

# Greene Acres

## PROPERTY OWNERS ASSOCIATION NEWSLETTER

GAPOA, 435 Greene Acres Rd N, Stanardsville, VA 22973

gapoa.va@gmail.com

WWW.GREENEACRESVA.COM

### ASSESSMENTS ARE DUE March 15, 2024

The annual assessment amount is *\$218 per lot* can be made through the website; however, processing fees are added to your transaction.

Payments plans can be arranged to pay the assessments in installments. Contact the Treasurer to make arrangements for a payment plan. Payment plans must be confirmed prior to March 15, 2024 in order to avoid late fees and possible lien filings.

### FUTURE BOARD MEETINGS:

**January 13, 2024 (virtual)**

**April 13, 2024 (virtual)**

**July 13, 2024 (Pavilion)**

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**September 28, 2024 10:00 a.m.  
ANNUAL MEMBERSHIP  
MEETING and PICNIC - Pavilion**

### **Virtual Meetings Call in Number**

The call in number is 1-605-313-5535

The access code is:4076646

Meetings will begin at 10:00 a.m. Phone access will be available before the start of the meeting. Follow the prompts after you phone in. When connected, you will be asked for your name this will help in verification of those attending.

### **GAPOA Board 2023 Election Results**

Tina Deane	59 votes
Michelle Clark	80 votes
Sara Johnson	48 votes
Debbie Turck	83 votes

Tina, Michelle, and Debbie were declared elected for 3-year terms. Sara Johnson was asked to fill the vacancy as a result of Kaci Cobb's resignation from the Board.

**PLEASE NOTE:** This will be the only newsletter mailed out to all property owners. All others will be available on our website, as will this one as well. If your unable to view the online newsletters contact the board for a copy to be mailed to you.

### **GREENE ACRES PROPERTY OWNERS' ASSOCIATION BOARD OF TRUSTEES**

**Chair:** Fred Turck 804-370-2047 [fxturck@gmail.com](mailto:fxturck@gmail.com)

**Vice Chair:** Jennifer Carroll 540-908-5632 [junebug44jen@hotmail.com](mailto:junebug44jen@hotmail.com)

**Secretary:** Michelle Clark 804-510-4492 [dmc804@icloud.com](mailto:dmc804@icloud.com)

**Treasurer:** Debbie Turck 804-370-2479 [dturck1318@gmail.com](mailto:dturck1318@gmail.com)

**Assistant Secretary/Treasurer:** Debbie Baugher 434-990-0226 [debbielynn27@yahoo.com](mailto:debbielynn27@yahoo.com)

Sara Johnson 202-460-0386 [johnsonsaralynn@gmail.com](mailto:johnsonsaralynn@gmail.com)

Brian Snyder 804-304-9537 [bdsnyder@gmail.com](mailto:bdsnyder@gmail.com)

Tina Deane 434-531-5580 [tinaadeane@gmail.com](mailto:tinaadeane@gmail.com)

Mary Kay Goldschmidt 804-307-5706 [marykaygoldschmidt@gmail.com](mailto:marykaygoldschmidt@gmail.com)

The board can also be contacted by email at [gapoa.va@gmail.com](mailto:gapoa.va@gmail.com) or regular mail.

## Committee Chairs:

**Roads** – Brian Snyder

(Roads Upgrade Sub-Committee - Hranush Bentley [hranush@gmail.com](mailto:hranush@gmail.com) 703-869-4199)

**Environmental and Lake Quality** - Sara Johnson

**Membership** – Debbie Baugher

**Legal & Insurance** – Mary Kay Goldschmidt

**Activities** – Tina Deane

**Safety & Services** – TBD

**Property Manager** - Wesley Baugher 434-825-8212

**Pavilion Reservations:** contact Debbie Baugher.

Other Issues: any board member.



### Lake Monitoring

Weekly water quality testing for the 2023 season ended on 9/28/23.

Current Algae Condition Level is YELLOW (see website for definitions and more information)

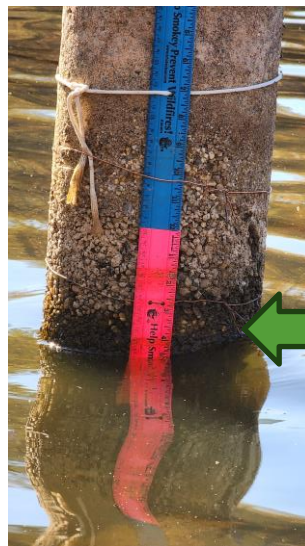
Current E. Coli Condition Level is YELLOW (see website for definitions and more information)

**Dog & Cat owners...***Please remember that ALL pets must be kept on YOUR property. Roaming cats not spayed or neutered add to the feral cat problem in the area. Loose dogs might NOT be so friendly while wandering away from your familiar company – and may be very unwelcome at a neighbor's property, it's also a community violation.*

### Drought and lake Water Level

Use washing machines and dishwashers only when fully loaded. Use a pan to wash vegetables and dishes instead of letting water run continuously. Don't let water run while brushing teeth, washing hands or shaving. If you turn off the faucet while you brush your teeth, you can save as much as 14 gallons of water a day.

Never pour water down the drain when there may be another use for it, such as watering indoor plants or your garden.



On 11.5.2023 the lake was 16 ½" low.

### New to the Neighborhood?

Please plan to attend future Board meetings – it's a great way to meet your neighbors, get questions answered about the community, and to bring your suggestions!

## [Managing Your Private Well During a Drought \(Article from VA Dept of Health\)](#)

<https://www.vdh.virginia.gov/content/uploads/sites/20/2017/03/Drought-Fact-Sheet-1.pdf>

An estimated 700,000+ Virginia homeowners rely on private wells for their potable water supply and may have questions regarding what happens to wells during droughts. Wells exist below ground, out of sight, and this can lead to worry regarding the potential of wells running dry or water quality degenerating when drought conditions become extreme.

### **What can those of us do that have culverts and ditches on our driveways that we are obligated to maintain?**

\*On the **downstream side** of culverts, it's important to provide some means of energy dissipation — something that will break up the force of the water, such as **some large rocks** — or the water you've channeled can destroy the roadside ditch and/or the surrounding landscape. Anything that slows the water down without blocking it entirely will help!

\*To prevent storm debris from blocking the **upstream side** of a culvert, create a **debris barrier** — but not at the mouth of the pipe. If a barrier is too close to the culvert mouth, it can promote damming of debris. *Instead, walk upstream from the culvert 5 or 6 feet.* One solution is to drive lengths of steel pipes or fence posts into the ditch base at regular intervals across its width, the aim being to block large pieces of debris. For a 12-inch culvert, place the barriers 6 to 10 inches apart. Large rocks are also an option IF THEY DO NOT block the flow of the water.

**Do NOT create any barrier that will back water up or divert it onto the roads, this only adds to the problems. This goes for all situations - not just culverts.**

**MAINTENANCE is key for everyone; maintain your culverts and ditches at least twice a year. If you're unable to do the work, ask a neighbor to see they could or know someone who could do the work. Any money invested will have big benefits.**

### **Caution at Intersections**

Soon there will be snow and ice on our roads, yes snow and ice. Even with the great work of our roads committee and our property manager extra caution is warranted especially at intersections. The intersection of greatest concern is the one at Tall Pines/GARS and GARN. Many folks still only slow down at the stop signs when they think no one is coming, this is very dangerous. PLEASE come to a complete STOP and make sure no one is coming up the hill from GARN. When the road is slick the extra momentum is necessary to get up the hill making it very difficult to stop for someone running the stop sign. The folks coming up the hill have the right of way.

### **Holiday Safety Tips**

The holidays are a time when thieves and con artists are frequently on the prowl. You can find lots of lists of safety tips online and here are a few to help keep your home, your car, your possessions, and your family safe.

### **Keeping Your Home Safe**

We all want our homes to reflect the joy of the season but avoid displaying gifts where they can be seen from a window or doorway.

Arrange to have packages delivered to a neighbor if you're not home to receive them. Packages left on porches or doorsteps are "easy picking" for thieves. It also draws unwanted attention to your home.

**Happy Holidays to all our friends and neighbors in Greene Acres. The Board sincerely hopes that these Holidays find you and yours happy and healthy.**

**GREENE ACRES PROPERTY OWNERS' ASSOCIATION**

**BUDGET FOR FY2023 AND BUDGET FOR FY2024**

	Budget for 2022-23		Budget for 2023-24
<b>Income-Receipts</b>	<b>Projected Income</b>	<b>Final receipts as of 6/30/2023</b>	<b>Projected income for FY2024</b>
Assessments	69,106.00	69,768.00	69,106.00
Prior Years Arrears	1,000.00	3,043.00	1,000.00
Late Fees	500.00	935.00	500.00
Lien Filing Fees	250.00	360.00	300.00
Building Fee	1,000.00	200.00	500.00
Rent Fees	2,200.00	3,251.00	3,000.00
Miscellaneous	500.00	3,324.58	500.00
Boat Rack Rental	500.00	550.00	500.00
Checking/Saving Account Interest	30.00	31.24	30.00
Hardship Fund (Balance: \$1,868.31 for FY2024)		44.71	
Rollover of prior year roads/covenant violation funds			6,800.00
<b>Total Revenue:</b>	<b>75,086.00</b>	<b>81,507.53</b>	<b>82,236.00</b>
<b>Expenses-Disbursements</b>	<b>Projected Expenses</b>	<b>Final expenses as of 6/30/2023</b>	<b>Projected expenses for FY2024</b>
Income Tax	200.00	186.58	200.00
Electric/Utilities	1,700.00	907.17	1,000.00
Lien/Legal Service/Prof. Licenses	3,000.00	2,971.37	3,500.00
Insurance	3,750.00	3,632.00	3,750.00
Roads/snow removal	29,500.00	25,341.26	29,528.00
Beach/Rec. Area/Dam		45.74	
Trash Removal	50.00	40.00	50.00
Gate Maintenance	600.00	1,560.26	600.00
Bath House	500.00	514.92	500.00
Records/Communications	1,500.00	1,669.76	1,700.00
Property Manager Contract	20,808.00	20,808.00	20,808.00
Trans. To Reserve Fund	5,000.00	5,000.00	5,000.00
Dam/Lake Inspection/Recertification			8,300.00
Carp		2,530.00	
Lake Testing/Supplies	2,500.00	2,577.00	2,600.00
Misc/Front Entrance/Refunds	1,468.00	5,379.19	2,000.00
Bath House Electrical Upgrade/Plumbing repairs	1,400.00	2,213.92	
Picnic Tables <i>(replacement of wood surfaces)</i>	500.00		500.00
Events	500.00	206.24	500.00
CellGate: \$300.00	300.00	299.40	300.00
Quickbooks: \$480.00	500.00	360.00	360.00
Hangtags: \$500.00	500.00	494.89	500.00
Website: \$130.00	200.00	217.50	220.00
CAI Membership: \$300.00	310.00	320.00	320.00
Newsletters	300.00		
<b>Total Expenses</b>	<b>75,086.00</b>	<b>77,275.20</b>	<b>82,236.00</b>

## Winter Safety Tips

**Drive Safely in the Snow:** Driving in the winter means changes in the way you drive. Snow, sleet, and ice can lead to hazardous road conditions. Prepare your vehicle for the upcoming winter season.

**Avoid Shoveling, Snow blowing Injuries:** Shoveling snow or using a snowblower are among winter's most grueling activities. High levels of activity in cold temperatures put many people at risk of heart attack, especially those that have inactive lifestyles.

**Treat Frostbite Immediately:** Use first aid to help someone who may have hypothermia or frostbite, don't forget your pets.



**Prevent Carbon Monoxide Poisoning:** Carbon monoxide detectors save lives. Every year, hundreds of people die and tens of thousands are treated for carbon monoxide poisoning.

The most common symptoms of carbon monoxide poisoning are often described as “flu-like” – headache, dizziness, weakness, upset stomach, vomiting, chest pain and confusion.

**OUR LAKE rarely freezes over enough to safely support people OR pets stay off the ice and keep your pets off as well.**

**ALSO, with the repairs to the dam, sledding will NOT BE SAFE near the large pile of rocks, please avoid this area.**

