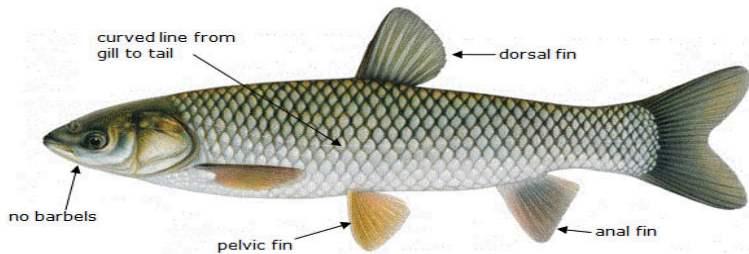


Greene Acres

Property Owners Association Newsletter

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

WWW.GAPOA.ORG



Grass Carp

THE GRASS CARP FOR RESTOCKING THE LAKE WILL BE PICKED UP ON **SATURDAY, MAY 19TH** AND RELEASED THAT EVENING BETWEEN 6pm and 7pm. PLEASE PLAN TO COME TO THE BEACH FOR 'SPLASH-DOWN'!

GET YOUR PICTURE TAKEN WITH A CARP!

BACKYARD CONSERVATION FUNDS AVAILABLE:

Conserving water while using attractive gardening and landscaping practices beautifies your yard, attracts beneficial pollinators, adds curb appeal and also helps improve the environment by reducing the amount of storm water runoff from your property. Creative management of those small areas of your front or back yard to address problem areas (too wet, too dry, doesn't drain, won't grow grass, etc.) now has funding available to support simple, on the ground landscape practices that benefit both you and the local environment. The Virginia Conservation Assistance Program or VCAP provides financial assistance to residential, institutional and commercial property owners to implement such practices. Payment rates vary among the practices but generally are focused on providing up to 75 percent of the cost. The district will provide technical resources for your planning efforts and visit your site to better understand what you hope to achieve. For more information on VCAP visit <http://vaswcd.org/vcap> or contact the District at 540-825-8591 or email richardj@culpeperswcd.org.

By Richard Jacobs, III, PE, CSWCD Conservation Specialist III

FUTURE BOARD MEETINGS:

Saturday, JULY 21, 2018 - 10:00 a.m.
- Pavilion - Board Meeting

Saturday, SEPTEMBER 15, 2018 - 10:00 a.m. - Pavilion - ANNUAL MEMBERSHIP MEETING

PLEASE NOTE: THE ANNUAL MEMBERSHIP MEETING IS NOW HELD IN SEPTEMBER!!!

ARE YOU INTERESTED IN SERVING ON THE BOARD OF TRUSTEES?

In order to have your name included on the ballot at the next election in September, please contact Debbie Baugher at 434-990-0226 or at debbielynn27@yahoo.com

PROPERTY OWNERS WITH RENTALS are requested to notify the board of same. Please contact Debbie Baugher @ 434-990-0226 or Debbie Turck @ 434-990-1274. Thank you!



GREENE ACRES WILL ENTER A FLOAT IN THE ANNUAL STANARDSVILLE 4TH OF JULY PARADE!

COME HELP DECORATE THE FLOAT!! THE DECORATING WILL TAKE PLACE ON TUESDAY, JULY 3RD AT THE BEACH at 7:00pm.

(In case of rain, this activity will be cancelled... so let's hope for beautiful sunny days on the 3rd and 4th!!)

-SERVICES-

FREE NOTARY PUBLIC service to GAPOA members in good standing. Call 434-990-1274 to make an appointment.

GG's LAWN SERVICES – Family business. Serving Greene for 14 years. All your lawn care needs at the lowest prices. We will beat any competitive price. Email for quote: ginalhs@ymail.com. Phone: 434-960-7730. Excellent references. Also: A JuicePlus+ Partner

Jen Carroll-NEIGHBORHOOD SCENTSY CONSULTANT – Items always in stock! Website: www.jennifercarroll.scentsy.us Phone: 540-908-5632, Email: junebug44jen@hotmail.com New items in stock and items on sale!

-BOAT RACK-

There are slots open for rental on the boat rack at \$25 per slot per year. Please contact Fred Turck at 434-990-1274 or at turck167@centurylink.net to reserve a slot.

Current Board Members:

Chairman: Fred Turck – 434-990-1274 – turck167@centurylink.net

Vice Chairman: Al Hodge – 434-990-5774 – hodgeab@hotmail.com

Treasurer: Debbie Turck – 434-990-1274 – turck167@centurylink.net

Secretary/Newsletter: Terry Hodge – 434-990-5774 – tehodge43@hotmail.com

Assistant Treasurer/Secretary: Debbie Baugher – 434-990-0226 – debbielynn27@yahoo.com

Pavilion Reservations: Debbie Baugher – 434-990-0226 – debbielynn27@yahoo.com

Roads/Facilities: Fred Turck – 434-990-1274 – turck167@centurylink.net

Al Hodge - 434-990-5774 – hodgeab@hotmail.com

Doug Price – 717-262-8725 – dlprice333@gmail.com

John Haselden – 434-987-8439 – johnefx1@cox.net

Environmental: Al Hodge – 434-990-5774 – hodgeab@hotmail.com

Membership & Nominating Committee: Debbie Baugher – 434-990-0226 – debbielynn27@yahoo.com

Activities Committee: Lydia Price – 717-377-0237 – lydiaprice0@gmail.com

Anthea Haselden – 434-987-4473 – a.haselden@cox.net



Electric golf carts are now permitted on Greene Acres roads!
Must be operated by licensed drivers only!

Have you tried to use your gate passes and they don't work?

Your assessment must be paid and your gate pass numbers sent to gapoa.va@gmail.com in order for your passes to be activated. Your gate pass numbers are the last five digits on the back of the white plastic card and will begin with "04", "20" or "30". You may have received your orange hangtags, but if your gate pass numbers aren't in the system you won't be able to open the gate.

A HUGE THANK YOU TO ALL MEMBERS WHO DONATED TO THE 'ADOPT-A-CARP' FUND!

Nearly \$1900 was raised with donations ranging from \$5 to \$500!

PLEASE SEE THE BALLOT RESULTS ENCLOSED!

The fourteen items on the ballot all passed by the required percentage. 82 lots returned a ballot. The first eight items on the ballot needed to receive 2/3rds or 66% approval to pass and they all exceeded that total. The last six items on the ballot needed to pass by 50 % or half and they all exceeded that requirement. The breakdown of the votes received is included in this newsletter.

PLEASE NOTE THE FOLLOWING PROCEDURE TO FILE A COMPLAINT WITH THE BOARD:

Anyone filing a complaint is encouraged to speak to their neighbor first, and only if that doesn't work to follow up with an official complaint to the board. An official complaint must be made by email or letter; a post or private message on Facebook is not sufficient. In order for the board to follow up on a complaint, the name and address of the person on whom the complaint is filed is necessary. If the complaint concerns noise, a log must be kept for at least three (3) days detailing each time the loud noise is heard, to determine whether it is a single incident or an on-going issue. All homeowner names and addresses are available on the Greene County website at: www.greencountyva.gov and click on the "GIS" mapping link, or go directly to the GIS map by using this link: <https://www.webgis.net/va/Greene/>. The Board will send notification to the offending party for all credible and confirmed complaints.



Greene Acres Protective Deed Covenants

BALLOT RESULTS

The following 8 items needed a 66.67% vote to pass. See results beside each ballot item.

Covenant #

1. No residence shall be constructed which is smaller than 1,000 square feet (effective as of July 3, 1999). All dwellings and out-buildings, prior to construction, must be approved in writing by the Environmental Control Committee. Only single family dwellings *meeting the following criteria* will be approved: ~~Effective July 6, 2002, no modular homes or other similar dwelling involving substantial off-site fabrication shall be approved unless it meets the following:~~

71.9% voted yes

Ballot Item #1

Covenant #

3. Said property is for the private use of property owners, guests of owners, heirs, and assigns. ~~and no advertising, signs, or billboards of any kind may be erected, placed or maintained on any lot, tracts, or rights-of-way, nor upon any building erected thereon, except directional or informational signs of the Association and except discreet signs to provide property identification or advertising the property for sale.~~

87.8% voted yes

Ballot Item #2

Covenant #

4. *No advertising, signs, or billboards of any kind may be erected, placed or maintained on any lot, tracts, or rights-of-way, nor upon any building erected thereon, except directional, informational signs of the Association and except discreet (approximately 2'x2' or less) signs to provide property identification, advertising the property for sale, political signs during the campaign period, or advertising small home-based businesses (that have minimal impact on the community and which have received prior approval by the board of trustees.)*

79% voted yes

Ballot Item #3

Covenant #

6. No lot or tract may be ~~subdivided~~ *altered from the original plat* without consent in writing from the Association.

84% voted yes

Ballot Item #4

Covenant #

10. ~~The SHENANDOAH NATIONAL PARK, being a Federal recreation area and wildlife preserve, is for the use and enjoyment of property owners. However, such use is specifically regulated by the Code of Federal Regulations, Title 36, and Chapter 1, which is hereby incorporated by reference as an additional deed covenant.~~

84% voted yes

Ballot Item #5

Covenant #

11. All facilities ~~on common property shaded on the plats, including, but not limited to, lakes, parking areas, picnic areas, and restrooms facilities, and springs become the property of the several purchasers who, upon execution of the contract, become owners of equal, undivided interests thereof. However,~~ *shall be maintained by the Association.*

91% voted yes

Ballot Item #6

Covenant #

12. The Association ~~shall have the exclusive right~~ *reserves the authority, in cooperation with property owners, to maintain all facilities on the jointly owned premises and the exclusive right to make rules and regulations governing the use, operation, maintenance, and appearance of said premises. mitigate damage/erosion and control vegetative overgrowth in the shaded areas identified on plats.*

86% voted yes

Ballot Item #7

Covenant #

18. ~~A. There shall be no complete clear-cutting of lots.~~ *No lot shall be cleared by more than fifty percent (50%) of its total area without approval by the Board of Trustees. Owners of lakefront or property with streams will make every effort to preserve trees and other vegetation that serve to hold the bank intact and prevent silt runoff into the lake.*

76% voted yes

Ballot Item #8

BYLAWS BALLOT RESULTS

The 6 items listed below required a 50% vote to pass. See results beside each ballot item.

Article II --- MEMBERSHIP and VOTING RIGHTS

Section 2. CERTIFICATE of INTEREST

~~Certificates of Interest may be issued to all members. If issued, Membership Certificates shall be consecutively numbered and issued upon certification as to the transfer of title to the lot to which such membership is appurtenant. Said Certificates shall be surrendered to the Trustees for cancellation upon any sale or gift of land and thereafter new Certificates issued to the new owner. Every Membership Certificate shall be signed by the Chairman or the Vice Chairman and the Secretary or the Assistant Secretary of the Association.~~

Section 3. LOST CERTIFICATES

~~The Trustees may direct a new Membership Certificate to be issued in the place of any Certificate previously issued and alleged to have been destroyed or lost, upon the making of an affidavit of that fact by the person claiming the Membership Certificate to be lost or destroyed. As a condition precedent to the issuance of a replacement Certificate, the Trustees may require that the registered holder or holders of such lost or destroyed Certificate or his legal representative give the Association a bond in such sum as the Trustees may require as indemnity against any claim that may be made against the Association.~~

81% voted yes

Ballot Item # 9

ARTICLE III --- MEETINGS of MEMBERS

Section 2. ANNUAL MEETINGS

There shall be an Annual Meeting in ~~July~~ **September** of each year to elect the Trustees of the Association and for receiving reports of the Trustees and for transacting any other business of the Association. The first annual meeting of the members was held in July 1979.

90% voted yes

Ballot Item # 10

Section 3. NOTICE of MEETING

It shall be the duty of the Secretary of the Association to mail a notice of each Annual or Special Meeting of the members stating the purpose thereof as well as the time and place it is to be held to each member of record at his/her address as it appears in the membership book of the Association. Notice shall be mailed at least ~~twenty five (25)~~ **fourteen (14)** days prior to **any Annual or regularly scheduled meeting, or seven (7) days prior to any other meeting.** ~~but not more than fifty (50) days prior to the date of such meetings.~~ Notice may also be given by personal delivery of any such notice to a member at his/her last known address. Notice by either such method shall be considered as notice served. Attendance by a member at any meeting of the members shall be a waiver of notice by such member of the time, place and purposes thereof.-

70% voted yes

Ballot Item # 11

ARTICLE VII --- FISCAL MANAGEMENT and ASSESSMENTS

Section 4. BUILDING FEE

In order to more fairly fund road maintenance expenses of the Association, the Board of Trustees may levy a one-time fee not to exceed ~~\$1000.00~~ **\$1.00/sq.ft.** on each new ~~building~~ **residence, or \$.50/sq.ft. for renovation(s) or any construction requiring compliance with a Greene County construction permit,** receivable prior to **any clearing of land and** the approval of building plans, and shall require that a surety bond be posted. ~~prior to construction or work occurring on any lot in the Subdivision, in an~~

~~amount sufficient to guaranty compliance with all Covenants, Rules and Regulations of the Association, but not less than \$5,000.00 per lot. The Association shall have the same rights for collection of this fee and bond as for collection of assessments. Last amended February 4, 2006.~~

69% voted yes

Ballot Item # 12

Section 5. SURETY BOND

*A surety bond shall be required to be posted by the contractor prior to construction, land clearing or work beginning on any lot in the Subdivision, in an amount sufficient to guarantee compliance with all Covenants, Rules and Regulations of the Association, but not less than \$5,000.00 per lot. The Association shall have the same rights for collection of this fee and bond as for collection of assessments. Amended *date*.*

75% voted yes

Ballot Item # 13

ARTICLE VIII --- AMENDMENTS to PROTECTIVE DEED COVENANTS

Section 1. The Protective Deed Covenants of the Subdivision as contained in the Deed of Dedication and all amendments thereto recorded in the Clerk's Office of the Circuit Court of Greene County, may be amended, modified, or supplemented as deemed appropriate by affirmative vote of ~~two-thirds~~ **a majority** of the votes (**one lot = one vote**) cast by members of the Association in good standing and counted at a meeting duly called for this purpose.

68% voted yes

Ballot Item # 14