

# Greene Acres

## Property Owners Association Newsletter

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

WWW.GAPOA.ORG

### **Rain , Rain, Go Away Come Back Another Day**

It doesn't matter if you go by the official NWS numbers (14-20), local Weather Underground stations (12-15) or reports from community members with their rain gauges (15-22). We got a lot of rain in the last 4 weeks. Trees came down and there were some power outages but thankfully they both did not cause too much of a challenge. The major issue our community had to deal with was the roads. If you were here and had to deal with it I'll probably not tell you anything you already didn't know.

For the most part our roads held up fairly well. There were a couple of areas that had complete washouts, closing the road for a while, an area that became so soft vehicles had difficulty getting thru and some significant rutting in a few places. Property manager Wesley Baugher jumped right on these areas and replaced culverts (twice), dug out the soft area, replaced with new rock and gravel and graded the road after getting several loads of gravel. In all we spent right at \$7,500.00 on the roads because of the storms, with a few projects still to be done. If you compared our roads to other communities in the county and surrounding areas we were very lucky.

Many homeowners have challenges of their own with washed out driveways, ruts/gullies and ditch/culvert issues. Please be reminded that the culverts under our driveways are our responsibility as are the ditches along our driveways.

Another area of great concern was the dam. The lake, according to many longtime residents, was never so high. It came within several inches of breaching the dam, but the emergency spillway performed as designed and relieved any excess pressure on the dam itself that overtopping might have created. The beach area is our emergency spillway and you can see by one of the pictures that it was completely under water at one point. We will be removing a few of the cedar trees along the beach parking area to insure continued success of the emergency spillway. The dam inspectors would really like all the trees removed but are ok with our plan for right now. By Fred Turck

**AN EMERGENCY MEETING WAS HELD ON SATURDAY, JUNE 23<sup>rd</sup> TO DISCUSS ROAD MAINTENANCE ISSUES RESULTING FROM THE RECENT STORMS.** The Board asked for input from the members present. After discussion, it was resolved to move forward with more permanent repairs on the three culverts most in need of attention on the main loop.

**FROM GAPOA RULES & REGULATIONS:** Culverts under private driveways within GAPOA rights-of-way must be kept clear of debris and in good repair by owners of the driveways. This is a property owner responsibility. If the property owner fails to maintain the culvert properly, necessitating such maintenance by the association, the cost of the maintenance plus a fee will be assessed to the property owner. Culvert design and location will be approved by the Environmental Committee upon submission of the building plan.



## Virginia Broad Band:

Several months ago, a member of Greene Acres contacted Virginia Broad Band to see if they could come into the Greene Acres community and provide a better service than is currently provided by CenturyLink and other satellite providers. As a result of this contact, the Board met with representatives from VA Broad Band to discuss possible installation options and after several meetings, the survey was finalized and mailed.

Prior to sending the survey, the Board also contacted Comcast and CenturyLink. Comcast currently has service on parts of Ford Avenue and after their study of our area; they sent back a proposal of an initial \$50,000 investment that did not include the cost of the individual installation per home. CenturyLink currently has a fiber optics connection at the mailbox location at the intersection of Tall Pines and Octonia. After contacting CenturyLink, they responded with a proposal of an initial \$20,000 to connect the existing phone lines to the fiber optic line.

The proposal provided by VA Broad Band included connecting the fiber optic at the mailboxes to the pavilion from where they would establish the network that would connect the individual homes. There was no initial investment required other than the individual installation cost per home.

Therefore, the surveys were sent out with the VA Broad Band proposal as this seemed to be the most economically feasible option.

**Result of Virginia Broadband Survey:** of the 79 returned as of this mailing, 26 owners indicated they were interested, while 53 indicated they were not. The next step will be to give the results of the survey to VA Broad Band and have them get back with hard numbers regarding installation etc. Further information will be sent to the owners who voted yes when received.

### -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](mailto: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](http://www.jennifercarroll.scentsy.us)

Phone: 540-908-5632 Email:

[junebug44jen@hotmail.com](mailto:junebug44jen@hotmail.com) New items in stock and items on sale!

### 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](mailto:debbielynn27@yahoo.com)**

## REMINDERS!

**1. IT'S BEAR SEASON!** Some tips to keep them away from your home:

**Bird feeders:** Regularly clean up debris beneath bird feeders. Put away your bird feeders in early spring (April 1) and don't put them back up until mid-November. Bring hummingbird feeders in at night.

**Pet food:** Feed pets indoors when possible, and store pet food indoors. If you feed animals outdoors, bring food dishes in at night.

**Garbage:** Put garbage out shortly before pickup time. Store garbage in a [bear-resistant trash container](#) or inside a storage area. Double-bag to reduce odors and place bags inside the container. Regularly clean and deodorize cans with bleach. Some folks have used rags soaked in ammonia to deter bears, as they dislike the smell.

**Grills:** When cooking meat on the outdoor grill, don't leave your food unattended. Thoroughly clean your grill after use, including the grease can and drip tray. Clean up spills on your [deck](#) or [patio](#). Store the grill in a garage or shed when not in use.

**Compost:** Don't add pungent items such as meat, melon rinds, or sweet-smelling foods to your compost pile. Regularly turn the pile and add lime to reduce odors.

**Fruit trees and berry bushes:** Harvest fruit from fruit trees and berry bushes as soon as it's ripe. Pick up fallen produce frequently; rethink planting more fruit trees or berry bushes.

**Beehives:** Protect beehives with electric fencing.

**Other:** Even non-food items can attract bears. Take scented items, such as suntan lotion, insect repellent, soap, or candles indoors when not in use.

**2. As people spend time outdoors and with windows open, remember our NOISE RESTRICTIONS.** From GAPOA Rules & Regulations: "Noise (loud music, loud parties, construction equipment, etc) will not be tolerated at any time, but especially between the hours of 10p.m. and 8a.m."

**3. Remember to obey all posted speed limits.**

**4. Pavilion reservations** may be made by contacting Debbie Baugher by phone at 434-990-0226 or by email at [debbielynn27@yahoo.com](mailto:debbielynn27@yahoo.com).

**5. Reminder re teenagers at the beach:** From GAPOA Rules & Regulations: "Teenagers of GAPOA members in good standing and renters are not allowed more than three (3) guests at a time at the lake without proper adult supervision. The property owner will be held responsible for all guests."

**6. Remember no jumping off the pier!** From GAPOA Rules & Regulations: "Jumping or diving from the fishing pier is prohibited. Greene Acres Property Owners Association is not responsible for any injury occurring from the violation of this rule." This is a safety issue because of the spillway equipment located at the end of the pier.

**7. Remember no glass bottles!** From GAPOA Rules & Regulations: "No glass containers are allowed on the common property. Common area rules are being strictly enforced. Violations will result in a one (1) year suspension of use of the common area."

### Current Board Members:

**Chairman:** Fred Turck - 434-990-1274 - [turck167@centurylink.net](mailto:turck167@centurylink.net)

**Vice Chairman:** Al Hodge - 434-990-5774 - [hodgeab@hotmail.com](mailto:hodgeab@hotmail.com)

**Treasurer:** Debbie Turck - 434-990-1274 - [turck167@centurylink.net](mailto:turck167@centurylink.net)

**Secretary/Newsletter:** Terry Hodge - 434-990-5774 - [tehodge43@hotmail.com](mailto:tehodge43@hotmail.com)

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

**Pavilion Reservations:** Debbie Baugher - 434-990-0226 - [debbielynn27@yahoo.com](mailto:debbielynn27@yahoo.com)

**Roads/Facilities:** Fred Turck - 434-990-1274 - [turck167@centurylink.net](mailto:turck167@centurylink.net)

Al Hodge - 434-990-5774 - [hodgeab@hotmail.com](mailto:hodgeab@hotmail.com)

Doug Price - 717-262-8725 - [dlprice333@gmail.com](mailto:dlprice333@gmail.com)

John Haselden - 434-987-8439 - [johnefx1@cox.net](mailto:johnefx1@cox.net)

**Environmental:** Al Hodge - 434-990-5774 - [hodgeab@hotmail.com](mailto:hodgeab@hotmail.com)

**Membership & Nominating Committee:** Debbie Baugher - 434-990-0226 - [debbielynn27@yahoo.com](mailto:debbielynn27@yahoo.com)

**Activities Committee:** Lydia Price - 717-377-0237 - [lydiaprice0@gmail.com](mailto:lydiaprice0@gmail.com)

Anthea Haselden - 434-987-4473 - [a.haselden@cox.net](mailto:a.haselden@cox.net)