

LRVPOA

JANUARY, 2009 NEWSLETTER

Happy New Year to all of our members! We want to keep you up-to-date on Association matters and provide an opportunity for your suggestions. We hope this newsletter provides useful information and helps the Board of Directors to communicate more effectively with the membership. We are here to address concerns, solve problems as best we can, and improve conditions for all Association members in compliance with the Covenants and By-laws.

2009 Financial Reports and Assessments Announced

As discussed at the Annual Meeting in June, the Board of Directors has set a goal of establishing a reserve fund that would eventually equal one year's operating budget (approximately \$42,000). The purpose is to provide a financial "cushion" in the event of particularly severe weather and/or unexpected road maintenance projects. Based upon past savings and generous contributions from many owners, we were able to contribute \$8,500 to the reserve fund in 2008 and begin 2009 with reserves amounting to nearly two-thirds of our goal.

At the October 2008 meeting of the Board of Directors, the annual fee assessed on each property was increased by just over 7% to \$175 per lot (less than the maximum increase of 10% as allowed by the Covenants). That new fee structure is reflected on your 2009 invoice. The Board believes the increase in the annual fee is justified because our road maintenance costs continue to increase.

A new feature offered this year is that owners may choose to pay their association fees on-line via PayPal. Because there is a transaction fee charged by PayPal for such payments, please note that the annual fee per lot is \$180 if you choose this option. If you pay by check, the fee is \$175.

As noted on the enclosed invoice, the payment is due by March 1, 2009. Please note that to avoid a late fee and interest penalties, as stipulated in our Covenants, your payment must be received by that date. If you have a question about your annual fee, please contact Treasurer Greg Thomas .

New LRVPOA Officer Named

Glenn Thornton was elected as our Vice President at the 2008 annual meeting but resigned in September. When an Association officer resigns our By-Laws allow the remaining officers to fill the vacancy until the next annual meeting. Karen Imhoff graciously agreed to fill Glenn's remaining term, and the Board voted to appoint her as Vice President.

Roads Undergo Four Major Maintenance Initiatives

In 2008 we undertook four major road projects in addition to the normal maintenance of our roads, ditches and culverts.

On the steep hill on Fox Squirrel, our contractor installed a three-foot deep French drain that we hope will divert water from an up-hill spring. In the past several years seepage from the spring caused the hill to become very soft and mushy in spots. So far, with the French drain in place, the hill seems to stay dry and compacted. We may not know for a year or two if we have corrected the problem. Some years are dryer than others.

On Whispering Pines we had significant "wash boarding" problems on the steep hills on both sides of the creek. Our contractor first completely dug up the road to a depth of six to eight inches. He then re-graded the road, added new cut-outs to allow water to leave the road bed and improved the ditches. We rented a roller/compactor which our contractor used to harden the road surface and thereby prevent the recurrence of the wash board effect. Finally, we applied a layer of stone dust to the road to further compact the surface. For the most part, the wash boards have not returned. We are beginning to see some wash boarding in spots, but we think we can take care of that during normal road maintenance.

On Spurs Access, we worked with the property owners near the end of the road to solve a major erosion problem. Members who attended last June's annual meeting will recall that Jeff Grove passed around photographs of how water from his neighbor's driveway had left mud in the road and also flowed down Spurs Access to wash out his private driveway.

Now, Jeff's neighbor's driveway has been re-graded to divert water into a new culvert that goes under the road, solving the mud problem. In addition, our contractor restored Jeff's private drive at minimal cost using material on site and two truck loads of shale.

And finally, this last fall we undertook an experiment that Association members will probably want to talk about at our next annual meeting. On Whispering Pines, in front of the Ervin's house, we scraped up the road, re-graded it, and put two speed bumps across the road. We are trying to test whether the speed bumps will cause drivers to proceed at close to 15 mph (which is the speed limit within the Association) and thereby minimize the amount of dust that enters the Ervin's house.

The speed bumps elicited both praise and scorn. Among those who liked the idea were property owners who requested speed bumps in front of their homes. Others said the bumps should be removed.

New Owner Spotlight

Elizabeth Crowther - *Hunters Ridge*

Bobbi Little - *Toms Knob Approach*

William Shively and TD Stanger - *Fox Squirrel Drive*

David and Gloria Weary - *Fox Squirrel Drive*
Scott Wilson and Michael Fong - *Wildlife Drive*
Paul Yandura and Donald Hitchcock - *Wildlife Drive*

Phase Two of Tree Trimming Project is Complete

2008 was the second year of our three-year effort to keep trees and bushes from encroaching on our roads. We hired a tree trimming service to trim back vegetation hanging within a height of 20 feet over the roads and 15 feet over the ditches. Trimming allows our contractors to safely and efficiently maintain ditches, grade roads and plow snow.

In 2008 we trimmed Meadow Lane, Wildlife Drive, Fox Squirrel Way and Pleasant Valley Drive. In the spring of 2009 we plan to trim Moonshine Hollow, Hunters Ridge, Spurs Access and Tom's Knob Approach.

Settlers Valley Way, Whispering Pines and Valley View were trimmed in 2007.

Please take advantage of the free mulch created from the trimming. Mulch piles are located at the end of Meadow Lane and Wildlife Drive. Additional mulch piles are at the bottom of Whispering Pines and at the intersection of Whispering Pines and Settlers Valley Way.

Construction/Renovation Plans Require Board Approval

Property owners are reminded that our Covenants require prior approval by the Board of Directors of any construction or renovation on your property. Specifically, prior approval is required before excavating a driveway, clearing trees for a new house, constructing any building (including sheds and garages), building a deck, fence or wall structure or undertaking a major landscaping project.

Excavation or construction may not begin until the Board has had thirty days to review detailed written plans and specifications. For most projects, the Board acts on the request within a week, maybe two, after receiving the plans.

Written plans should be sent to the Association's address at Box 40, Lost River, WV, 26810. If you have any questions about a project, please contact Bob Alcock at 304-897-7202 or at [his email address](#)

At the 2007 annual meeting the membership adopted a schedule of voluntary construction/improvement fees. If you are contemplating an improvement project, please go to the Association's "[Renovation/Construction](#)" page for the fee which might apply to your project.

Guidance for New Construction/Major Renovation

At the 2008 annual meeting the membership directed the Board of Directors to develop a check list of items which could help owners and contractors comply with the Association's construction requirements. A small task force of three volunteers: Margo Pflieger, Dan Reichard and Bob Alcock, have been putting together such a check list and anticipate submitting their suggested draft to the Board of Directors early in 2009.

Look for a draft of the check list to be posted on the Association's web site, allowing all members to comment on it before the Board considers it. Anticipating that the Board could act on the check list in the spring, the membership could discuss the issue and adopt it at the 2009 annual meeting.

Next LRVPOA Annual Meeting

Save the date: June 6, 2009 at 1:00 PM. The date and time are stipulated in our By-Laws, the first Saturday in June. We look forward to seeing you then. A formal announcement and agenda will be sent to all property owners in May.