

GREENE ACRES PROPERTY OWNERS ASSOCIATION NEWSLETTER FALL 2020

Mailing: GAPOA, 435 Greene Acres Rd N, Stanardsville, VA 22973 www.greeneacresva.com Email: gapoa.va@gmail.com

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GAPOA Annual Meeting September 12, 2020

GAPOA Chair Fred Turck opened the meeting welcoming everyone before introducing Officer Sullivan from the Greene County Sheriff's office, to talk about the Neighborhood Watch program initiated by GAPOA resident Craig Taggett.

Following the presentation, the treasurer's and committee reports were shared. From the agenda, old and new business was discussed, which included the Bath House cleaning (covid-19 requirements), closing of the Bath House for the season, installation of the swimming dock, and the required dam inspection. The minutes from the 2020 Annual Meeting will be ratified at the 2021 Annual Meeting.

While waiting for the ballots to be counted, members were asked any other matters to be presented. Some property owners spoke of transient rentals in the community, lack of essential and reliable internet, and bath house cleaning covid-19 compliance. The board will also be addressing these concerns at upcoming board meetings.

After the ballots were counted and the results announced, Fred Turck thanked everyone for attending.

Due to Covid-19 restrictions in place, the board decided the annual picnic and raffle would not take place at this year's annual meeting.

BOARD MEETINGS AND THE ANNUAL MEETING DATES

All meetings will begin at 10:00 unless otherwise noted.

2020 Nov 14th Saturday

Venue: Lydia Mountain Lodge and Cabins @ 426 Mountain Laurel Pass, Stanardsville, VA 22973

2021 Feb 13th Saturday*

2021 May 15th Saturday*

2021 July 10th Saturday*

2021 Sept 18th Saturday Annual Meeting @ the Lake Pavilion

*We are waiting to see about the availability of the County Administration building for 2021 before announcing locations. Updates will be posted when available.

The agenda is published approximately TEN days prior to the meeting, and will be listed on the GAPOA website. If you would like for a copy of the agenda emailed to you, please email the board secretary antheahaselden@gmail.com

GAPOA Board of Trustees 2020 election results (three board vacancies contested.)

Debbie Turck*	88
Anthea Haselden*	67
Tina Deane*	50
Walter Key	47
Jennifer Carroll	37
Mary-Kay Goldschmidt	31
Craig Taggett	30
Kaci Cobb	28

(* = elected)

The ballots were counted and checked by

- Debbie Baugher (Election officer),
- Doug Price (Out-going board member),
- Marco Handy (GAPOA property owner).

Thank you to everyone who put their names forward to be considered for the board vacancies.

A big thank you to out-going board member Doug Price, for his commitment and dedication while serving on the board during the past years.

Contact Information for GAPOA Board 2020 - 2021

Chairperson	Fred Turck	☎ 804-370-2047	fxturck@gmail.com
Assistant Chair	Debbie Baugher	☎ 434-990-0226	debbielynn27@yahoo.com
Secretary	Anthea Haselden	☎ 434-987-4473	antheahaselden@gmail.com
Treasurer	Debbie Turck	☎ 804-370-2479	dturck1318@gmail.com
Assistant Treasurer/Secretary	Cynthia Bruce	☎ 434-327-6947	cnb1122@msn.com
Board Members	Tina Deane	☎ 434-531-5580	tinaadeane@gmail.com
	Lydia Price	☎ 717-377-0237	lydiaprice0@gmail.com
	Rick Wilkinson	☎ 434-249-9162	richardkwilkinson@msn.com
	Russ Wright	☎ 434-249-1571	therus@yahoo.com

Committee Chairs:

Roads – Fred Turck

Membership – Debbie Baugher

Legal & Insurance – Rick Wilkinson

Activities – Tina Deane

Safety & Services – Cynthia Bruce

Environmental – Russ Wright

Welcome – Lydia Price

📧 Mailing Address: GAPOA, 435 Greene Acres Rd N, Stanardsville, VA 22973

✉ Email address: gapoa.va@gmail.com

🌐 web page: www.greeneacresva.com

Neighborhood Watch: detect – deter - disrupt!



Neighborhood watch groups offer ‘extra eyes and ears’ to deter potential situations. Craig Taggett, property owner in Greene Acres, raised the awareness for an active Neighborhood Watch group and started the initiation process. However, there does not appear to be enough volunteers to form a group. Thanks again Craig for your time and perseverance in promoting this program to our community.

Raising awareness was a promising first step!

BE AWARE: do you know who your neighbors are? Do you recognize a strange vehicle or person hanging around too much? Take a photo for a record.

BE ALERT: If it feels wrong, then most likely it IS! Raise awareness.

SAY SOMETHING: Call out! Phone a friend! Call the Sheriff’s office. Use social media. Letting others know helps the community too.

Our Lake – Keep it Healthy – Keep it Safe



Our Water Quality Manager Mike Casteel has diligently been monitoring the lake on a regular basis. He now has some specialized equipment that will allow him to verify scientifically any findings. This is especially important as it allows us to post any guidance related to the lake’s health based not only on visual findings. There have been limited signs of the algae during his more recent inspections but is still recommending a Caution warning. We all should remain observant and keep an eye out for any occurrence. If you see anything you think might be of concern, please contact Mike.

Signs posted will indicate:

CAUTION: The lake water MAY BE unsafe

WARNING: The lake water is MOST likely to be unsafe

HAZARD: The lake water is UNSAFE

If you see anything you think might be of concern, please contact Mike at tele. 434-400-8816, email: mjc@fig8.org or any Board Member. More information on the website www.greeneacresva.com/lake-quality-information



Greene Acres roads are private, which means they are **privately maintained** - paid from our P.O.A annual assessments.

The speed signs around the community have been changed to VDOT official signs, and therefore **enforceable** by any law enforcement officer.

For your safety, and those of your family, neighbors and friends, please drive 15 MPH, and to the road conditions.

Please SLOW DOWN!

Winter is coming!



After a couple of relatively mild winters, we need to prepare for winter in case bad weather catches us out early!



Snow can mean power outages, vehicles being stuck on the roads, and lots of cold people and pets. Now is the time to get winter prepared!

GAPOA Property Manager Wesley Baugher, can be seen out early on those cold winter mornings, ensuring the roads are clear for people heading to work/running errands, school bus routes etc., and essential emergency vehicles.

Remember to drive to the road conditions.

Be safe, be patient, and give yourself extra time when travelling.

GAPOA Rules and regulations state: *“All vehicles using GAPOA roads must have proper and current County and State licenses and registrations. Unlicensed motorized vehicles will not be allowed on any roads in Greene Acres at any time. Exceptions are farm tractors, maintenance vehicles, and electric golf carts operated by licensed drivers.”*

A relevant reminder to ensure any vehicle is not parked obstructing GAPOA roads.

Emergency vehicles need that extra space!



For some tips on being prepared visit

www.cdc.gov/disasters/winter/beforestorm/preparehome.html

New to the Neighborhood?

‘Welcome to the GA neighborhood’ packs are prepared and distributed by Lydia Price. They contain information on just about everything you need to know to help you settle into Greene Acres and Greene County easier!

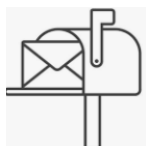


*If by chance, you did not receive yours,
please do not hesitate to contact Lydia*

☎ 717-377-0237 or email lydiaprice0@gmail.com

Also, remember to attend future Board meetings (mark your calendar now) – it is a great way to meet your neighbors, get questions answered about the community, and to bring along your suggestions!

Mail Boxes



at the cluster on Tall Pines
and Octonia Road Cnr.

There have been some recent home sales in which the new owners have asked about getting a box at the cluster boxes but again there do not seem to be any available.

There is no space for the Post Office to add more regulation size mailboxes and larger boxes for parcels.

Any owner that agrees to turn in their box would have to contact the local post office in Stanardsville, and return their keys to the post office.

***Thank you for helping
your new neighbors!***

Bath House and Pavilion

The Covid-19 worldwide pandemic disrupted the customary bath house opening in early spring this year.

The board agreed to keep the bath house (BH) closed until the required cleaning directed by the Governor of VA., and with the C.D.C (Centers for Disease Control and Prevention) guidelines could be complied.

After lengthy delays, the bath house was finally opened for use with some limitations (e.g. showers not available).

The board was fortunate to contract a cleaner within Greene Acres to maintain the required cleaning and keep the BH open until the end of summer.

**Thank you for everyone's patience
while this was being put into place.**

The pavilion has a booking system for the summer season, that can be viewed on the website, or you can contact Debbie Baugher for reservations.

Everyone who uses the beach, lake, BH, and/or pavilion has a responsibility to keep it clean and ready for others to enjoy.

**Please take your trash and other items,
including fishing tackle, bait and catch
home with you 😊**

Clogged Culverts

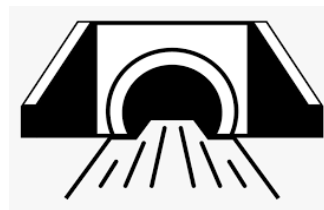
**This is the property owner's
responsibility!**

With all the fallen leaves it quite easy for culverts to get clogged and create a drainage problem which in turn has a negative impact on the roads.

As a reminder...

Culverts under private driveways within GAPOA rights-of-way must be kept clear of debris and in good repair by owners of the driveways.

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.



Contact the Environment Chair or
any Board Member for more information.

Political Signs

Under the GAPOA bylaws and covenants, rules and regulations, political signs can be displayed during a campaign.

All political signs must be removed shortly after an election.



More can be read about yard signs and other display regulations at
www.greeneacresva.com/disclosure-documents



GAPOA Social Events



During past years, GAPOA and residents of Greene Acres have enjoyed a variety of occasions including the annual picnic lunch after the Annual meeting, Halloween 'trunk and treat' extravaganza, Carol singing around the lake, July 4th GAPOA float in the Stanardsville Parade... to list a few!



Due to Covid-19, GAPOA Board planned events for 2020 have been postponed or cancelled. This decision does not prevent other's in the community to organize events.



Some that have been successful this year include:

- ☺ Yard sale organized by many property owners
- ☺ "Door to door, no contact" Trick or Treat (initiated)
- ☺ Wednesday evening walk/stroll/chat at the Lake Pavilion



**Thank you to everyone who organized and participated in these events.
Events like these helps lift community spirits and well-being.**



Internet, Social Media, Email



The internet is recognized as an essential service, with many businesses and students relying on a fast and reliable internet connection. This has yet to reach Greene Acres!

Several providers and options have been viewed with limited success, but in the interim, if anyone needs a connection, you can hook onto the Wi-Fi at the Lake Pavilion. Even with the cooler weather on its way, a reasonable connection is accessible while sitting in your vehicle.

The GAPOA Board continues to look for improved options.

Currently, the GAPOA does not use social media e.g. Facebook, to share notices, information or work with property owners' concerns. Contact the Board through the official email gapoa.va@gmail.com, or contact any board member directly.

If you would like future newsletters emailed to you, instead of receiving a printed copy, then please email the board secretary with your details. Sometimes newsletters will have extra information, for example assessment dues, then your newsletter will be mailed to you.

Useful Phone Numbers or Contacts

- Greene County VA. Sheriff's Office (Non-emergency) Phone 434-985-2222 or <http://www.greenecountysheriffva.com>
- REC (Rappahannock Electric Company) Toll Free 800-552-3904 or <https://www.myrec.coop>
- Greene County VA Public Schools Phone 434-939-9000 or <https://www.greenecountyschools.com>
- Virginia Department of Wildlife Resources Phone 804- 367-1000 or <https://dwr.virginia.gov/contact>
- Virginia Department of Forestry Phone 434-977-6555 or <https://www.dof.virginia.gov/locations/albemarle.htm>
- Greene County VA Local government www.greenecountyva.gov/how-to/locate-building

EMERGENCY PHONE 911

🧑‍🚒 *For most, 2020 has been a difficult and stressful year.*



May everyone keep safe and well during this time, and wishing for a healthier 2021!