

Clairmont Manor HOA
www.clairmontmanor.com

2024 HOA letter.

Hi everyone!

Annual members meeting;

The HOA bylaws require the Board of Directors to hold an annual meeting of the members on the second Tuesday of March.

Accordingly, the 2024 meeting will be held on **12 March 2024 at 7PM**. The location of the meeting is **Pepper's Grill, 791 Madison Road, Culpeper VA 22701**

Included as agenda items for the meeting will be approval of the 2024 budget and the election of Board Members.

The bylaws require a majority (38) of the voting membership, constituting a quorum, in order to approve the annual budget and to elect board members. Traditionally, we never have that many members attending the annual meeting, therefore to achieve the necessary quorum please review, complete and return the attached Directors Voting Sheet and Budget approval form.

Once we have the votes tallied, the new Board will elect the President, Secretary and Treasurer as well as appoint the 2024 members of the Architecture Control Committee. We will post the new Board Members on our web site. www.Cclairmontmanor.com

We need you to vote for those willing to serve on the Board and to approve the Annual budget prior to or at the annual meeting.

Accomplishments this past year;

1. The Five-Year Plan was reviewed as required by the State of VA in order to prepare next year's annual budget. Based on this year's expenditures and net income as well as the current state of our entrance wall and fence, we determined there are no changes required to our Five-Year Plan. This plan is posted on our web site. www.Cclairmontmanor.com and was completed on 3 September 2020.
2. The 2024 annual budget is attached for your review and approval. Our budget remains relatively consistent from year to year as our income and annual expenses remain fairly constant. A complete financial report will be available for review at the annual meeting and will be posted on our web site. www.Cclairmontmanor.com

3. The annual reports to the State of VA were submitted which brings us into compliance with the requirements of the State of Virginia laws governing Common Interest Communities (HOAs) and the State Corporation Commission.

4. The sheriff was requested to increase the periodic patrolling and radar speed checks in our neighborhood. Your neighbors frequently walk or ride their bikes along our winding roads. The speed limit is 25 MPH throughout the community.

5. For those of you who walk your pets along our roads, please pick up after them as a courtesy to your neighbors.

6. On 3 January 2024, Mr. Jason Frisbie, VDOT Maintenance Operations Manager, Warrenton Residency, provided the following update on resurfacing our roads;

“Clairmont Manor is not in the current budget year and none of the roads in this subdivision have been entered into our Pavement Management System planning tool. I agree that resurfacing of these roads is warranted and will enter them in the system in the next day or two.

I cannot tell you exactly when the work will be completed as this will be dependent upon budget allocations and paving targets mandated by our Central Office pavement management staff. I can tell you that we have a shared interest in getting your roads resurfaced and this will happen at our earliest possible convenience. Per our earlier phone conversation, we typically build paving plans out 5 years. Resurfacing will happen somewhere within this timeframe.”

Should you want to bring up new business or have any other concerns or suggestions on how we can make our community a better and safer place to live, please let us know by writing a note attached to your voting sheet or bring it up during the annual meeting. You can also contact Board Members via phone or email (clairmonthoa@gmail.com).

Clairmont Manor HOA Board Members