

GREENE ACRES PROPERTY OWNERS

ASSOCIATION Newsletter Summer 2021

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

www.greeneacresva.com Email: gapoa.va@gmail.com

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GAPOA Regular Meeting May 15, 2021

Welcome back! The first in-person meeting since September 2020, took place on a very pleasant sunny morning at the pavilion.

Chair Fred Turck, welcomed everyone, and proceeded the meeting by expressing the community's sympathies in regard to the house fire that razed a house the previous day. Thankfully, the occupants were able to get out of the burning house safely, and all pets are now accounted for. Neighbors and friends were quick to rally to support the displaced occupants. Gratitude is also extended to the Stanardsville, Ruckersville and Madison Fire Companies, and the GC EMS and the GC County Sheriff's Office who attended.

Minutes of the previous meeting that was held by teleconference on February 13, 2021, were read and approved. Old business was discussed, which included the placement of concrete and wooden parking barriers at the lake edge to help prevent the sand washing into the lake. Two truckloads of sand now adorn the beach area, ready for the summer season.

The Treasurer's report was presented with line items highlighted, including assessment collection and roads expenditures. GAPOA roads are always on the agenda, and there is more about the roads further in this newsletter.

Our 'in-residence' water quality expert, Dr. Mike Casteel, explained the process he uses to monitor and evaluate the lake water quality, which generated supportive discussion from the attendees.

The Committee Chair's presented their reports to the meeting. Concerns were raised by several lot owners attending, of which some will be discussed further in this newsletter.

Looking ahead: A Tiny Library is being installed at the Pavilion; GAPOA is entering a float for July 4 2021 'Red White Blue n Greene' parade!

(Minutes of ratified meetings are available on request. Please contact GAPOA if you require a copy).

GAPOA Board member Russ Wright tendered his resignation from the board, which was reluctantly accepted at the February 13, 2021 Board Meeting. Russ has been a valued member over the years, and GAPOA thanks him for his dedication and commitment to the community.

We wish Russ best wishes and success for his next ventures.

NEXT BOARD MEETING AND ANNUAL MEETING DATES

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

2021 July 10th Saturday

2021 Sept 18th Saturday Annual Meeting @ the Lake Pavilion

(A social event typically takes place after the Annual Meeting. Details of the social will be available at the July 10, meeting.)

The agenda is published approximately TEN days prior to the meeting, and will be listed on the GAPOA website. If you would like a copy of the agenda or minutes (not ratified until the following meeting) emailed to you, please contact the board.



Lake Water Quality

GAPOA Water Quality Chair Dr. Mike Casteel (Ph.D.), is a qualified water quality microbiologist and a GAPOA property owner. Mike monitors the lake for any changes in quality that may impact the safety of swimmers, water enthusiasts, and our abundant wildlife.

Now the weather and water has warmed up, Dr. Mike, tests the water daily for clarity, quality, and the effects of the algae blooms, using specialized equipment. The algae, which is more visual, is a natural part of the lake's ecosystem. However, since the delicate balance is easily tipped and affects the use of the lake, **everyone** can help:

- **Check the official GAPOA website for the latest lake water quality updates -** <https://greeneacresva.com/lake-quality-information>. This page is dedicated to lake information, explanation of the signs, and has useful links to lake monitoring and water quality.
- **Read and observe the updated lake quality signs at the beach:**

Level 1: CAUTION - the lake water MAY be unsafe

Level 2: WARNING - the lake water is MOST likely be unsafe

Level 3: HAZARD - the lake water is UNSAFE

- Limit the use of fertilizers – this is not just for lake side properties -everything will eventually head down hill and end in the lake!
- Be a 'lake guardian'! If you see or think something has changed with the lake quality, please contact Dr. Mike (T. 434-400-8816 or E. mjc@fig8.org) or a GAPOA Board member to report your observations.
- After swimming or water use (canoeing, paddle boards, fishing etc.), shower as soon as practical
- Teach children not to drink the water while playing in the lake
- Wash your pets with clean water after they have swum in the lake too
(If you can teach them not to drink the lake water, please share your skill.)
- DO NOT break up any algae blooms – contact Dr. Mike or GAPOA board with concerns.

OUR LAKE – KEEP IT HEALTHY – KEEP IT SAFE

Remember - The lake is a natural body of water which we share with the other lake dwellers which include: geese, ducks, other birds, fish, turtles, snakes, leeches, algae and micro-organisms.

Observe all signs, and swim at your own risk!

Be a Lake Guardian!

- ✓ Take your Trash home with you and dispose properly
- ✓ Do not 'feed' the lake with plastic bags, diapers, unwanted fishing tackle, and anything YOU would **not** put in your mouth
- ✓ NO GLASS bottles or receptacles please!





THUNDERSTORMS & LIGHTNING

GET OFF THE LAKE! GET OUT OF THE WATER! FIND SAFE SHELTER RIGHT AWAY

Lightning is a leading cause of injury and death from weather-related hazards.

Thunderstorms are dangerous storms that include lightning and can:

- Include powerful winds over 50 MPH
- Create hail
- Cause flash flooding and tornadoes

WHEN THUNDER ROARS, GO INDOORS!

- Move from outdoors into a building or car
- Pay attention to alerts and warnings
- Unplug appliances
- Do not use landline phones

Prepare NOW!

- Know your area's risk for thunderstorms.
- Create an emergency plan so that you and your family know what to do, where to go, and what you will need to protect yourselves from the effects of a thunderstorm.
- Sign up for your community's warning system. The Emergency Alert System (EAS) and National Oceanic and Atmospheric Administration (NOAA) Weather Radio also provide emergency alerts.
- Consider buying surge protectors, lightning rods, or a lightning protection system to protect your home, appliances, and electronic devices.

Survive DURING!

- If indoors, avoid running water or using landline phones. Electricity can travel through plumbing and phone lines
- Protect your property. Unplug appliances and other electric devices. Secure outside furniture
- **If boating or swimming, get to land and find a sturdy, grounded shelter or vehicle immediately!**
- If necessary, take shelter in a car with a metal top and sides. Do not touch anything metal

Be Safe AFTER!

- Listen to authorities and weather forecasts for information on whether it is safe to go outside and instructions regarding potential flash flooding.
- Watch for fallen power lines and trees. Report them immediately.

If you are sick and need medical attention, call 9-1-1

Non-Emergency situations, call Greene County Sheriff's Office T. 434-985-2222

Or, GC Emergency Service Department T. 434-985-5232

Are you sure, you're 2021 Lake and Beach Ready?

- Sunscreen? YES!
- Bug Spray? YES!
- Cooler? YES!
- Water toys? Yes!
- Swimmers and water wings? Yes!
- Thunderstorm plan? HUH????

Yes, you do need one!

**Use these helpful tips so you are
100% Lake and Beach ready for 2021**



Bath House

The bath house is open for the season! The Board voted at the GAPOA February 2021 regular meeting to renew the contract for the Bath House under the existing (Covid-19) terms.

At the time of going to print, the showers will not be available. Remember to shower at home as soon as practical to wash away any lake water residue.

Pavilion Reservations

To reserve the pavilion, contact:

Debbie Baugher

T. 434-990-0226 or

Email debbielynn27@yahoo.com



- The pavilion is available to any member in good standing without a fee.
- Guest parking passes are provided for vehicles during an event.
- No reservations can be made for a holiday weekend.
- Board meetings held at the pavilion have first priority over bookings.

People + Lake = FUN TIMES!

To ensure EVERYONE is having a good time follow these easy steps:

- Vehicles must display 2021 Beach Parking Pass – this includes guests!
- Property owners in good standing AND their guests all follow the same rules!
- If you are under 16 years of age, you cannot come to the beach unless with an older and responsible person!
- No GLASS bottles, containers or similar!
- ALL trash you bring goes home with you!
- DOGS are on a leash!
- DOGS **do not** swim forward of the beach area (between the pavilion and pier is a good area for dogs to swim)
- Family-friendly music and volume!
- Family-friendly language!
- GAPOA and Greene County noise ordinance kicks in at 10:00 PM.
- If you see something illegal, call the Sheriff's Office: T. 434-985-2222 or 911 (Emergency)
- Report incidences to the GAPOA Board.

Boats including paddlecraft (canoes, kayaks, and stand-up paddleboards):

- In **Virginia**, children 13 years of age and under are required to **wear** a Coast Guard approved **life jacket** when underway on any boat, unless the child is below deck or in an enclosed cabin. It's the **law** for kids to **WEAR IT!**
- All boaters are required to carry at least one, Coast Guard approved, Type I, II or III life jacket when operating on Virginia's waters – and that includes Greene Acres Lake!

<https://dwr.virginia.gov/boating/>

Boat Racks:

Boat racks at the lake may be available to rent for a small annual fee. The craft must be securely fixed (typically with a lock) to the rack when being stowed.

Contact the Board for availability and terms.

Fishing – not all got away!

The lake is well stocked with fish including catfish and bass. The fish are in great condition and the size depends on who you have been talking to 😊

- ALL unused bait and tackle **MUST BE** taken home with you!
- Do not use the picnic tables as your prep area.
- Wash your catch and equipment with fresh water when you return home.
- Virginia State fishing license is required to fish in Greene Acres Lake. Exceptions do apply.
- Check out what your legal requirements are: <https://dwr.virginia.gov/fishing/regulations/licenses/>

No one wants to walk home!



SWIM and BOAT AT YOUR OWN RISK! THERE IS NO LIFE GUARD!

The lake is an open body of water with risks involved. Be aware! Be prepared!

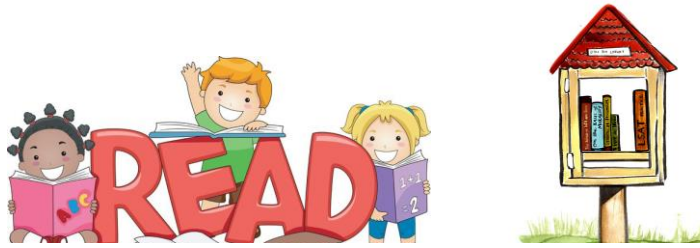
Tiny Library

Located under the pavilion at the lake, this Tiny Library is the creation from Kaci and Marcus Cobb, GAPOA home owners.

The concept is to swap a book – take a book and replace the space with another you donate – or simply donate to the shelves. Make sure the library door latch is closed before you leave too.

Children and family friendly reads are most welcome!

Thank you again Kaci and Marcus for undertaking this inspiring project!



RED, WHITE and BLUE n GREENE

with the best float in the 2021

Stanardsville Red, White and Blue n Greene Parade!

Ride on the GAPOA float in your amazing Patriotic outfit!

Children are welcome to ride on the GAPOA float BUT small/young children will need an adult to accompany them on the float.

WHEN? WHERE?

Sunday July 4th, meet up at the Greene County School Complex (William Monroe High School) and look for Wesley with his red tractor and trailer bedazzled with red white n blue!

Parade begins at 5:00 PM

Please arrive between 3:30 and 4:30 PM

Traditionally candy is thrown into the crowds during the parade, BUT due to 2021 Parade Rules

***Nothing may be thrown into the crowd**

***All participants of the parade will follow the latest guidelines from the CDC regarding COVID mitigation.**

Any changes we will let you know in plenty of time, as we will need your help with candy donations 😊

Property Owners - Concerns Raised

We may agree, Greene Acres IS the place to be ...until something goes wrong!

The GAPOA board governing documents are posted on the official GAPOA website. These rules and regulations were developed by YOU, the property owner, and have been reflective of the community since Greene Acres was developed. If you have a complaint that violates GAPOA rules and regs, an official complaint form (found on the website) must be submitted. If it's a crime, the GC Sheriff's Office must be contacted. Here are the most shared concerns:

Dogs!

- May be fun for them, but dogs do not know it's against GAPOA rules, County and state laws to be wandering and not under control. Wandering dogs may become aggressive, bite people or other animals, and destroy property.
- Be a responsible dog owner and have your dog vaccinated, registered and under control at ALL times.
- There are new laws concerning dogs in parked vehicles and being tied up outside in the heat – learn what they.
- Animal control will impound your dog and you will have the expense and inconvenience of getting your pup back!

<http://www.greenecountysheriffva.com/about-us/divisions/animal-control-division/>

BE a responsible dog owner!

Drivers!

- ALL vehicle drivers are responsible for driving to the posted speed which is **15 MPH**.
- ALL Virginia laws are enforceable in Greene Acres, which include:
A current Virginia Driver's License
Vehicle is registered and state tags
- Remind your guests these laws apply to them too
- If your vehicle has out of state tags, expired inspection, abandoned and/or blocking roads/access, you will have your vehicle towed by the County
- Speeding and driving on the wrong side of the road IS not allowed and is against the law
- NO ATVs on GAPOA roads including the lake area/common grounds

**SLOW DOWN!
BE a responsible driver!**

Noise!

Excessive sound is a serious hazard to the public health, welfare, peace and safety, and the quality of life. " *Nighttime*. No person shall permit, operate or cause any source of sound to create a sound level in a residential area or within any residential building during the hours between 10:00 p.m. and 6:00 a.m. in excess of 55 dBA when measured at or outside the property boundary.

Daytime. No person shall permit, operate or cause any source of sound to create a sound level in a residential area or within any residential building during the hours between 6:00 a.m. and 10:00 p.m. in excess of 65 dBA when measured at or outside the property boundary".

If noise is affecting your well-being, contact the Sheriff's Office.

Be a responsible Neighbor!

Complaint Procedure

The GAPOA board has limited powers and abide by the governing documents. The Board has a complaint procedure that can be the first meditation steps property owners may take. The form is available on GAPOA website. A hearing may be held between the alleged property owner, if an initial resolution is not formed. The board cannot act on complaints that are not processed through the official channel.

Contact a board member if you can any concerns, or suggestions.

How is the GAPOA Assessment disbursed?

(Dollar values are indicative only. See actual budget report)

Roads and snow removal @ \$23,000.00

A large proportion of income is spent on roads, which includes general maintenance, gravel replacement, snow removal and culvert replacement. Several culverts have had to be replaced due to metal erosion. Due to the age of the culverts, more culverts will need to be replaced.

How to keep roading costs down? Drive to the road conditions and 15 mph speed limit. A lot of the new gravel placed on the road end up filling up the road culverts and ditches in a very short period of time due to speeding drivers.

Insurance and Dam Inspection Certification @ \$6,000.00

The dam is required by law to have current certification. This is an ongoing process and each step has a surcharge. Regardless, it is comforting to know our dam is safe and has all the safety release mechanism in the extreme chance of failure.

Utilities and Bathhouse Cleaning @ \$4,500.00

Some items cannot be avoided like power, telephone, postage and other day to day costs. Last year, it was decided to contract the cleaning of the bath house to align with Covid-19 C.D.C. extra-cleaning guidelines. The cleaning contract had been extended for this year.

Internet and Gate Maintenance & Passes @ \$1,450.00

Internet is available at the pavilion. This is especially useful if your network connection is spotty at your residence.

Gate passes are reloaded each year after your assessment is paid. Current passes for the year will be issued to members in good standing. Parking passes MUST BE displayed prominently when your vehicle is at the beach. Your guests also need to display parking passes while at the lake.

If you need a gate card or parking passes, contact the board. There is a replacement fee for the gate pass.

**The treasurer's reports are posted on the GAPOA web site. Specific line items are listed.
If you require more detailed information, please contact the Board.**

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!

Become a GAPOA Board Member!

Debbie Baugher, Membership Chair, outlines how to add your name to the ballot for the annual GAPOA election to be decided at this year's Annual Meeting!

"It's that time of year again where we put out the call for new Board Members. For those of you who are new to our neighborhood, our Board of Trustees operates with 9 members. All willingly volunteer their time:

- manage the roster of property owners,
- finances and payments
- legal, including filing and releasing of liens
- gate access, and lake passes
- pavilion reservations
- dam inspections, oversee road maintenance,
- ensure new construction meets the established guidelines
- newsletters
- lake safety
- responding to emails and daily tasks needed to keep things running smoothly. (WOW...did I mention we're all VOLUNTEERS???)

Any Property Owner in good standing is welcome to run for the Board. We have elections every year and ballots will be due back before the September 18th 2021 Annual Meeting. Each Member is elected for a 3-year term. Some people do ask to run again while others do not.

For our Board, you are not running for a specific position. Each person's responsibility is determined at the first meeting of the new board each year. The group decides on a chairperson then based on each person's area of interest or expertise; they take on one of the other positions.

If you are prepared to take a VERY active role on the board and can work together as a team to keep our neighborhood safe and promote a kind, friendly atmosphere for our families, then you are the person to put your name forward!"

More details will be provided at the July 10, 2021 regular meeting and in the next Newsletter about how to add your name to the ballot.

GAPOA Board Contact:

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

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