

# Greene Acres

PROPERTY OWNERS ASSOCIATION NEWSLETTER

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

WWW.GREENEACRESVA.COM

## ASSESSMENTS ARE DUE MARCH 15, 2020

The annual assessment amount is **\$199 per lot** and is **due by March 15, 2020**. Payments can be made through PayPal on the website; however, processing fees are added to your transaction.

Payments plans can be arranged to pay the assessments in installments. Contact the Treasurer at 434-990-1274 to make arrangements for a payment plan. Payment plans must be confirmed prior to March 15, 2020 in order to avoid late fees and possible lien filings.

### ***Correction on Previous Board votes:***

*The October 2019 newsletter erroneously listed the results of the September Board votes with a couple of names missing in the list. The results of the ballots were:*

- Debbie Baugher 134.5
- Jennifer Carroll 24
- Anthea Haselden 37
- Walter Key 34
- Kirk Miller 20
- Lydia Price 96.5
- Russell Wright 111.5

*Thank you again to all who ran*

Board members and their contact information are follows:

**Chairman:** Rus Wright 434-985-1129 - [therus@yahoo.com](mailto:therus@yahoo.com)

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

**Secretary:** Cynthia Bruce 434-327-6947 [cnb1122@msn.com](mailto:cnb1122@msn.com)

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

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

Doug Price 717-262-8725 [dprice333@gmail.com](mailto:dprice333@gmail.com)

Rick Wilkinson 434-249-9162

[richardkwilkinson@msn.com](mailto:richardkwilkinson@msn.com)

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)

**For Pavilion Reservations, contact Debbie Baugher**

### ***Dog & Cat***

***owners...Please remember that ALL pets must be kept on YOUR property. Roaming cats not spayed or neutered add to the feral cat problem in the area. Loose dogs might NOT be so friendly while wandering away from your familiar company – and may be very unwelcome at a neighboring pet’s home. And PLEASE don’t leave food outside!***

## FUTURE BOARD MEETINGS:

**February 22, 2020** 10:00 a.m.  
Greene County Admin. Building

**May 16, 2020** 10:00 a.m.  
Pavilion

**July 18, 2020** 10:00 a.m.  
Pavilion

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

### **Virginia's 4 p.m. burn law in effect...**

*The 4 p.m. burn law lasts from February 15 to April 30 each year and is aimed to prevent spring wildfires.*

The law prohibits burning before 4 p.m. if the fire is in or within 300 feet of woodlands, brush, or fields with dry grass and other flammable materials. **There is no place within our community that this law would not apply.**

Any questions please contact Fred Turck.

**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!**

From Vice Chairman Fred:

**One** of our biggest neighborhood assets is our roads, and they always seem to be at the center of attention especially during bad weather or times of excessive rain. The following are some tips/guidelines gleaned from several articles on this subject. Problems with dirt and gravel roads can be boiled down to three principles: "**Drainage. Drainage. Drainage.**" Whether you have ruts, potholes, gullies, roadside erosion, cave-ins or ditches that look like lakes, the root of the problem is usually the road's inability to handle water. The key to good drainage is to **cooperate with nature**, not to battle it, according to Kevin Abbey, director of the Center for Dirt and Gravel Road Studies at Pennsylvania State University. Try to discover the natural drainage patterns of the landscape around your road and accommodate the water flow.

This is a constant battle for our property manager - and the cause of major expenditures. We cannot expect to overnight fix problems, some that began with the initial design and construction of the roads in the late 60's/early 70's. Significant work was done last year - and more is planned for 2020.

**What can those of us do that have culverts and ditches on our driveways that we are obligated to maintain?**

\*On the **downstream side** of culverts, it's important to provide some means of energy dissipation — something that will break up the force of the water, such as **some large rocks** — or the water you've channeled can destroy the roadside ditch and/or the surrounding landscape. Anything that slows the water down without blocking it entirely will help!

\*To prevent storm debris from blocking the **upstream side** of a culvert, create a **debris barrier** — but not at the mouth of the pipe. If a barrier is too close to the culvert mouth, it can promote damming of debris. *Instead, walk upstream from the culvert 5 or 6 feet.* One solution is to drive lengths of steel pipes or fence posts into the ditch base at regular intervals across its width, the aim being to block large pieces of debris. For a 12-inch culvert, place the barriers 6 to 10 inches apart. Large rocks are also an option IF THEY DO NOT block the flow of the water.

**Do NOT create any barrier that will back water up or divert it onto the roads, this only adds to the problems. This goes for all situations - not just culverts.**

**MAINTENANCE is key for everyone; maintain your culverts and ditches at least twice a year. If you're unable to do the work, ask a neighbor to see they could or know someone who could do the work. Any money invested will have big benefits.**

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

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

## A HUGE THANK YOU to our community Events Committee!

So much fun was had by children of all ages at the Halloween Party and the Christmas bonfire and caroling gathering! A lot of effort went into the planning of these events – thank you to Jennifer Carroll, Trish McGuire, Lydia Price and everyone else that pitched in to help with the festivities.

More fun will be had in 2020...volunteers are always needed, so if you are interested in getting involved, and you aren't sure who to contact – start with any of the Board members! One of us can put you in touch with the right person.

*Looking ahead...*

- *4<sup>th</sup> of July parade participation*
- *Back-to-School event*
- *Halloween Party 2.0*
- *Christmas bonfire*
- *Other ideas?*

