

GREENE ACRES PROPERTY OWNERS ASSOCIATION

GAPOA BOARD MEETING BRIEF

The GAPOA regular meeting was held at the lake pavilion on May 20, 2023.

AFTER welcoming the members in attendance, minutes from the previous GAPOA regular meeting (February 4, 2023, which was held via telephone conference), were read, amended, and ratified.

THE Treasurer's Report was submitted and reviewed by Treasurer, Debbie Turck before the committee chairs presented their reports.

THE potholes were filled as required. The spring thaw has now transitioned to summer dust. Continue to drive with care and posted speed of 15 mph.

SAND will be delivered for the lake beach. The residential geese make a lot of mess - the board is looking at ways to make the environment less friendly for them. Further investigations are required as migratory birds are protected.

PROPERTY owners are reminded to check GAPOA rules and regulations if intending to do any alterations and additions to their property.
THE sterile carp released into the lake in early spring are already showing their value for lake health.



ON THE LAKE & AROUND THE COMMUNITY

Dr. Mike Casteel (Water Quality, Microbiology) is contracted by the GAPOA board to study, monitor and evaluate the lake water quality. He reports to the board and immediate action can be taken if the water quality deteriorates. **Please take note of the CAUTION signs posted at the lake.**

FOR any inquiries or concerns, please contact the board (Chair Fred Turck or Brian Snyder Environment Chair). You will regularly see Mike in the GAPOA boat, at various hours and days of the week, for water testing. Follow Mike's work at www.greeneacresva.com/lake-quality-information

The Legal & Insurance report was presented by Mary Kay Goldschmitt. She had met with property owners who have transient rentals in the neighborhood.

New and Old business preceded contributions from the members present. The meeting went into recess for an Executive session. Draft minutes are posted on the website until ratified at the next GAPOA regular board meeting set for July 15, 2023, to be held at the lake pavilion at 10:00 AM.

GAPOA REGULAR BOARD MEETING
Saturday, July 15, 2023
Lake Pavilion 10:00 AM
All Welcome

This will be the final meeting for this fiscal year. Draft minutes will be posted on the website prior to the meeting. GAPOA board meetings are held quarterly.

The Annual Meeting will be held on Saturday, September 30, 2023, when a new board will be elected by the property owners' ballot.



Best place to be

Summer Time Check List

Put Your Car Keys By Your Bed At Night

Board Vice Chair Jennifer Carroll, shared this home-safe tip. This may prove helpful while waiting for the the authorities arrive.



If you hear a noise outside your home or someone is trying to get into your house, just press the panic button for your car. The alarm will be set off, and the horn will continue to sound until either you turn it off or the car battery dies.

EMERGENCY 911

NON EMERGENCY 434-985-2222

GREENE COUNTY SHERRIF'S OFFICE
10005 SPOTSWOOD TRL
STANARDSVILLE, VA 22973

CAUTION

USE THE LAKE AT YOUR OWN RISK

HARMFUL ALGAE MAY BE PRESENT

Information signs about the beach and lake water quality are guided by the summer testing program in place by the board. You will likely see Dr. Mike Casteel (Water Qulaity, Microbiology) at various times, testing water samples. There are several testing areas around the lake, with focus on the beach area, and lake edges. Mike will immediatley notify the board to assess information caution levels. As the air and water temperatures increase, the alagae and potential coliform levels may increase. Lake water reports are updated on the website and at the lake.

- You will need your gate swipe card to gain access
- the current year 2023 car hang tag for each vehicle in your party, easily seen from your vehicle
- Golf carts are allowed - they also must be registered and be driven by a licensed driver
- If you have issues with the lake gate, please contact a board member or the property manager for assistance. Contact details are listed at the gate. Do not try to force the lake gate manually.
- If you have not paid your 2023 Assessment dues, your access card has been deactivated. To reactivate, contact the Treasurer.



THE pavilion at the lake can be hired at no fee, by property owners for their private events.

Upgraded electrical wiring will allow a multi number of appliances to be used at the same time. The bathhouse is adjacent and there is plenty of parking. All guests must display event parking tags, which are available on the day of your event. No reservations can be made for a holiday weekend, GAPOA events, and meetings.

To reserve the pavilion, contact Debbie Baugher
T. 434-990-0226 or by e-mail at gapoa.va@gmail.com

NOTE: If you are NOT in good standing, you do not have access to the GAPOA common ground areas (lake, beach, pavilion, fishing pier). This also means you can not be a 'guest' of another property owner, even if they are in good standing. Payments of assessments, arrears, or any other penalty are accepted all year. Contact the Treasurer Debbie Turck.



SIGNS of Summer

BEACH AND WATER QUALITY INFORMATION

Regular water quality testing will continue over the summer. Please check any updates posted at the lake gate and beach.

The migratory Canadian geese are very content hanging out at the lake too. They do make a mess! You will see a bucket and scoop... feel free to try it out before - instructions are included!

Below are the information signs - for algae and e.coli *potential* contamination.



CAUTION

USE THE LAKE AT YOUR OWN RISK

HARMFUL ALGAE MAY BE PRESENT
If you choose to swim or let your dogs go swimming ...

- Avoid any area of algae
- Rinse off with clean water and soap as soon as possible after being in the water

For additional information please visit the website

<https://greeneacresva.com/lake-quality-information>



WARNING

USE THE LAKE AT YOUR OWN RISK

HARMFUL ALGAE IS PRESENT, AND BLOOMS ARE OCCURRING
THE LAKE WATER IS MOST LIKELY UNSAFE AT THIS TIME
ALL CONTACT WITH THE LAKE WATER IS DISCOURAGED FOR PEOPLE AND PETS.

The situation will be monitored closely, and additional testing is underway.

For additional information please visit the website

<https://greeneacresva.com/lake-quality-information>



NO Fishing FROM THE BEACH

Dogs may swim in the boat ramp and grassy areas. They are NOT allowed to be in the water from the beach to the swimming platform. All dogs on the beach MUST be leashed.

CAUTION

USE THE LAKE AT YOUR OWN RISK

FECAL CONTAMINATION OF LAKE WATER

Levels of E. coli in the lake are present at a concentration associated with increased risk of illness.

If you choose to swim or let your dogs go swimming ...

- Avoid ingestion or inhalation of water
- Rinse off with clean water and soap as soon as possible after being in the water

For additional information please visit the website

<https://greeneacresva.com/lake-quality-form?i=1>



WARNING

USE THE LAKE AT YOUR OWN RISK

FECAL CONTAMINATION OF LAKE WATER
Levels of E. coli in the lake are present at a concentration where there is an elevated risk of illness from fecal contamination.

Contact with lake water is discouraged for people and pets until E. coli returns to a safer level.

The situation will be monitored closely, and additional testing is underway.

For additional information please visit the website

<https://greeneacresva.com/lake-quality-information>



HAZARD

The lake is CLOSED to all fishing and swimming or other recreational use.

Large algae blooms are present and extreme conditions exist.

And / Or

Levels of E. coli are currently present at a concentration where there is a substantial risk of illness.

THE LAKE WATER IS UNSAFE
USE THE LAKE AT YOUR OWN RISK

The situation will be monitored closely, and additional testing is underway.

For additional information please visit the website

<https://greeneacresva.com/lake-quality-information>





WEATHER CHANGES AND LAKE CONDITIONS



What an amazing day for the great outdoors!
We ARE definitely in the best place to be!
What more do we need..... picnic, drinks, sunblock...
Check! Already for a great summer's day, or are we?

HURRICANES ARE NOT JUST COASTAL

- **determine** your risk
- **develop** an evacuation plan - include all members of your household - you may need to just move to a lower level of your home, **or** leave the area immediately!
- **assemble supplies** - examples include a flashlight and spare batteries, bottled water (3 days worth/per person), canned food, blankets, and medications
- **check** your insurance policies and do any property maintenance **BEFORE** an event
- **help** your neighbor - we are all in this together
- **write** out your plan and share with your group

HEAT RELATED ILLNESSES

- **NEVER** leave any children, pets, or adults in a closed, parked vehicle
- Drink more fluids (nonalcoholic)
Don't wait until you're thirsty to drink
- Stay indoors or find a cooling center in your area on extremely hot days
- Wear lightweight, loose-fitting clothing
- Stay indoors during extremely hot temperatures
- Use sunscreen, even on cloudy days
- Wear protective sunglasses and hats

RECREATIONAL WATER ILLNESSES

Recreational water illnesses are caused by germs spread by swallowing or having contact with contaminated water in swimming pools, hot tubs, water parks, lakes, rivers, or oceans. Recreational water illnesses can include a wide variety of infections, including gastrointestinal, skin, ear, respiratory, and eye infections.

- Don't swallow pool, lake, pond or river water
- Shower with soap before and after swimming
- Avoid swimming, or other activities in obviously stagnant freshwater bodies when temperatures are high and water levels are low

FOOD RELATED ILLNESSES

Most foodborne illnesses result from food being contaminated when it is being prepared or served.

- Clean – Wash hands, cutting boards, utensils, and countertops
- Separate – Keep raw meat, poultry, and seafood separate
- Cook – Ensure that foods are cooked to a safe internal temperature: 145°F for whole meats, 160°F for ground meats, and 165°F for all poultry.
- Chill – Keep your refrigerator below 40°F. Refrigerate food that will spoil

STORM ON THE HORIZON

**GET OFF THE LAKE!
GET OUT OF THE WATER!
FIND SAFE SHELTER RIGHT AWAY!**

Thunderstorms are dangerous storms that include lightning and can:

- **Create powerful winds over 50 MPH**
 - **Create hail**
 - **Cause flash flooding and tornadoes**
- WHEN THUNDER ROARS
GO INDOORS!**
- **Move from outdoors into a building or car**
 - **Pay attention to alerts and warnings**
 - **Unplug appliances**
 - **Do not use landline phones**



Get the Scoop Here

MIGRATORY CANADIAN GEESE BECOME COMMUNITY RESIDENTS

"These long-necked, graceful geese have become an unrelenting nuisance in parts of Virginia. It's not all their fault:

Development and other intrusions to their habitat contributed to the problem. A federal law also protects them, though maybe it's worked too well.

The Migratory Bird Treaty Act safeguards Canada geese and many other species.

Congress passed the 1918 law "to combat over-hunting and poaching that supplied the enormous demand for feathers to adorn women's hats."

Many Canada geese today, though, flourish. The birds have only a few predators, including foxes and raccoons. "

Residents can not legally cull the birds before taking several other steps first.

Credit:
www.virginianercury.com
www.shorturl.at/cdkJN



GAPOA Chair Fred Turck commented on a social media post of his observations from the last week of June:
"If you're wondering why there have not been as many visiting geese lately, it's because, for the most part, they have molted and lost their flight feathers. This occurs in late June and throughout July. The geese we're seeing around are the resident geese (parents and young born this year). Enjoy while you can, they will be back."

www.greeneacresva.com

Based on the Environmental Impact Statement EIS (2006), the USFWS revised the Federal Regulations that pertain to resident Canada geese.

Changes were made to make it easier for the public to resolve resident Canada goose conflicts. Among the changes, specific "Depredation Orders" were developed that allow landowners to remove Canada geese at airports, in agricultural areas, and in other areas where they are causing conflicts with human populations.

No permit is required, but you must register with the USFWS in order to conduct this activity.

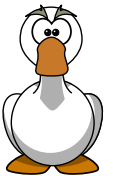
A website has been developed specifically for this registration process, and provides additional information on the program.

Credit:
www.dwr.virginia.gov/wildlife/nuisance/canada-geese/

THE GAPOA board has been looking at ways to discourage the geese from making Greene Acres their permanent home. Due to the convenience (for them!) of a wide body of water and generous food source, they are not eager to relocate. They poop on the beach; they poop on the floating dock....they poop everywhere!

While more choices to create a humane but 'hostile' environment are being investigated under the guidance of DWR (VA Dept. of Wildlife Resources), a Goosey-Scooper is available for beach and lake users to use!

It is located by the beach signage with 'detailed' instructions on how to use this device 'safely'.



Out and About The Town



A DAY OF CELEBRATION

9:00 AM + PARADE ON MAIN ST
IN HISTORIC STANARDSVILLE

FOOD, MUSIC & FIREWORKS

GATES OPEN AT 3:00 PM

EVENT LOCATED AT
13510 SPOTSWOOD TRAIL, RUCKERSVILLE

6:00 PM + MUSIC BY SOUTHERN SKY

8:00 PM + MARK WILLS

RAFFLE DRAWINGS AT 7:30 & 9:30 PM

FIREWORKS
AT
9:35 PM

Newsletter Photo Credits!
Thank you to everyone who took the time to take photos of our great community.
Thank you for sharing in our newsletter!

Greene VA RED WHITE BLUE in Greene 997 CVK
SMALL TOWN, BIG CELEBRATION!

CONCERT AND FIREWORKS FESTIVAL
ACM AWARD WINNER MARK WILLS with SOUTHERN SKY

Southern Sky
FREE ADMISSION
LIMITED PARKING
GATES OPEN AT 3PM

Mark Wills

CAPITOL SHEDS.com **FIREWORKS SHOW**

13510 SPOTSWOOD TRAIL RUCKERSVILLE, VIRGINIA
VISIT HTTP://WWW.997CVK.COM FOR MORE INFORMATION!

JULY 4, 2023

JACK'S SHOP TIGER BROWN NEST REALTY Maybellie's

Notice Board



Greene County Service Update

June 23, 2023

Subject to available capacity

Effective July 1st, Jaunt buses will be operating on a new schedule in Greene County. The schedule is as follows:

Service runs Monday - Friday

No service on New Years, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas

Greene County Link Service

Inbound to Charlottesville

Greene Pickup Begins (approx)	Charlottesville Arrival (approx)
6:00AM	8:00AM
8:00AM	10:00AM

Outbound from Charlottesville

Charlottesville Pickup Begins (approx)	Greene Arrival (approx)
2:00PM	3:00PM
5:00PM	6:00PM

Greene County Circulator (Within Greene County, subject to available capacity)
First Pickup: 7:00AM
Last Drop Off: 5:00PM

www.ridejaunt.org

104 Keystone Place, Charlottesville, VA 22902
 434.296.3184

www.ridejaunt.org
T. 434-296-3184

BACK TO SCHOOL VACCINATION CLINIC

For Rising 7th & 12th Graders in Greene County

Where:

Greene County Health Department
 50 Stanard St,
 Stanardsville, VA 22973

When:

Monday, July 24
 8:30 - 11:30 AM
 2:00 - 5:30 PM
Monday, July 31
 8:30 - 11:30 AM
 2:00 - 5:30 PM

TDap, Meningococcal, and HPV Vaccines

TDap vaccine protects against tetanus, diphtheria, and acellular pertussis, all different bacterial infections that can cause serious health complications.

Meningococcal vaccine protects against the meningococcal virus, which can cause meningitis, blood infections, and can be fatal.

HPV vaccine protects against the human papillomavirus, which can cause cancer.

WALK-IN ONLY. No appointments.

Vaccine quantities are limited & will be given on a first come, first served basis.



For questions, call
434-985-2262

Please bring a copy of your insurance or Medicaid card if applicable. Uninsured children are welcome.

Immunizations are based on grade level.
 Rising 7th Graders: Tdap, HPV, Meningococcal
 Rising Seniors: Meningococcal

Minors must be accompanied by a parent/guardian aged 18+.



www.shorturl.at/kwKY5

GREENE ACRES YARD SALE CRAWL

WHY YOU'LL LOVE IT?

- ✓ Multi-Family
- ✓ Fantastic stuff
- ✓ Family Fri
- ✓ Som

RETURNING SOON!

2023
 2 PM
GREENE ACRES SUBDIVISION
JUST OFF OF OCTONIA RD
STANARDSVILLE VA
FOR MORE INFO: 434-531-5580

On the wave of a successful Greene Acres Yard Sale Crawl, held in June, plans are underway for another yard sale slated for August. Just enough time to get your goodies for sale sorted. Grab your friends and neighbors together for this fun event! Please keep an eye out for details that will be posted as they develop on the GAPOA website and the Greene Acres Community Page (Unofficial) Facebook page.

Did you Know?

The Greene Acres Property Owners Association does NOT have a Facebook page or any other social media. ALL communication is through direct contact with a board member, regular mail, or email. All GAPOA governing documents are on the official website www.greeneacresva.com Greene Acres Community Page (Unofficial) is administrated by two GAPOA property owners (who are also board members). The FB page can be used to share information, photos, and events. However, responses from the board can **not** be actioned through any FB page.



Ready to Take Your Seat?

Become a GAPOA Board Member

The Greene Acres Property Owners Association Board is comprised of
NINE elected members for a THREE-year term.

Members of the Association (the property owners) receive through the mail in August, their ballot packet which will include:

- notification of the membership's annual meeting including date, time, and venue.
- a ballot with the names of the property owner (who is in good standing) who would like to serve on the board
- a brief bio of those listed on the ballot
- Instructions on how to complete and return the ballot in the enclosed returned envelope



Considering Options?

Q. WHAT HAPPENS NEXT WHEN I GET VOTED ONTO THE BOARD?

A. When the annual meeting has adjourned, the new board will immediately convene. Responsibilities and committees will be decided amongst the new board. Meeting dates will be timetabled for the next fiscal year. There are four regular meetings and an annual meeting.

Q. I AM NEW TO A VOLUNTEER BOARD POSITION, AND NOT QUITE SURE WHAT IS EXPECTED OF ME.

A. The more experienced board members will be able to guide you while you become familiar with the rules and governing documents of the association.

Q. I MAY HAVE DIFFERENT VIEWS THAN THE OTHER BOARD MEMBERS.

A. This is what makes a strong board. Thank you for stepping up and supporting the community.

**CALLING ALL INTERESTED PROPERTY OWNERS IN GOOD STANDING TO WRITE A SHORT BIO
INTRODUCING THEMSELVES TO THE PROPERTY OWNERS FOR THE ANNUAL BALLOT.**

SEND YOUR BIO TO GAPOA.VA@GMAIL.COM or MAIL TO

GAPOA

**435 GREENE ACRES RD N
STANARDSVILLE, VA 22973**

IN THE SUBJECT HEADING STATE YOUR INTENTION TO BE PUT ON THE BALLOT

DEADLINE FOR BIO SUBMISSION IS AUGUST 15, 2023