

Greene Acres

PROPERTY OWNERS ASSOCIATION NEWSLETTER

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

WWW.GREENEACRESVA.COM

WHY DID REA CUT DOWN THE ASH TREES?

The Emerald Ash Borer is devastating the Ash trees throughout VA. The sad fact is, if they are not dead or dying, they soon will be - except for those that can be treated, and even then, there is no guarantee.

The dead and dying ash trees are often 50 to 90 feet tall, and crews must look well outside the right-of-way to find all the "hazard trees" that threaten co-op lines.

If they do not proactively take down healthy ash trees as they are encountered during the clearing operations, costs will continue to increase, and service reliability will suffer. REC clears our overhead rights of way on a 5-year cycle. Since ash trees usually die within 3 or 4 years after the initial infestation, dead trees would have to be taken down by extra crews prior to the next scheduled clearing without this preemptive approach.

September 12, 2020 10:00 a.m. ANNUAL MEMBERSHIP MEETING (no picnic this year) Pavilion

Board members and their contact information are follows:

Chairman: Fred Turck 434-990-1274

fxturck@gmail.com

Secretary: Cynthia Bruce 434-327-6947

cnb1122@msn.com

Treasurer: Debbie Turck 434-990-1274

dturck1318@gmail.com

Assistant Treasurer/Secretary: Debbie Baugher

434-990-0226 debbielynn27@yahoo.com

Doug Price 717-262-8725 dprice333@gmail.com

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

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

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

For Pavilion Reservations, contact Debbie Baugher

Since 2016, GAPOA has not allowed rentals of any property for less than 30 days. These 'short term' or 'transient' rentals are prohibited in the Protective Covenants. The Board has voted to pursue legal action against property owners who continue to offer these types of rentals.

NEW NEIGHBORHOOD WATCH PROGRAM...

Thank you to new GAPOA resident Craig Taggett (he and Kim moved here in May) for volunteering to get a new Neighborhood Watch group off the ground.

Because of his enthusiasm and experience, at the August Budget Meeting, the Board has voted to allot some funds for the formation of the Neighborhood Watch program, and will be exploring upgrades to security cameras at the lake and gate, as well as necessary tools for community patrols. Thank you, Craig, for taking the lead on this.

And a reminder – we are a community of volunteers. If you have something you would like to see happen, why not get it started?

ROADSIDE TRASH...The Greene Acres neighborhood clean-up was canceled due to Covid-19 concerns. All residents are encouraged to take a trash bag along on family walks to pick up litter as needed. It is helpful to pick up litter that accumulates along the roadsides that abut our specific properties. Empty lot road frontage could be 'adopted' by a neighbor until Fall, when hopefully we will be able to reschedule our cleanup event!

New to the Neighborhood? Please plan to attend future Board meetings – it's a great way to meet your neighbors, get questions answered about the community, and to bring your suggestions!

GAPOA Rules & Regulations state:

“The Board of Trustees, the Covenants, and the Bylaws do not restrict owners or renters from owning or keeping pets, UNLESS SUCH ANIMALS CAUSE UNDUE AND DISTURBING NOISE, odors, pollutants, or OTHER NUISANCES.

In Greene Acres all dogs should be confined at all times to their owner’s property or on a leash. Any dog running at large and/or creating a nuisance may be reported to the County Animal Control.”

While we all would hope that everyone is a responsible pet owner, that is not always the case. It is not only a GAPOA rule that dogs must not wander off the owner’s property – it a County ordinance as well. If you have a complaint about a loose dog, there are some actions you can take:

- 1) Contact the dog owner (if known) and alert them to the issue. This is helpful for a single issue, but not if the dog continues to be loose. If the owner is unwilling to keep the dog on their property, then -
- 2) Take a photo of the dog off their property. You can present your photo to the county magistrate, and appropriate legal action will be taken against the dog’s owner. *** This is the best action for a continuing issue***
- 3) You may fill out a complaint form (found on the GAPOA website) and submit to the Board of Trustees. A hearing date will be set, and if the owner is found to be in violation of the Rules, then a \$50.00 fine will be issued for a single offense. A fine of \$10.00 per day will be issued if the violation is of a continuing nature.
- 4) Call Animal Control. *This step can not be over emphasized – the more calls they receive, the more they take the issue seriously.*
- 5) Carry bear spray and use it if necessary, for your protection on approaching, unaccompanied dogs.

Greene Acres has a long history of wandering dogs, with varying outcomes. We have experienced dogs mauling other dogs, killing other pets and poultry, and biting adults and children. If this issue concerns you, and you would like to be a part of helping to create new ways to alleviate this problem – please plan on attending the Annual Meeting in September. There will be time for a neighborhood discussion on this topic.

Greene Acres resident Department of Wildlife Resources Officer Goff attended the July Board meeting and reminded residents of some helpful tips that we sometimes might forget because the lake is so familiar. Some things he noted that everyone should know:

- We have a large population of bears in our neighborhood, some of which are infected with sarcoptic mange. This is an untreatable issue and can become a problem for bears and pets. One very sick bear was put down this summer in our neighborhood, due to mange. It is ILLEGAL to feed bears. Leaving trash cans out, or leaving pet food outside, or even feeding birds encourages bears to come around. Make sure garbage is secure. Bring in pet food and know that even unintentional feeding of bears (birdseed anyone?) is illegal.
- When you are on any sort of watercraft on the lake, you must have a personal floatation device onboard. Yes, even a kayak or paddleboard!
- You need a fishing license to fish on our lake if you are over the age of 16, unless you are fishing from YOUR property which touches the lake. If you own lakefront property, all visitors and guests MUST have a fishing license. Exceptions are the property owner’s parent, children, and grandchildren.

NEW LAKE INFORMATION PAGE on www.greeneacresva.com

New to the GAPOA website is a page devoted to our best feature – the lake. Resident biologist Mike Casteel is donating his time and expertise to monitor the lake quality and help us develop a baseline for current and future testing. Check it out! Here is an example of some of the information you can find:

2019 data showed that the water quality of GAL is consistent with other freshwater lakes in North America, and that our lake continues to be safe for recreational purposes. However, further monitoring was recommended, because the results showed that GAL contains a level of phosphorus within or above the upper recommended limits compared to many other lakes in Virginia (different lakes have different limits, depending on location). The data also showed the presence of several different species of algae, some of which are well known to be associated with situations commonly known as harmful algal blooms (HABs).

The GAPOA community is encouraged to contact our new Water Quality Manager, Mike Casteel, with any comments or suggestions, or to provide any anecdotal or historical information about GAL. Mike would be happy to discuss any water quality and environmental issues and to talk to residents about how they could participate (i.e., become "citizen scientists"). Working together, we will continue to ensure and protect GAL's water quality.

Contact:

Michael J. Casteel, Ph.D.
Figure Eight Environmental, L.L.C.
371 High Ridge Road, Stanardsville, VA 22973-2557
tele. 434-400-8816
email: mjc@fig8.org

From long-time resident Debbie Baugher...

Have you heard rumors about the time the lake was drained???

For those of you who are new to Greene Acres, here is a bit of history about the dam. It was originally constructed over 30 years ago by the Army Corps of Engineers. At that time, the emergency valve control was located on the backside of the dam, connected to a pipe that ran under the dam. That meant that there was constant water pressure in that pipe. On Easter Sunday, March 23, 2008, homeowners Dwight Richardson and Tommy Darnell noticed water “bubbling up” out of the ground near the emergency valve. Knowing this could be the beginning of a major problem, they notified the Board of the situation.

Emergency action was taken by contacting the Sheriff’s Department of a potential dam leak and the few County residents potentially in the water path should the dam fail were notified. Some excavation of the area was done to try to expose the pipe to see the source of the leak but since the ground was unstable, the engineering firm who performed our dam inspections recommended that we cordon off the area and slowly drain the lake to the depth of the pipe so they could determine what was causing the issue. This took several weeks...we could only allow a few inches of water to drain every day so as not to put too much pressure on the dam.

When the water was at an acceptable level, so that the engineers could make an evaluation, it was determined that the pipe that ran under the dam was leaking and had to be repaired. They developed a plan for how the repairs could be done and the Board sent the work out to bid and began working on all of the state and local permits needed for the work. The new emergency valve would be located at the end of a new pier so that there was no water sitting in the new pipe under the dam. It was also decided that while the lake was drained, work would be done around the shoreline to remove several feet of silt that had built up over the years.

Both projects were very costly and fortunately we had monies in our reserve fund to cover part of it. But there was still quite a bit of money needed to complete the work. Because at that time, we had more than 10% of our residents in arrears,

we were not able to obtain bank financing...we had to get creative. One of the Board members suggested that we look into self-funding. We put the word out of what was needed...12 owners to loan the Association \$5,000 each to equal \$60,000. They would receive their money back over 5 years with interest based on the going rate at that time, and what we would have paid to a bank at that time. A Special Assessment of \$55 per lot for those 5 years was put in place to repay this community funded loan.

Work began in August of 2008 and was completed in December of that same year. It was a huge undertaking, but was achieved by the community pulling together!

Photos of the dam repair and lake reclamation projects can now be found on the Lake Information page on the GAPOA website.



MAILBOXES

It has recently been noted that the mailboxes are maxed out at the cluster boxes at the entrance to Greene Acres at Tall Pines. New residents must take a box at the Post office. The Board is exploring options for replacement of some clusters that have broken boxes (these towers are now obsolete, and replacements parts are not available), but new towers are expensive, though they would take us from 16 to 20 boxes per tower. In the interim, a suggestion was made that perhaps there are boxholders who get the bulk of their mail elsewhere, or already keep a larger box at the post office, and who would be willing to give up their box at Tall Pines?

Get in touch with the Postmaster if you would!

Aspiring writer/reporter? Proofreader? Got ideas for neighborhood news?

A new committee to help write for the quarterly newsletter is starting!
Please get in touch with Secretary Cynthia Bruce at cnb1122@msn.com or 434-327-6947.