

# LRVPOA

## JANUARY, 2013 NEWSLETTER

### Financial Report and 2013 Annual Assessment

The Board of Directors is pleased to report that at the end of 2012 the Association is in a favorable position. Due to being in a favorable position again this year the Board has voted to not increase the road fees from the current amount, \$175 per property. We hope that the membership supports the efforts to maintain the fees without an increase for the 5th year in a row.

The invoices for 2013 road fees are to be mailed in the first week of February. 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 road fees are due by March 1, 2013. 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. There is a nominal fee charged by PayPal to utilize this service.

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. In 2011 that goal was met and at the end of 2012 the Reserve fund had a balance of \$57,887.34.

### Road Maintenance

Association roads have held up relatively well as of late January. We've been lucky (so far) to have another mild winter with little precipitation. To date, only one snow event has required plowing; additionally, we spread some cinders later that week as the snow and ice was slow to melt. We had some inquiries into spreading some additional gravel in the late fall/early winter timeframe as some areas had become sparse. We discussed this possibility within the Board and with our road contractor, but all concluded that a late application of gravel would have been inefficient due to the likelihood of plowing which would push new gravel to the side of the road and into the culverts.

Bob Miller, member-at-large and road maintenance lead, would like to remind property owners to drive to the extreme right going and coming on the highway so that we can conserve the blue chip. The tires would do a good job of redistributing the blue chip back on to the roadway instead of kicking it off to the side. Bob surveys most off the roads regularly and there is gravel piled up on the shoulders. Unfortunately, this may not be successfully redistributed in the spring maintenance. More than likely it will be pushed off with the working of the drainage ditches. Another benefit of driving as far to the right as possible is safety, as this allows clear passage of two vehicles on our association roads.

The Board has been marking trees alongside association roads that have died. We will be working with a contractor in the spring to proactively remove some of these trees to minimize the occurrence of trees falling over roads during severe storms. This work will be done in stages and relevant property owners will be informed as work is planned.

### Update on OneNet Fiber Optic Installation

Representatives from Hardy Telecommunications attended the June 2012 Annual Meeting to provide information on the proposed installation of OneNet fiber optic throughout the Association. At that time, it was anticipated that installation would begin in 2012. According to Heather Robbins from Hardy Telecom, the delay in installation is due to the fact that the federal grant loans require each vendor contract to be reviewed by the federal government. This is taking much longer than anticipated.

Ms. Robbins was not able to provide an estimated start date for installation in the Association, but said it will begin as soon as the contract is approved. She will keep the Board updated so that we can pass along information to members.

As a reminder, installation of the fiber optic cable will require trench plowing along Association roads, which may temporarily impact driving conditions.

### Proposal to Amend the LRVPOA By-Laws

At our upcoming annual meeting in June, we will be considering two minor amendments to the By-Laws of the LRVPOA.

For the first, a proposal will be submitted allowing property owners to opt-out of physical mailings for the notice of the annual meeting (Article II, section 3). This will allow the association to save money on postage, and is an opportunity to operate in a more efficient and environmentally friendly manner. Property owners would need to select notification by email only; without this action physical mailing notifications will continue to be sent.

For the second proposal, the by-laws would be amended to reflect acceptance of the common and customary practice of submitting proxies immediately prior to the start of the annual meeting. Current by-laws (Article II, section 5) stipulate that proxies must be submitted at least one hour prior to the start of the meeting; however, it may be unrealistic to expect this and current practice has been to accept proxies up to the start of the meeting.

Additional details on these amendments will be mailed to the membership in May prior to the annual meeting on June 1st, 2013. Amendments to the Association by-laws require the vote of a majority of a quorum of members present in person or by proxy.

### Call for Road Representatives Advisory Committee Members

In the past, LRVPOA has utilized an advisory committee to help drive the maintenance and upkeep of association roads. The Board would like to invite interested parties to contact us if you are interested in helping out in this regard.

The Committee would consist of a Representative from each of the five major road complexes in the Association: 1) Wildlife Drive complex of roads, 2) Settlers Valley Way complex of roads, 3) Whispering Pines complex of roads, 4) Meadow Lane, and 5) Moonshine Hollow. The Representative of a major Association road area would be responsible for communicating the conditions of the roads, concerns and interests of the area, and suggestions for improvement to the Board (primarily the member-at-large who oversees all road issues for the Board).

This is an opportunity for those who are most familiar with their roads to coordinate with the Board in an official capacity, and can serve as an additional avenue of communication during periods of roadwork or snow removal. Please contact Belynda Hicks or Bob Miller if interested.

## 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

Abbie Chessler and Ernie Falcone - *Spurs Access*

Stuart Cox - *Settlers Valley Way*

Renee Branson Hahn - *Meadow Lane*

Matt Myers and Tanya Beer - *Wildlife Drive*

Greg Sears - *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 1, 2013 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.