



Greene Acres Property Owners Association

Fall 2025

During this season of giving thanks, thank you for staying informed and engaged in the vibrant life of Greene Acres. If you have any questions or suggestions, feel free to reach out to a member of the Board of Trustees.



Future Board Meeting Dates
All meetings begin at 10:00am

Board of Trustees

Chair: Brian Snyder
804-304-9537
bdsnyder@gmail.com

Vice Chair: Sara Johnson
202-460-0386
johnsonsaralynn@gmail.com

Treasure: Debbie Baugher
434-825-0857
debbielynn27@yahoo.com

Secretary: Tina Deane
434-531-5580
tinaadeane@gmail.com

Assistant Secretary:
Gina Sensabaugh
434-960-7730
sunshineswanboat@gmail.com

Assistant Treasure:
Michele Clark
804-510-4492
gapoa2019@gmail.com

Derek Arnold
203-313-3905
derekarnold73@gmail.com

Committee Chairs

Roads: Brian Snyder

Environmental and Lake Quality:
Derek Arnold

Membership:
Debbie Baugher

Legal and Insurance:
Sara Johnson

Activities: Tina Deane

Safety & Services:
Michele Clark

Property Manager:
Wesley Baugher 434-825-8212

Other Methods of Communication

Website
greeneacresva.com/board-information

Mailing address:
435 Greene Acres Rd. N.
Stanardsville, VA 22973

email:
gapoa.va@gmail.com

November 22, 2025
(CANCELLED)

February 14, 2026
(Stanardsville Library)

April 25, 2026
(Pavilion)

July 18, 2026
(Pavilion)

September 19, 2026
(Pavilion)

2026 Approved Budget

Expenses: \$133,439.77

See the Treasurer's Report on the website for a breakdown of budget details or contact the Treasurer, Debbie Baugher, for a paper copy.

This printed newsletter is provided to serve those members in our community who do not typically use our website; however, more detailed information, several links, and wonderful photos submitted by the community can be found at greeneacresva.com/offical-information. Be sure to check it out. As a cost cutting measure, we are asking those of you who would like to receive future communications via email only, send an email to gapoa.va@gmail.com saying so. We thank you in advance for helping reduce expenses.





Winter Weather Is Coming!

Roads Chairman, Brian Snyder, and Property Manager, Wesley Baugher, will work to keep our roads clear of snow this coming winter season when snowfall is between 2-5 inches. If accumulation is greater than 5 inches, hiring commercial assistance may be necessary. If less than 2 inches of snow, roads are typically not plowed. Please do them a huge favor by not parking vehicles along roadways and remove all trash containers as well to allow for safe and efficient plowing.



Water Quality Update

Thank you Derek Arnold and Brian Snyder for continuing to measure the water quality of our lake. Testing on 9/12/2025 detected no harmful toxins at the beach (though levels may be different at other locations). E.coli tests at the beach were 132 MPN/100mL. GAPOA follows VDH/EPA Guidelines. If E.coli levels are above 235 MPN/100mL a swimming advisory is issued. If you have questions, please contact Derek or Brian.

Treasury Update

As a reminder, dues of \$239.80 were due by March 15th. As of May 15th, a \$35 late fee was added. Please make your payment, if you have not done so, by mail or through the website. Contact the Treasure to arrange for a payment plan if needed.

What's New?

Derek Arnold, Environmental and Lake Quality Chair, has an arrangement with Rooter-Man for a discount on spetic cleaning when two or more households in Greene Acres sign up for service on the same day. Contact Derek Arnold, for specific details.



Environmental Update

The leaves are down and many have settled into the ditches and culverts. Please do what you can to clear them away to help divert water off the roads.

Due to the exceptionally dry summer and fall, please exercise extreme caution regarding outdoor burning and check the Virginia Dept of Forestry's website for burn bans that may have been inacted. Currently, burning is not permitted until 4:00pm.



The Board has openings. Please consider joining.
Wishing everyone a joyous and safe Holiday Season!

