

Greene Acres

Property Owners Association Newsletter

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

WWW.GREENEACRESVA.COM

ANNUAL MEMBERSHIP MEETING

The Annual Membership meeting was held on Saturday, September 7, 2019. Each year, there are three (3) Board positions to be elected. A total of **83** ballots were received which represents **35%** of possible votes received from eligible members. The number of lots owned by eligible members range from 1 lot per member to 5 lots per member. Each lot represents a vote. Results of the ballots results for Board members: Debbie Baugher - 134.5 votes, Jennifer Carroll - 24 votes, Anthea Haselden - 37 votes, Walter Key - 34 votes, Kirk Miller - 20 votes, Lydia Price - 96.5 votes, Russell Wright - 111.5 votes. Congratulations to Debbie, Lydia, and Russell. There was an additional Board position that was vacant and needed to be filled for the one year remaining in the term. The Board contacted Anthea Haselden to see if she would agree to fill the Board position and she agreed. The Plant Sale at the Annual Meeting collected \$207 to be used for children's activities.

Board members and their contact information are follows:

Chairman: Rus Wright - 434-985-1129 - therus@yahoo.com

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

Secretary: Cynthia Bruce - 434-327-6947 - cnb1122@msn.com

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

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

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

Rick Wilkinson – 434-249-9162 – richardkwilkinson@msn.com

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

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

For Pavilion Reservations, contact Debbie Baugher.

FUTURE BOARD MEETINGS:

November 9, 2019 – 10:00 a.m. at the Greene County Admin. Building

February 22, 2020 – 10:00 a.m. at the Greene County Admin. Building

May 16, 2020 – 10:00 a.m. at the Pavilion

July 18, 2020 – 10:00 a.m. at the Pavilion

September 12, 2020- 10:00 a.m. – ANNUAL MEMBERSHIP MEETING and PICNIC - Pavilion

At the September 11, 2019 Board Meeting, the Board voted to increase annual assessments by \$14. **The annual assessments will now be \$199 per lot and will be due by March 15, 2020.** Additional funds received by the assessment increase will be dedicated to further road improvements.

At the September 11, 2019 Board Meeting, the Board voted to purchase a new floating raft. The new raft will be made of poly-resin and will come with a ladder. The raft will be delivered and installed in the Spring. Repairs to the fishing pier are planned for the fall to include replacement of the existing walking surface with a more stable material.

LAKE WATER TESTING

Recently, the Board contracted with Solitude Lake Management Company to test the water in the Greene Acres Lake. None of the results required immediate attention but further monitoring was recommended.

Results of the lake water testing for algae showed a low level of algae present and a low risk of exposure to Harmful Algae Bloom (HAB). Solitude Lake Management recommended further testing to compare these base line results with future tests. The Board will discuss and determine a future plan for testing and treatment if needed at the next Board meeting on November 9, 2019.

The tests also revealed a moderate level of e-coli from the water sample taken at the beach area. Likely sources could be from the goose population or faulty septic systems from properties located on the lake front. Solitude Lake Management also recommended further testing of this area with possible treatment if the tests warrant.

Test results showed high levels of phosphorus. Sources could be from run-off of fertilizers used on lawns and gardens. It was explained by the Solitude Lake Management biologist that phosphorus levels can affect the growth of algae. Further testing will determine if treatment is needed.

It is recommended that GAPOA members with lake front property check their septic systems to determine if they are working properly and all members could assist by reducing/eliminating fertilizers used on lawns and gardens.

Greene Acres Property Owners Association Budget for Fiscal Year 2020 (July, 2019 – June, 2020)

	Revenue		Expenditures
Income-Receipts		Expenses-Disbursements	
Assessments	62,685.00	Income Tax	170.00
Prior Years Arrears	1,000.00	Electric/Utilities	1,700.00
Late Fees	500.00	Lien/Legal Service/Prof.	
Lien Filing Fees	250.00	Licenses	8,000.00
Transfer from Reserve		Insurance	3,100.00
Building Fee	1,000.00	Roads/snow removal	21,517.00
Rent Fees	3,000.00	Beach/Rec. Area/Dam	500.00
Miscellaneous	1,000.00	Gate Maintenance	1,315.00
Boat Rack Rental	450.00	Bath House	200.00
Checking Account		Records/Communications	1,800.00
Interest	25.00	Property Manager Contract	20,808.00
Hardship Fund		Trans. To Reserve Fund	5,000.00
Total Revenue:	69,910.00	Dam/Lake Inspection	1,500.00
		Misc/Front Entrance/Refunds	1,500.00
		Newsletters	800.00
		Floating Raft	2,000.00
		Total Expenses	69,910.00

Halloween Event !!!

Friday, October 25th from 6:30 p.m. to 8:30 p.m. at the Pavilion

There will be a costume contest for children in the following categories:

1. Most original costume
2. Scariest costume
3. Funniest costume

Prizes to be awarded for each category !!

There will be games, face painting and refreshments for all !

We are collecting Halloween candy from any neighbors who will kindly donate to our GAPOA Halloween Bash. You may deliver your donations to either Debbie Baugher at 1130 Greene Acres Road, South or Kaci Cobb at 754 Greene Acres Road, South.

Future events planned:

Christmas Light Tour for GAPOA children

Hayride for GAPOA children

(Further notices will be sent out.)