

# *Lost River Valley* PROPERTY OWNERS ASSOCIATION **Newsletter**

PO Box 40, Lost River, WV 26810 • [www.lrvpoa.org](http://www.lrvpoa.org) • February, 2016

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## ***Financial Report and 2016 Annual Assessment***

The Board of Directors is pleased to report that at the end of 2015, LRVPOA remains in a favorable financial position. Thus, for 2016, the Board has voted to not increase the annual assessment from the current level, \$175.00 per lot per year.

Our financial reserve investments remain strong. In 2016, 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. We have met and exceeded this requirement.

Invoices for 2016 LRVPOA assessments were mailed in late February (included with this newsletter). We ask that payment be made in a timely manner to ensure that sufficient funds are available for spring 2016 road maintenance, other maintenance, and winter 2016-2017 snow removal.

Your 2016 annual assessments are due by April 15, 2016. 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" tab on the LRVPOA website for details. There is a nominal fee charged by PayPal to utilize this service. Otherwise, please remit 2016 assessment payments to: LRVPOA, P.O. Box 40, Lost City, WV, 26810.

## ***Road Maintenance***

In October 2015 Keith Dove, K&J Excavating, performed the fall roadwork for the association. In addition to the standard work of clearing culverts and ditches, Mr. Dove also re-graded and applied new gravel where needed. 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.

Boom trimming along all LVRPOA roads will be conducted this fall in October 2016. If you prefer to manually trim brush and trees in your area, you are welcome to do so. Bushes and trees must be trimmed at least 10 feet from the center of the road with a cleared height of 20 feet above the road. If you manually trim, please contact me so I can come out and make sure it meets these standards; any manual trimming that does not meet these standards will be boom-trimmed. ALL MANUAL TRIMMING MUST BE COMPLETED NO LATER THAN OCTOBER 9, 2016.

With the freeze and thaw the weather takes its toll on association roads. 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 damage to the roads.

We continue to try to work with the WV Division of Highway in regards to the regular maintenance of the 0.5 mile stretch of Settlers Valley Way between Mill Gap Road and the intersection of Settlers Valley and Whispering Pines. We encourage LRVPOA members who are dissatisfied with its current state to contact Mr. Lee Thorne, Supervisor, District Five Engineer/ Manager, (304) 289-3521, [Lee.J.Thorne@wv.gov](mailto:Lee.J.Thorne@wv.gov).

Spring Road Work is scheduled for the second or third week in May 2016. In addition to the 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 feet of the center of the road inside the LRVPOA limits are eligible to be taken down. 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 feet of the

road center – feel free to mark the tree with orange tape and notify me.

FACEBOOK – We have a Facebook page (“LRVPOA Roads”) that we post items of interest pertaining to association roads. It is a closed group so only LRVPOA members will be permitted to join.

As always, any concerns with LRVPOA roads should be directed to the Member-at-Large, DeWayne Lawrence, (540) 604-1825.

## ***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](http://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.

The current officers of the Association are:

President: **Belynda Hicks**  
(bhicks180@gmail.com)  
Vice President: **Jan Brito**  
(jan.brito@longandfoster.com)  
Secretary: **Phil Robey**  
(phil5516@aol.com)  
Treasurer: **Robert Earl**  
(rearl@hardynet.com)  
At-Large/Roads: **DeWayne Lawrence**  
(lawrenceda2001@yahoo.com)

## ***Next Annual Meeting***

As required in our By-Laws, our next annual meeting is scheduled for Saturday, June 4, 2016 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.

## ***New Owner Spotlight***

Daniel Baumstark and Thomas Gregory –

Whispering Pines

Michelle Frederick & Dominic Phillips –

Settlers Valley Way

Carol Liddle –

Settlers Valley Way

Christopher Middleton –

Settlers Valley Way

Jason Peschau & David Gerber –

Wildlife Drive

Next Horizon, LLC –

Moonshine Hollow

Troika Group, Inc. –

Tom’s Knob Approach

Troika Group, Inc. –

Hunters Ridge

Ryan Hinckley and Jeff Raup –

Moonshine Hollow