

LRVPOA

JANUARY, 2010 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.

Financial Report and 2010 Annual Assessment

The Board approved a budget for 2010 at its October 2009 meeting. Given the current financial health of the Association and the overall good condition of the roads, the Board voted to maintain the road fees at the 2009 level for the coming year, i.e. \$175 per property. Included in this mailing is an invoice for the fees. We ask that payment be made in a timely manner! For your convenience, you may remit your annual dues online using Visa, MasterCard, American Express, Discover or a PayPal account. Visit www.lrvpoa.org for details.

As announced at the past few Annual Meetings of the Association, the financial goal has been to have a reserve fund of a full year's operating budget. We are pleased to report that we have nearly met that goal and that the Association currently has nearly \$38,000 in reserves.

Road Maintenance

In 2009 we concentrated on routine maintenance of our roads. Every segment was graded, new crusher-run was put down and culverts and ditches were cleared of leaves.

Overall, our roads are in good shape. We have a few areas where water creates channels in the road. We rectify those situations by restoring the crown in the road, allowing storm water to flow off the road quickly. Most of the time the crown can be restored with routine grading. Sometimes we have to add shale to the road and then re-grade the entire segment.

The Board decided to delay our normal 2009 Fall road work until after the leaves fell. It was reasoned that the delay would enable our contractor to remove leaves from ditches and culvert faces, preventing road erosion during the Winter and thus saving money in the Spring. In the past, we had not removed leaves from ditches and culverts until the Spring.

Our contractor intended to begin the delayed Fall road work on Monday, December 7. But Mother Nature intervened, showering us with six inches of snow on Saturday, December 5. That storm was followed by another snow storm of 22 inches on December 19. As of now, we don't know whether it is feasible to try to schedule another time to clean out ditches and culverts ahead of the normal Spring road work.

The two snow storms in December required plowing our roads three times, plus putting down cinders twice. During major snow events we endeavor to keep property owners informed about the plowing schedule via email and announcements on the Association's web site. If you have not been receiving the emails, please send an email identifying yourself and the property you own to list@lrvpoa.org.

Tree Trimming

2009 was the last year of our three-year effort to trim back trees and bushes from all 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.

Last Spring we trimmed Moonshine Hollow, Hunters Ridge, Spurs Access and Tom's Knob Approach.

The Board believes we won't have to hire a trimming service in 2010, saving us about \$6,000.

Construction and Renovation

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.

At the 2009 Annual Meeting the membership adopted a check list which will help owners and contractors comply with the Association's construction requirements.

The check list is available on the Association's web page. The Board asks that owners contemplating a construction or renovation project download the check list and send the completed form to the Board, along with appropriate plans and specifications, at least 30 days before the project starts.

Please note that prior to starting major construction, including excavation for a driveway, owners must arrange to discuss the project on site with a Board member.

New Owner Spotlight

Brian and Regina Corry - *Whispering Pines Way*

Mark Funkhouser - *Wildlife Drive*

Mark Heare and Matt Harrington - *Settlers Valley Way*

Nicholas Kyrus - *Whispering Pines Way*
Michael and ReJane Lebentritt - *Settlers Valley Way*
William and Denise Perritt - *Whispering Pines Way*

Next Annual Meeting

Save the date: June 5, 2010 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.