

GREENE ACRES PROPERTY OWNERS' ASSOCIATION



FALL 2021



435 Greene Acres Rd N
Stanardsville, VA 22973

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

Notes from GAPOA Annual Meeting

September 18, 2021

Welcome! It was encouraging to see many property owners attending and contributing to the ongoing enjoyment of living in Greene Acres.

Dr. Mike Casteel, Water Quality Microbiologist and GAPOA resident, presented an in-depth discussion on monitoring our lake. Display boards and photos reinforced his comprehensive presentation. The community is very fortunate to have Mike monitor, record and report essential data of the lake quality to ensure the lake remains healthy. The Lake report is updated to the GAPOA website, as well as alert signs of the safety status of the lake. For further information on our lake, read the "Fall Feature" in this newsletter.

After Mike's presentation, the official side of the annual meeting commenced, with Fred Turck (Chair), leading the introductions. Committee reports were presented with discussion opportunities from the attendees, before the results from the GAPOA Board elections were announced.

Congratulations to the Incoming elected board members:

Jennifer Carrol

Kaci Cobb

Brian Snyder

For more information regarding election results, contact Membership Chair, or view meeting minutes posted on the GAPOA website.

Board members, Fred Turck (Chair and committees), Cynthia Bruce (Environmental) and Rick Wilkinson (Legal), did not stand for re-election. Their commitment and time on the board have been extremely appreciated, more so over the difficult year of 2020. We wish them all the best on their next endeavors.

After the shared lunch, the new board went into executive committee to appoint board positions, and review on-going business. Fred Turck was appointed by the board for the one-year fixed term vacancy. Fred is dedicated to completing his environmental folder, including the required dam certification.

The Annual Meeting minutes will be ratified September 17, 2022 Annual Meeting. A draft copy will be uploaded to the website in draft. More board information on the next page.

Thank you all for attending. We look forward to meeting you again!

Your Board of Trustees 2021-2022

Chair-Debbie Baugher

Vice Chair-Jennifer Carroll

Secretary- Anthea Haselden

Treasurer- Debbie Turck

Board: Kaci Cobb, Tina Deane,
Brian Snyder, Fred Turck,
Craig Taggett

Committee Chairs

Roads – Brian Snyder

Membership – Debbie Baugher

Legal & Insurance – Kaci Cobb

Activities – Tina Deane

Safety & Services – Craig Taggett

Environmental – Fred Turck

FUTURE BOARD MEETINGS AND ANNUAL MEETING DATES:

November 13, 2021

February 12, 2022

May 14, 2022

July 16, 2022

September 17, 2022 Annual Meeting

May, July and September Annual meetings will be held at GAPOA lake pavilion.

November 13, 2021 meeting via teleconference (see details)

February meeting venue to be confirmed.

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

Agenda and any additional information will be posted prior to the meeting date.

Dates and venues are subject to change.



Wi-Fi is available at the Lake Pavilion

Currently, speeds are reading 15-20 mpbs
The provider is through BEAM

Wi-Fi connection: Greene Acres
Password: greeneacres (all lowercase)

Thank you to Lydia Price, who has brought a friendly greeting and GAPOA Welcome Pack to our new neighbors for many years. Lydia has also been actively involved with GAPOA events and board meetings. After the September 18, 2021, Lydia tendered her resignation from the board, which was accepted with regret. The board extends a BIG THANK YOU to Lydia for her service on the board. We wish her well for her next endeavors.

Welcome to Craig Taggett. Thank you for accepting the vacancy on the board. Craig was instrumental in proposing a Neighborhood Watch program in the Greene Acres. Craig will be taking the Safety Chair, as well as assistant Secretary/Treasurer.

CONTACT THE BOARD

435 Greene Acres Road North, Stanardsville, VA 22973
gapoa.va@gmail.com

Chair: Debbie Baugher T. 434-990-0226 gapoa.va@gmail.com
Assistant Chair: Jennifer Carroll T. 540-908-5632 junebug44jen@hotmail.com
Secretary: Anthea Haselden T. 434-987-4473 antheahaselden@gmail.com
Treasurer: Debbie Turck T. 804-370-2479 dturck1318@gmail.com
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Kaci Cobb T. 540-920-7132 kaci10605@yahoo.com
Tina Deane T. 434-531-5580 tinaadeane@gmail.com
Brian Snyder T. 804-304-9537 bdsnyder@gmail.com
Craig Taggett T. taggetts10102020@gmail.com
Fred Turck T. 804-370-2047 fxturck@gmail.com

*If you have a concern,
feedback, complaint,
suggestion, wish to
volunteer,
compliment, share an
opinion, or just want
to touch base...
please contact a
board member*

Latest updates and information will be posted on the official GAPOA website www.greeneacresva.com
Greene Acres (GAPOA) does not have a Facebook page (or other social media),
and therefore, cannot respond to inquiries on social media, in an official board capacity.



November 13, 2021 Meeting Details

Due to the cooler weather, having the November Meeting at the Lake Pavilion will not be practical. There are no alternative venues at the present time. Therefore, the board will be having a teleconference meeting in lieu of in-person.

Call 1-866-845-1266
When prompted enter in the pass code 56002928#



GAPOA Roads and Maintenance Program

The GAPOA Roads Chair, Brian Snyder, will be providing up dated information on our website as required: www.greeneacres.va.com/roads

This will include status of the roads with specific work plans and updates. A current month's schedule will eb provided, but due to weather conditions and contractor/equipment availability, this will be subject to change.

Brian can be contacted directly at bdsnyder@gmail.com

Winter is Coming!

Don't wait until the first snow fall to get winter-ready

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!

Your check list could include (but not limited to):

- Flash light with extra batteries
- Extra canned/non-perishable food
- Extra Food for your pets
- Blankets, Hats and gloves to keep warm in case power outages
- Medications and first aid kit stocked
- Phone numbers for emergency services
- Gas tank filled, antifreeze, tires? Extra flash light and blankets in the car?

What can you add to this list to become winter-ready?

This is just a short list to start preparation – check out the link below for more tips on being prepared:

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

Make a plan and get prepared while the sun is still shining!

Prepare your vehicle... Don't wait until it's being towed out of the snow!

Don't forget our furry friends!

From July 1, 2020, Virginia made changes to existing dog tethering laws across the state. The legislation expanded the definition of "adequate shelter" for family dogs. It prevents leaving tethered dogs outside when temperatures are below 32° Fahrenheit or above 85° Fahrenheit or when the weather service issues warnings for hurricanes, tornadoes and other severe weather.

The legislation also increases the minimum length of a tether from 10 feet to 15 feet. Additionally, dogs must be provided adequate shelter during hot weather that is properly shaded and does not readily conduct heat.

During cold weather, the shelter must have a windbreak at its entrance and provide bedding material (such as straw, cedar shavings, or similar) that is sufficient to protect the animal from cold and promote the retention of body heat.

Note: Other animals and pets need care during the cold winter months too!

Reference: <https://tinyurl.com/2y8bc6b9>



GAPOA FALL'S FEATURE

Our lake – Keep it healthy – Keep it safe



Dr. Mike Casteel (Water Quality Microbiologist), who monitors our lake quality, provided a report to the membership at the September 18, 2021 annual meeting. He showed a map of the lake where he has identified approximately 40 locations, he takes samples when he does his testing. In addition to checking on the algae (types and amounts) he monitors and actually collects as much of the “grass” that is growing, specifically the Hydrilla which is a perennial plant that forms dense colonies. Whilst on his monitoring ‘cruises’, Mike continues to harvest any Hydrilla clusters and removes from the lake.

It is this grass that we are trying to contain with the use of our grass eating carp. Thankfully there has not, as of this newsletter, been a significant increase in observations of any harmful algae. However, since there continues to be some, our level of concern remains at “Caution”. Please refer to our web page for additional information.

Mike collects water temperature and clarity readings as well. The water temps continue to be in the 82° to 92-degree range, but are expected to decline with the cooler weather. Clarity, which is measured by how deep a target can be seen, varies between 3 and 11 feet. The lower range typically occurs after storm events. Mike will begin testing the E. coli levels beginning next spring.

All in all, our lake is very healthy but it is a natural body of water and with that comes things we all should be aware of and deal with. If anyone would like to see some of the cool microscope images, he has captured the various algae growing, Mike would be glad to share with you. Also, soon we are hoping to have a more detailed report including images on the web page. Look for these on the website in a couple of weeks www.greeneacresva.com/lake-quality-information

We all can do our part to keep our lake as healthy as possible by keeping trash out of the lake, minimizing nutrient runoff of our property and reporting anything unusual to Mike or any of the Board members. If your property adjoins the lake, you have more of a responsibility to maintain a vegetative buffer and restrict any runoff however everyone no matter where your property is has responsibilities as well. Excessive fertilization and runoff even on Top Ridge will make its way into our lake over time.

Fall Feature Contributor: F. Turck (Sept 2021)



GREENE ACRES PROPERTY ASSOCIATION NEWSLETTER

The GAPOA Newsletter is published four times a year – Fall, Spring, Summer, and an August supplement to coincide with the Ballots for the Annual Meeting.

If you would like to contribute to the Newsletter, or advertise a business, service or event that supports the character of Greene Acres, please submit your draft to the GAPOA board secretary.

All information is deemed correct at the time of printing. Check GAPOA website for updates.



Fall Landscaping Checklist

- **Mulch Young Plants**

Give new beds a layer of mulch—chopped leaves, weed-free straw, or wood chips—after a light frost, but before the ground freezes.

- **Cut Back Perennials**

A little work now results in healthier spring beds: Evict tired annuals, as well as the snails and slugs that feed on them, which breed in fall. Trim spent perennial foliage down to the ground; this sends energy to the roots, for next season. Every three years, divide crowded tuberous plants, like irises and daylilies: More space means more flowers.

- **Plant New Shrubs**

Planting shrubs in early fall gives the plants a head start at establishing roots in the season's cool, moist soil.

- **Collect Leaves for Mulch**

Create a compost pile. Flip the leaf pile every week with a garden fork to aerate; the "black gold" that results next year can nourish lawns, flower beds, and shrub borders.

- **Mow a Final Time**

Cut low, down to 1¼ inches for the last cut of the season. Disease has a harder time with shorter grass. Don't go too low, though: Grass makes most of its food in the upper blade.

- **Feed Your Grass**

One way to help stop this transfer of phosphorus into the Lake is to stop the sources of it, such as using a lake-friendly fertilizer that does not contain phosphorus.

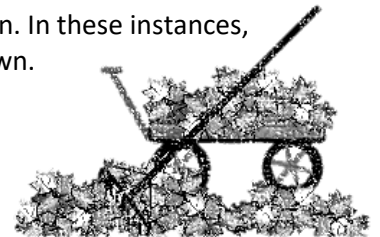
Phosphorus-Free Fertilizer: What do I look for?

The three numbers in fertilizer bags show the N-P-K nutrient analysis. The middle number is the phosphate (phosphorus) content. A "zero" in the middle means it is phosphorus free.

Will phosphorus-free fertilizer keep my lawn green and healthy?

Yes! Soils already have an adequate amount of phosphorus to grow a healthy lawn. In these instances, adding more phosphorus with fertilizer is not needed and will not benefit your lawn.

- Apply fertilizer at the recommended rate.
- Fall is the best time to apply for good results.
- Don't fertilize before a storm.
- Never apply to frozen ground.



Use a fertilizer with slow-release nitrogen (N) that is released gradually over time, instead of all at once. Slow-release nitrogen is listed as WIN or water insoluble nitrogen. You want a fertilizer with a high percentage of WIN




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The GAPOA Board does not endorse any business or organization published in this newsletter.
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GAPOA Events 2021



Halloween Bash Lake Pavilion October 30 10:00 am - 2:00 pm

Kids activities and games
Costume contest
Finger foods available
A Haunted Tunnel

All Welcome!

Family, friends, neighbors,
kids' friends ...
to these events.

Donations of candy, treats and
volunteer time and more... are
GRATEFULLY received!

Contact the awesome **Event
Trio** – Jennifer, Kaci and Tina
for details of how you can
support these events.

More details required?

Contact the Events Committee
or any board member.

Please note: With all these fun
activities happening, we ALL
recognize AND follow Covid-19
guidelines as practical,
for these outdoor events.

Christmas Carols at the Lake

Keeping the Season
traditions singin' (or hummin')
along!

Oh, what fun it is to be
singing along on the GAPOA wagon towed
behind the Big Red Tractor... (sorry, not a one-
horse open sleigh this year)!

Grab your coats, gloves and singing voices,
and join us at the Pavilion, where we will ride
around the loop
roads singing favorite Christmas
carols.

December 18, 2021

