

JANUARY, 2015 NEWSLETTER LRVPOA

Notice of Special Meeting: March 21, 2015

In December 2006 the stretch of Settlers Valley Road between Mill Gap and Whispering Pines was deeded over to the State with the hopes that it would be paved and maintained. However, just the opposite has occurred. The State has now classified this stretch of road as an “orphan road,” which is a state road that the state has no funding to maintain. The use of LRVPOA funds to maintain non-association roads is an unallowable expense. Subsequently, the road has not been properly maintained and is in complete disrepair.

In order for the State to return this stretch of road back to LRVPOA they require an official vote by Association membership affirming the request for the state to return this orphan stretch of road back to the LRVPOA. After this is done, we will be able to maintain this portion of road as we do other LRVPOA roads. We have been working closely with the WV Department of Highways on this issue since July 2014, and wish to maintain momentum and get this issue resolved quickly.

We will be holding a SPECIAL MEETING on Mar 21st 2015 at 11:00 AM at the Guesthouse (288 Settlers Valley Way) to vote on this request to the state to return the half-mile stretch of Settlers Valley Way (Mill Gap to Whispering Pines) back to the LRVPOA. This meeting is ONLY to vote on this matter. All other issues and membership concerns will be addressed at the annual June Membership meeting. We hope that everyone will take the time to come and vote on this issue. Enclosed is a proxy form for those members who cannot attend the special meeting in person. Completed proxy forms may be sent to the above post office box address or given to Secretary Phil Robey or any board member prior to the meeting.

Financial Report and 2015 Annual Assessment

The Board of Directors is pleased to report that at the end of 2014 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 2015 POA Assessment were mailed in early 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, 2015. For your convenience, you may remit your annual dues online using Visa, MasterCard, American Express, Discover or by using a PayPal account. Visit the “Annual Dues” page on the LRVPOA website for details. There is a nominal fee charged by PayPal to utilize this service.

This year no additional funds will be added to the Reserve fund. We will continue to monitor and ensure that we maintain one year’s worth of operating expenses in the reserve fund; we currently have met and exceeded this goal.

Road Maintenance

In October 2014, boom trimming was performed throughout the Association. Trimming of brush and tree canopy is required to allow service vehicles (emergency, snow plows, and gravel trucks) and safe passage of two-way traffic along association roads. We expect that trimming will not be required again until late 2016 or even early 2017, depending on rate of growth.

This past year has been hard on Association roads as we continue to see ongoing work for installation of new cable and electric lines. Additionally, we have had several heavy snowfalls along with periods of ice and heavy rain. This is 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 should cover the increased expenses. To date we have plowed 5 times and had cinders spread 4 times. The Board has contracted with a new source for cinders in order to have redundant access during times of extreme cold. As a reminder, we do not utilize salt on gravel association roads as this will soak into and melt the gravel base, creating slippery conditions.

With the repeated cycles of freezing and thawing, we expect to 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. Please be respectful of your neighbors and do not drive on lawns to bypass potholes or areas of increased mud.

Spring roadwork is scheduled for the second or third week in May 2015.

Our annual June membership meeting is quickly approaching. If you or anyone you might now would be interested in taking on the duties as Roads Coordinator please contact DeWayne Lawrence or any current Board member.

For additional information on any of the above items please contact DeWayne Lawrence at 304-897-7325 or lawrenceda2001@yahoo.com.

Removal of Hazardous Trees Ongoing

During the 2014 Annual LRVPOA meeting, we discussed plans to remove trees that are dead or dying as they present a safety hazard since they are in danger of falling across the road during times of severe weather. Over the summer, the Association paid a contractor to mark dead/dying trees that are within twenty feet of the center of Association roads in order that these trees can be cut down and removed. These trees have been marked with colored tape (orange and white).

Over the course of the next two months, our contractor will be cutting down and removing these trees. If you have any questions on trees slated for removal, or feel that we have missed a tree that presents a hazard, please contact Phil Robey at 202-234-5516 immediately.

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

Lawrence Beal and Matthew Brandt - *Meadow Lane*
Margaret and Keith Bevans - *Pleasant Valley Drive*
Bob Earl and Steve Oswald - *Hunters Ridge*
Timothy Fink and Joe Vealencis - *Mill Gap Road*
Christopher Fregiato and Nathan Regan - *Pleasant Valley Drive*
Eric Hoover and Emily Heil - *Valley View Road*
Kevin McGilly, John Corea and Charles Wolfe - *Toms Knob Approach*
Bertrand and Jane Moser - *Toms Knob Approach*

Next Annual Meeting

As required in our By-Laws, our next annual meeting is scheduled for Saturday, June 6, 2015 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.