

Greene Acres

Property Owner Association Newsletter

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

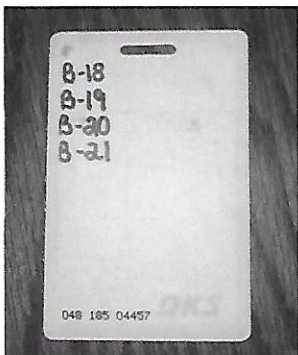
WWW.GAPOA.ORG

Beach & Common Area Reminders

- Electronic key cards and parking pass required
- The beach and common area closes at 10 P.M.
- Alcohol allowed only from the pavilion to the pier
- No loud music, profanity, or offensive behavior
- Don't litter, put trash in receptacles provided
- No Jumping or diving from the fishing pier
- No dogs allowed in the swimming area
- Fishing license required, no fishing in swim area
- Don't park on the grass or block the bathhouse loop

PAVILION AND BEACH ACCESS

For those of you who submitted your access card numbers along with your assessment payment your access cards should work as they have previously. If you DID NOT submit your numbers even if you did make your assessment payment your cards WILL NOT WORK. The fix is very easy once you submit the numbers they will be checked against our list, recorded, and your card(s) will be reactivated. Any property owner who is not in good standing, has any outstanding assessments or fees, your access cards will NOT WORK until such time as your accounts are cleared or other arrangements have been made.



Your access card is 2" wide and 3 1/4" tall, example pictured here. It's a plain white plastic card a bit thicker than a credit card. We requested and need these numbers to reactivate any access cards.



If you are current with your assessments, vehicle hang tags are enclosed in this mailing. Hang tags must be displayed and visible for all vehicles parked at the beach area. Hang tags are not transferable and there is a \$50 replacement fee.

Reckless Driving Must Stop

The POA works to protect home values and contribute to the overall quality of life in our community. Speeding, reckless driving/running the stop sign, and use of unauthorized vehicles (unlicensed dirt bikes, ATV, etc.) are becoming one of the most common citizen complaints faced. Local law enforcement has been contacted several times with no real positive response. This wanton disregard for our posted speed limits not only creates a danger to pedestrians, bicyclists, and especially to children, but it also causes additional work and funding to maintain the roads.

There was a hit and run and several near misses recently, and it is only a matter of time before a tragedy occurs.

Previously the community tried speed bumps; however these were found to not be very effective and created an extra burden when grading or scraping the roads. The Board of Trustees is contemplating enacting additional protective covenants that will place a fee on any property owner that we can trace back to a reckless driver. This could be an owner, their children, or guests. Please remember a property owner IS RESPONSIBLE for the actions of someone renting their property. As with other violations of our protective covenants, if a fee is levied, a hearing can be requested. If after the hearing the violation is upheld, a \$50 fee will be assessed. This can add up should there be multiple violations. Should a penalty not be paid, the property owner(s) may have a lien taken out on their property and their pavilion/beach access rights taken away.

No one wants to be the driver of a car that injures a child (or a pet), nor do we want to be the parent of that child (or owner of the pet.)

So PLEASE, obey speed limits, stop at all stop signs, and drive carefully within Greene Acres.

Future Board Meetings

To be held at the county administration building

May 14, 2016 10:00 a.m.

Annual Members Meeting

Held at the lake pavilion

July 16, 2016 10:00 a.m.

Followed by member's picnic

Play Gym at the Beach

Children are already enjoying the new play gym at the beach, but we still need additional funds to finish paying for it. Now that spring is here, if you have ideas or a willingness to help, please contact a board member.

Spring Clean-Up

The GAPOA Board is offering a one-time opportunity for you to clean-up and get rid of some items you may have cluttering up your yard. Beginning April 23rd **(NO SOONER)** drag out to the end of your driveway any material you would like to get rid of. These items will be picked up on April 30th.

PLEASE NO large appliances, hazardous materials like paint, pesticides, herbicides and chemicals. Small limbs, branches and similar debris are okay as long as it can be picked up by one person and tossed into a trailer or the back of a pickup. Any hazardous material, large appliances or large yard debris WILL NOT be picked up and it will remain your responsibility to remove.

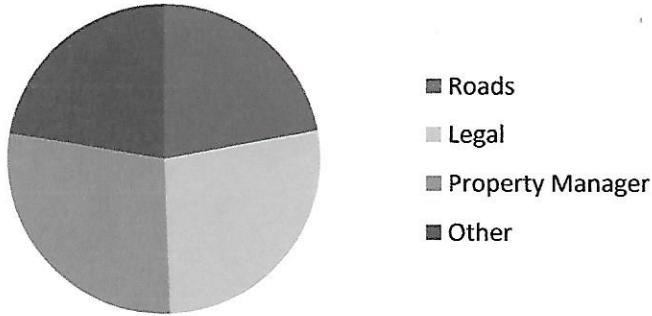
If you would like to help pick up material on the 30th (Saturday) please contact any board member so arrangements can be made.

PLEASE DO NOT place any material in the road to hinder traffic.

Where Does the Money Go?

At our latest board meeting the treasurer provided another clear and concise report about the state of the association's finances. Most of the line items are on track with our planned budget. Two that stand out are our legal expenses and our collection of prior year's arrears. Our recent collection efforts have cost more than anticipated, but we also collected more in prior year arrears than expected. Overall, we look to be within budget for the year.

YTD Expenses as of Feb. 29



Legal Representation and Collections

The board voted at a prior meeting to retain the services of Chadwick, Washington, Moriarty, Elmore, and Bunn P.C. This firm specializes in representing home owners associations. A representative of their firm spent almost five hours at an open session following our last board meeting providing some training and guidance to the current board. One homeowner accepted the chairman's invitation to sit in and listen at that training session.

We look forward to working with this new firm on future collections and the other issues that arise out of managing our community.

Selling Your Home in Greene Acres?

Taking a moment to notify the treasurer when you close will help us keep our records accurate. We can reach out to the new owners and replace your contact information with theirs.

Please give your lake access electronic key cards to the incoming owners. If new cards have to be issued the old cards will be deactivated.

Current Board Members:

Chairman:	Fred Turck	434-990-1274	turck167@centurylink.net
Vice-Chairman:	Russell Wright	434-985-1129	therus@yahoo.com
Treasurer:	Debbie Turck	434-990-1274	turck167@centurylink.net
Secretary:	Tanya Givens		tanya.m.givens@gmail.com
Asst. Sec./Treasurer:	Debbie Baugher	434-990-0226	debbielynn27@yahoo.com
Safety and Services:	Chris Taylor	540-406-2040	tylrmade74@gmail.com
Roads:	Brian Snyder	804-285-0284	bsnyder@vaservers.com
Insurance and Legal:	Debbie Turck	434-990-1274	turck167@centurylink.net
Environmental:	Fred Turck	434-990-1274	turck167@centurylink.net
Membership:	Debbie Baugher	434-990-0226	debbielynn27@yahoo.com

Assigned positions change after the July member's meeting.

NEW BOARD MEMBERS NEEDED

As we prepare ballot items for the summer meeting we will be having elections for 3 board positions. There is also discussion to reduce the number of board members from 9 to 7. We have gone over a year now, almost two years, without a full board. This makes business a bit more difficult if not impossible at times. If you are interested in joining the board or want to find out more details about being a board member please contact our membership committee chair, Debbie Baugher.

ALSO PLEASE plan to attend the next Board Meeting on May 14th at the County administration building at 10 AM to voice your interest and find out the process involved in getting your name on the ballot and becoming a new board member. The May 14th meeting is also the time for submission for consideration of any ballot issues to be placed on the July ballot.

Description of a Board Member:

Greene Acres Property Owners Association Board Members are volunteer homeowners of the Greene Acres Community. They work throughout the year with no tangible compensation to maintain and improve quality of life standards for the residents and also maintain the common areas for everyone's use and enjoyment. GAPOA Board Members strive to foster community spirit and cooperation for all residents of Greene Acres. Board Members may also be asked to lead or participate in committees with special focus for designated areas of need for the community.

Qualifications:

Board Members must have energy, organization skills, motivation, dependability, a desire to maintain the best aspects of the community and a desire to continually improve areas of need.

Requirements:

Must be a GAPOA property owner, must be available to attend regularly scheduled meetings and special called meetings as necessary, must be able to donate an appropriate level of personal time for various assigned duties.

Compensation:

The appreciation of a grateful community and satisfaction for a job well done!

Advertising Space Available

Would you like to reach your neighbors and tell them about your business, cause, or event?

Full page Ad \$250

Half Page Ad \$125

Quarter Page \$62.50

Eighth Page \$31.25

Contact a board member for publishing schedule and deadlines.

Note: Space is limited. Ad space available on a first-come, first served basis. All ads are subject to review. Inappropriate ads will be rejected at the discretion of the newsletter editor. Pricing subject to change.