

JANUARY, 2014 NEWSLETTER - LRVPOA

Financial Report and 2014 Annual Assessment

The Board of Directors is pleased to report that at the end of 2013 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 this year.

The invoices for 2014 road fees are included in this mailing. 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 15, 2014. 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 if you select this service.

Road Maintenance

In October 2013 Keith Dove, K&J EXCAVATING, performed the fall road work for the association. In addition to the standard work of clearing culverts and ditches, regrading and applying new gravel where needed, all 72 of the association culverts were marked with fence posts. Fence posts were selected due to their durability and were marked with reflective paint. Having the culverts marked will assist road crews during snow removal and routine maintenance tasks. As always, property owners are encouraged to help keep the culverts along their property clear between routine roadwork in order to help minimize damage caused by water runoff.

Trimming was also performed along Spurs Access, as the overgrowth in this area can cause increased visibility and safety issues due to the unique layout of the road.

As everyone should be aware we are having an extremely difficult winter requiring increased efforts for snow removal and cinders. The Board expects that snow-associated costs will be higher than in years past, but the reserve funds available will cover the increased expenses. With the freeze and thaw the weather takes its toll; we expect that we will see increased mud and potholes in the early spring. Potholes tend to appear at the same location and should be avoided if possible; running through them creates a water hammer and increases damages to the roads.

Spring Road Work is scheduled for the second or third week in May 2014. In addition to standard road work, the Board will be engaging additional contractors to remove some trees that are in danger of falling across roads in the LRVPOA area. The rule of thumb for determining which trees to cut is as follows: any dead tree within 20' of the center of the road inside the LRVPOA limits is eligible to be given the axe - literally. If you have a dead tree on your property and you want to make sure that tree is cut down - and that tree is within 20' of the road center - feel free to mark

the tree with orange tape. For additional information on the effort to proactively remove dead trees alongside association roads, please contact Phil Robey at 202-234-5516.

Update on OneNet Fiber Optic Installation

Included in this mailing is communication received from the Board in the fall regarding the status of fiber-optic cable and accompanying OneNet HDTV, broadband and telephone service installation. It is important to note that the engineering firm responsible for installation has obtained an extended right-of-way that is sixty (60) feet from the center line of all subdivision roads and twenty-five (25) feet along the side and rear boundary lines of any and all lots within the subdivision. The primary reason this is needed is because many of the existing pedestals are set beyond the road right of ways for the subdivision - and the proposed new fiber-optic cable is designed to follow the existing copper cable route as closely as practical throughout the subdivision. In most cases, the new pedestals will be set by existing pedestals or within the 40 ft. from center line of roads whenever that is practical. The contract for the construction crews requires them to leave the area in "as good as or better" condition than when they started. Byers Engineering will have inspectors following the crews to make sure they adhere to the design and their contracts (for example, if grass is disturbed, the crews reseed and hay the area).

As a reminder, installation of the fiber optic cable will require trench plowing along Association roads, which may temporarily impact driving conditions. We currently do not have a start date for this work but will pass along any information received to the association membership.

If you have any questions about the build, please contact Cally Curtis at Byers' Moorefield office, 304-530-5181 or by email at ccbymers@hardynet.com. For information about the OneNet service packages Hardy will be offering, please visit their website at www.hardynet.net/onenet, or call them at 304-530-5000.

Changes to the LRVPOA By-Laws

At the 2013 annual meeting, the membership voted on two minor amendments to the By-Laws of the LRVPOA.

For the first, a proposal was submitted to allow 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. This proposal was approved by a vote of 53 in favor, 14 opposed. Article II, section 3 of the LRVPOA by-laws will now read as:

“Section 3. Notice of Meeting. Written notice of each meeting of the Members shall be given by mailing a copy of such notice, postage prepaid, or by e-mail (if such Member has previously consented) at least fifteen (15) days but not more than thirty (30) days before such meeting to

each Member of the Association. This notice shall be sent to the Member's address or e-mail address last appearing on the books of the Association, or as supplied by such Member to the Association for the purposes of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting."

Property owners wishing to opt-in for electronic notification of the annual meeting should contact Bret Limage, LRVPOA secretary, at dcbret@gmail.com.

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. This proposal was approved by a vote of 62 in favor, 4 opposed. Article II, section 5 now reads:

"Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be executed in writing, by the Member or his duly authorized attorney, and shall be filed with the Secretary not later than immediately prior to the start of the scheduled meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot. A proxy shall cease to be valid one week after the date of its execution unless otherwise provided in the proxy."

Construction/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 at www.lrvpoa.org/reno-const.html. 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.

Board of Directors

June will be here before you know it and soon it will be time to select a new Board of Directors. It is likely that there will 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

Patty and Jamie Baisden - *Toms Knob Approach*

John Davenport Biggs and Thomas Roberston - *Hunters Ridge Road*

Jan Brito - *Toms Knob Approach*

Christopher Campbell and Scott Ballina - *Meadow Lane*

Maxwell Charles Hessman and Chad Robert Sandhas - *Fox Squirrel Way*

Laura Hutchins and Colby Waller - *Moonshine Hollow*

Charles Johnson Jr. and Jatinder P. Singh (JP) - *Toms Knob Approach*

Xu Ling and Claire Van Beek - *Mill Gap Road*

Kristin and Stuart Pham - *Wildlife Drive*

Stephen Roberts and Lisa Polisar - *Toms Knob Approach*

Thatcher Sloan and Marc Ross - *Settlers Valley Way*

Next Annual Meeting

As required in our By-Laws, our next annual meeting is scheduled for Saturday, June 7, 2014 at 1:00 PM. 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.