

LRVPOA

JANUARY, 2012 NEWSLETTER

Financial Report and 2012 Annual Assessment

The Board of Directors is pleased to report that the Association ended 2011 in a very favorable financial position. As a result of various cost containment efforts, we were able to keep the road fees at the 2011 level (\$175 per property) for yet another year. We hope that the membership supports the efforts to maintain the fees without an increase for the 4th year in a row.

Invoices for 2012 road fees were mailed in early January. We ask that payment be made in a timely manner to ensure that sufficient funds are available in the event of the need for snow removal early in the year! The deadline for sending in your road fee without penalty is March 1, 2012.

As discussed at the past several 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 delighted to report that we have met that goal and that the Association will enter 2012 with nearly \$42,000 in reserves.

Road Maintenance

In addition to standard projects of grading and putting down crusher run, the Spring road work included putting down new shale on the northern portion of Toms Knob, the steep hill on Fox-Squirrel, and at the end of Fox-Squirrel. Two unique projects involved getting rid of the moguls that formed on Whispering Pines at the intersection of Valley View and restoring the ditch on the left side of the steep hill on Moonshine Hollow.

During the Summer, new 15 MPH speed limit signs were installed in strategic places along Association roads.

The Fall road work was completed in mid-December and focused on removing leaves from culverts and ditches.

For the Spring road work, we are evaluating issues of water run-off from a culvert on Fox-Squirrel and one on Valley View where the water is affecting property owners. This became a significant issue for these owners last Spring due to the heavy rain. Other projects will be based on a road survey undertaken by Board members next Spring.

Please use the e-mail addresses listed on the association's website to report any road maintenance issues. If you have not been receiving the emails, please send an email identifying yourself and the property you own to list@lrvpoa.org.

Snow Plowing

Vice President Bob Alcock will coordinate snow plowing and cinder spreading operations this winter. A late October storm brought us nine inches of heavy snow. Our plowing contractor had Association roads open long before county roads were cleared but, in the process, moved much of the gravel to the side when the weight of the snow dug plows into the soft road beds. When similar conditions exist in the future, our contractor will plow more narrow lanes where property owners have lawns alongside Association roads.

Tree Trimming

Trees and bushes above and to the side of Association roads will be trimmed before spring by the same licensed and insured contractor that trimmed our roads in 2010. He will use a mechanical trimmer on a moveable boom. The job will probably take one day. Property owners will be notified by email prior to the exact date.

Fiber Optic Cables

Hardy Telecommunications will announce this spring a schedule for installing fiber optic cable in Lost River. Assisted by a combination of grants and loans from the federal government, Hardy Telcom anticipates offering high-definition digital television, faster internet speeds and digital voice services to its customers.

Where telephone lines are currently underground, the new fiber optic lines will be installed underground, according to Hardy Telcom General Manager Scott Sherman. Customers will be encouraged to sign up for the fiber optic services and connection to their homes when the trenches are dug for the cables along the roadways. Sherman anticipates installation in the Lost River area could occur as early as late fall, 2012.

Cell Phone Towers

Three cell phone towers may come to the Lost River Valley during 2012, according to the Hardy County Planning Office. Though no formal announcements have been made, Shentel Communications, in conjunction with Sprint Wireless, is actively looking at sites for cell phone towers in Lost River, Mathias and the SR 259/state line area.

The potential Lost River cell tower site is located on the ridge behind the Lost River Grill, almost in a direct line past the end of Wildlife Drive. The Lost River tower could reach 200 feet tall, with a flashing red light visible at night. The Hardy County Planning Commission will have to hold a public hearing on the proposal and vote to issue a permit before construction can begin.

Construction and Renovation

In accordance with our Covenants, property owners who plan on building or renovating on their property require approval by the Board of Directors prior to beginning the work. A project approval check list is available on the Association's web site. Please submit the checklist along with appropriate plans at least 30 days before beginning your project.

If the project requires driveway excavation or another type of major construction, a Board member, upon receiving your checklist/plans will contact you to arrange an on site meeting to discuss the project. 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.

Board of Directors

Summer will be here before you know it and soon it will be time to select a new Board of Directors. It is possible that there could be several vacancies that need to be filled. This is the perfect opportunity to begin thinking about how you can contribute to our community and its development. If you are interested in running or have any questions about becoming a Board member, please contact any member of the current Board of Directors.

New Owner Spotlight

Carrie Addington and Jason Chabot - *Settlers Valley Way*
Valeria Buffo and Corey Buffo - *Fox Squirrel Way*
Michael Cooley and Gary Robinson - *Settlers Valley Way*
Bruce Gipe and Andrew Betourney - *Toms Knob Approach*
DeWayne Lawrence and James Bragg - *Settlers Valley Way*
Jennifer Smith and Bill Bent - *Toms Knob Approach*

Next Annual Meeting

As required in our By-Laws, our next annual meeting is scheduled for Saturday, June 2, 2012 at 1:00PM. We encourage your feedback and hope that you can attend. We also hope that you will consider the possibility of becoming a Board member. An agenda will be sent to property owners in May.