. As explained earlier the HOA dues cover the neighborhoods trash removal service.

PIONEER DAY - Jul 24, 2026

The holiday does not impact your service schedule.

LABOR DAY - Sept 7, 2026

The holiday does not impact your service schedule.

COLUMBUS DAY - Oct 12, 2026

The holiday does not impact your service schedule.

HALLOWEEN - Oct 31, 2026

The holiday does not impact your service schedule.

THANKSGIVING DAY - Nov 26, 2026

If your service falls on or after the holiday, your pickup will be delayed by one day.

CHRISTMAS DAY - Dec 25, 2026

If your service falls on or after the holiday, your pickup will be delayed by one day.

ELECTION DAY - Nov 3, 2026

The holiday does not impact your service schedule.

CHRISTMAS EVE - Dec 24, 2026

The holiday does not impact your service schedule.

NEW YEAR'S EVE - Dec 31, 2026

If your service falls on or after the holiday, your pickup will be delayed

Tot Lot Plan – update

Based on the Annual Meeting owners input the neighborhood reaffirmed the commitment to the common area including the Tot Lot as required in the Covenants and the Board is diligently working on the plan for improvements. German our Vice President is leading this initiative and more information will be provided in the next Newsletter.

Celebrating our Grads!

Congratulation to our most recent Cabin Branch Forest graduate Declan Wemlinger! his journey continues studying Electrical Engineering this Fall.

Upcoming Events

July

HOA Board Meeting

The next Board HOA meeting will be on Thursday July 30th 6.30-8pm link available on the website

Aug

HOA Board Meeting

The August Board HOA meeting will be on Thursday August 27th 6.30-8pm link available on the website

Sept

Block Party

The 2026 Block party dates are Saturday, September 27th with rainout date of Saturday October 3rd. Looking for volunteers to help preparation details will be on the website

If you have questions or ideas for future events
Contact us at [**board@cabinbranchforest.com**](mailto:board@cabinbranchforest.com)