

LRVPOA

JANUARY, 2011 NEWSLETTER

Happy New Year to our Association members! We want to keep you up-to-date on Association matters and provide an opportunity for your suggestions.

Financial Report and 2011 Annual Assessment

Despite the unexpectedly large amount paid for snow removal in the winter of 2009/2010 (\$15,000 versus the budgeted \$5,000), the Association ended 2010 in a favorable financial position. The Board carefully considered planned expenditures for the coming year and by exercising sound fiscal controls was able to maintain the road fees at the 2009 level (\$175 per property) for yet another year. Given the current, recovering economy, we hope that the membership supports the efforts to avoid a fees increase this year.

Invoices for the 2011 road fee were mailed to all owners on January 22, 2011. We ask that payment be made in a timely manner to ensure that sufficient funds are available in the event of significant snow again this winter! The deadline for sending in your road fee is March 1, 2011. For your convenience, you may remit your annual dues online using Visa, MasterCard, American Express, Discover or a PayPal account. Visit the ["Annual Dues"](#) page for details.

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

Road Maintenance

The Association's roads survived last Winter's record snow storms in remarkably good shape.

The Spring road work included filling the relatively few pot holes, grading every road segment, putting down crusher run and clearing culverts and ditches of leaves. In addition, our contractor added new shale to the soft segments on Settlers Valley Way, Whispering Pines and most of Spurs Access.

Just before Thanksgiving our contractor completed the Fall road work: concentrating on filling pot holes, removing leaves from culverts and ditches and smoothing out problem areas where bumps or channels had developed.

This coming Spring we will put down shale at the end of Fox Squirrel to restore the crown. We will also need to carefully evaluate two segments where underground springs soften the beginning of Moonshine Hollow and the steep hill on Fox Squirrel.

During snow storms 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.

Please use the email addresses or phone numbers listed here to be in touch with a Board Member if there are problems on any road segment. When large trees fell across Moonshine Hollow last year, property owners called and we were able to take care of the problem.

Tree Trimming

A licensed and insured contractor trimmed the bushes and trees along all our roads November 22-24, 2010. A volunteer group of property owners trimmed a segment of Settlers Valley Way by hand to preserve a cluster of red bud trees.

Using a mechanical trimmer on a moveable boom, the lone contractor accomplished in three days, and at a sixth of the cost, of what had taken a crew of four men to accomplish in many weeks, spread over three years.

Recognizing that there are both advantages and disadvantages of hiring a mechanical trimmer, tree trimming will continue to be an important component of road maintenance.

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.

A [project approval check list](#) is available on the Association's web site. Please download the check list and send the completed form to the Board, along with appropriate plans and specifications, at least 30 days before your 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.

All-Terrain Vehicles

Our [Covenants](#) (Article VII, Paragraph 9) restrict the use of Association roads to legally registered and licensed vehicles operated by licensed drivers. This provision means that All-Terrain Vehicles which are driven on Association roads must be registered and must be driven by licensed drivers.

This restriction is not intended to prohibit the use of ATVs as needed in the maintenance, improvement or upkeep of an owner's property or the use of special purpose vehicles, such as snowmobiles or snow plows, when circumstances warrant.

Hunting and Shooting

Property owners are reminded that West Virginia hunting regulations make it illegal to:

- Shoot, hunt or trap upon the fenced or posted grounds of another person without having **in possession** written permission from the landowner,
- Shoot a firearm within 500 feet of a dwelling,
- Hunt on Sundays in Hardy County.

Property owners may report hunting violations to the WV Department of Natural Resources at 304-822-3551. DNR advises those who wish to report violations to observe and write down all pertinent information; to not confront the violator; and to call DNR.

The complete set of general hunting regulations may be found at www.wvdnr.gov/hunting/Regs1011/General_regs.pdf.

New Owner Spotlight

Theo Hodge and Frederick Taylor - *Settlers Valley Way*
Brian McMaster and Kathleen Strouse - *Moonshine Hollow*
Nathaniel Doan and David Carter - *Fox Squirrel Way*
Phil Robey and John Karas - *Toms Knob Approach*

Next Annual Meeting

Save the date: June 4, 2011 at 1:00 PM. The date and time are stipulated in our By-Laws, always 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.