

GREENE ACRES PROPERTY OWNERS' ASSOCIATION

435 Greene Acres Rd N
Stanardsville, VA 22973



Spring 2022

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

CONTENT

- Assessments
- GAPOA Meeting dates
- Wi-Fi log in details
- Auction – kayak and paddle
- Lake Water Quality report in brief
- Committee Reports
- Budget Report NEW!
- Pavilion bookings
- AUCTION DETAILS
- Community
 - Dogs
 - Trash
 - Roads
 - Junk Vehicles
- Contact the board
- Community Cleanup day



Assessments 2022

The annual assessment is the only income received by GAPOA.

View the Budget Report to see where your assessment is allocated.

The 2022 fiscal year is assessed at \$199.00 per lot.

Invoices were mailed on February 4th, 2022, with payment to be made by March 15, 2022. Payments are still being received, so do not delay! A late payment fee may be charged, and liens may be placed on recurring delinquents.

Some property owners experience unforeseeable circumstances and are unable to pay in full, or on time. PLEASE contact the Treasurer to arrange a payment plan, and to avoid penalty.

Lot owners will receive their 2022 hang tags for the lake gate with their payment receipt. The gate system was recently upgraded – if your gate card does not work, please contact the Treasurer or Safety Chair.

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

GAPOA LAKE WATER QUALITY

Dr. Mike Casteel, our resident Water Quality Lake expert and monitoring volunteer, has been attending online courses to keep up with the latest testing methods for open body of water/s. With changing environments and use, so does the care for our lake. Mike has spent countless hours establishing a base line for algae and lake weed blooms, and the focus over the winter has been monitoring lake water temperature. This can be an indicator of potential harmful algae blooms and water quality changes over the warm summer months. Please read the signs at the lake. Guidance is also given on the website under LAKE QUALITY report.

If you see something that seems uncharacteristic, please contact the board directly or Mike Casteel.

Thank you, Mike, for your commitment to keeping the lake healthy, and educating us to be better lake guardians!

BOARD MEETINGS

AND ANNUAL MEETING DATES

May 14, 2022

July 16, 2022

September 17, 2022 Annual Meeting

May, July and September meetings will be held at the Lake Pavilion.

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

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

www.greeneacresva.com

Dates and venues are subject to change.

AUCTION

12 ft Merriweather Kayak with paddle for Auction

This was donated to GAPOA with the understanding that all proceeds go towards the maintenance of the playground area.

This will be sold to the highest bidder.

This will be a closed bid sale.



SEE PAGE 5 FOR DETAILS

CHAIRPERSON'S REPORT

Greetings from the Chairman's Corner!

First, let me welcome our new Owners! You've moved into a Community of people that really care about each other and who are willing to lend a hand when needed. Greene Acres is managed by an all-volunteer Board of trustees elected by the membership. We are all property owners who have jobs and families just like you.... And we have answered the call to serve the Community. There are various Committees within the Association...Roads, Environmental, Safety and Services, and Activities... just to name a few and we are always looking for folks to join us. If you have an interest or experience in any particular field, please reach out to the Chairperson of that Committee.

Spring is here which means
Summer is just around the corner... Like you, I can't wait to start using our beautiful lake. We're so fortunate to have this hidden gem!
Enjoy time with your families!
Debbie Baugher,
Chairman



Our roads have a variety of traffic. Share the road and drive with care!

From the Safety Corner...

As the weather warms and spring flowers bloom, many of us will be walking our beloved pets. We ask that you ensure your dogs are contained to the safety of your property or on a leash so that we all can enjoy this beautiful weather without having to worry about uncontrolled dogs.

With gas prices on the rise, be aware of any suspicious activity in the neighborhood and in your driveways. With hopefully a declining pandemic, we will all be able to enjoy our great community, but....

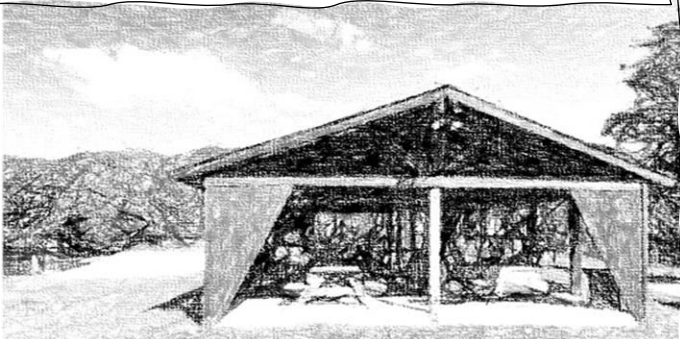
If you see something, PLEASE say something!

EMERGENCY call 911

GC Sheriff's office T. 434-985-2222

Also, inform the GAPOA board of any incident, so we can keep on top of potential situations too.

Thank you!



TREASURER'S REPORT

Previously, the board have had available printed copies of the budget for meeting attendees, or any property owner on request.

When the virtual meetings became established, the board decided to post the budget on the GAPOA website, prior to a meeting, then removed them after the meeting, for privacy reasons.

Property owners can now keep abreast of where their association assessment fees are directed, more frequently, between meetings through the newsletter (mailed to property owners 4 times per year).

The budget review will now be a permanent feature in our newsletters.

Donations are always welcomed... whether for designated projects or untagged contributions.

If you have any inquiries regarding the budget, assessment, or any other related business, please contact the GAPOA Treasurer Debbie Turck. Contact details on inside back page of this newsletter, and available on the website.

LAKE AND PAVILION

The lake is one of GAPOA's favored assets. Whether we use it for recreation or not, we are all guardians of the lake.

- ✓ Leave no trash behind
- ✓ No glass bottles or containers

- ✓ Fishing bait and tackle to be taken home with you
- ✓ The pavilion is not to be used for gutting fish or dumping bait remains
- ✓ NO gas-powered motors on the lake

- ✓ Hang tags to be displayed on parked vehicles– this includes any guests who are with you too
- ✓ Golf Carts must be registered and road worthy and driven by a licensed driver. Hang tags to be displayed on parked carts
- ✓ NO ATV's at the lake and common ground, or any GAPOA roads – at any time

- ✓ Dogs MUST be on a leash. Dogs may swim in the lake under owner's supervision, BUT not from the beach area – to the left of the beach is an ideal place for them to swim

PAVILION BOOKINGS ARE THROUGH GAPOA WEBSITE

OR Contact Debbie Baugher

There is NO fee,

and available to property owners in good standing.

Wi-Fi, parking, and bathhouse facilities available

ALL PARKED VEHICLES REQUIRE A HANG TAG – INCLUDING GUESTS' VEHICLES.

GREENE ACRES PROPERTY OWNERS' ASSOCIATION			
BUDGET - FY 2022			
	<i>Projected Income</i>	Revenue as of <i>2/28/2022</i>	
Income-Receipts			
Assessments	63,000.00	19,502.00	
Prior Years Arrears	1,000.00	2,592.00	
Late Fees	500.00	210.00	
Lien Filing Fees	250.00	344.00	
Transfer from Reserve			
Building Fee	1,000.00	8,320.00	<i>(to be applied to roads budget)</i>
Rent Fees	3,000.00		
Miscellaneous	1,000.00	246.44	
Boat Rack Rental	450.00	175.00	
Checking/Saving Account Interest	25.00	20.27	
Hardship Fund (Balance: \$1,749.60)		1.00	
Total Revenue:	70,225.00	31,410.71	
	<i>Projected Expenses</i>	Expenses as of <i>2/28/2022</i>	
Expenses-Disbursements			
Income Tax	200.00	176.04	
Electric/Utilities	2,500.00	1,082.53	
Lien/Legal Service/Prof. Licenses	4,000.00	2,222.60	
Insurance	3,500.00	3,632.00	
Roads/snow removal	23,000.00	20,916.89	
Beach/Rec. Area/Dam	500.00		
Trash Removal	50.00	41.24	
Gate Maintenance	600.00	2,605.36	
Gate Cards	900.00	823.36	
Bath House	1,700.00	738.23	
Records/Communications	1,800.00	1,545.64	
Property Manager Contract	20,808.00	13,872.00	
Trans. To Reserve Fund	5,000.00		
Dam/Lake Inspection			
Lake Testing/Supplies	967.00	1,006.21	
Mailbox	2,000.00	2,161.80	
Misc/Front Entrance/Refunds		1,138.74	
Surety Bond Refunds			
CellGate: \$300.00	300.00	199.60	
Quickbooks: \$480.00	600.00	240.00	
Hangtags: \$500.00	500.00	418.07	
Website: \$130.00	200.00	199.05	
CAI Membership: \$300.00	300.00	310.00	
Newsletters	800.00	269.25	
Total Expenses	70,225.00	53,598.61	

ROADS REPORT

Brian Snyder has updates on the website of all current and projected roads repairs and remediation (including culvert and drainage). The winter thaw was particularly rough on our roads (and budget!) this year. However, work continues as planned when funds become available. Volunteer Al Hodge has been installing markers to identify culverts, some that have been completely hidden through erosion.

Thank you all for helping to keep our roads better, by driving to the road conditions (15 mph), keeping to the correct side of the road (especially on our corners), and reminding our guests these easy-to-follow rules too. From winter thaw of mud, we transition to summer dust...please be courteous drivers.

Spring is a good time to check your driveway culvert drains and clear any debris and trash blocking them. Correct drainage has a major impact on the road's condition.

All roading concerns, suggestions, or donations, please contact Brian.



*~Little free Library at the Pavilion~
Swap a book, enjoy your read,
share.... replace and repeat!*



Greene Acres cruising down Main St, Stanardsville in the "Red, White n Blue in Greene" parade July 4, 2021. Property Manager Wesley Baugher behind the wheel.

EVENTS COMMITTEE

**Saturday April 9, 2022:
Community Clean-Up Day,
Meet at the pavilion for trash
bags, granola bars and water
TOGETHER WE ARE BETTER!!!**

Details in this newsletter - updates posted on website and (unofficial) social media.

Saturday July 2, 2022:

Tentative Picnic Movie Night on the Beach!
Details coming soon.

Future 2022 Events:

July 4th 'Red White n Blue in Greene' GAPOA parade entry
Annual Meeting September 17- followed by GAPOA community picnic and cake walk
Halloween Event
Christmas Event

The Events Committee welcome you to help at the upcoming events. Please reach out to an area you would like to be involved in – thank you!

GAPOA IN BRIEF

The November 2021 and February 2022 board meetings were held virtually via telephone. It was encouraging the feedback in favor of this meeting format. The board is currently investigating a suitable application for virtual meetings which can be run concurrently with in-person meetings. Reminder: the next two meetings (May 14, July 16), and the Annual meeting (September 17), will be held at the lake pavilion.

A few recurring issues have been addressed with a recent hearing over aggressive/wondering dogs. The hearing concluded with a penalty fee against the dog owners. If you see wondering dogs, especially habitual wonderers, and do not know their owner to contact, call Animal Control T. 434-985-5210. Also, message the board so they can keep a record of these occurrences.

We are heading into the warmer weather, please ensure rules for the lake and beach are followed. They are sign posted, and on the website under "Rules and Covenants". Water Quality monitoring is robust, but if you see anything of concern, contact Dr. Mike Casteel, and the Environmental Committee of the board.

It is disappointing to see the number of unregistered and abandoned 'junk' vehicles in Greene Acres. We ask owners to take responsibility for the removal. They should not be visible from the road or parked or left abandoned on the roads.

People are dumping trash as they drive through Greene Acres – yes, we do get transient travelers, but observations indicate most trash dumped in Greene Acres is from GA owners and residents! And a chance to 'give back'! Join the GA community for Clean Up Day (April 9th) and give back to the community – great way to meet up with neighbors over a great cause.

The board is a small group of volunteers. Volunteering in the community is not limited to board positions. We thank Trish McGuire stepping into the volunteer role on the Welcome Committee, and Al Hodge stepping into volunteer role on the Roads Committee. We have also had volunteers not shy to get behind a shovel alongside recent roading remediation too!

Board Meeting Minutes are available on the GAPOA website, or by contacting the secretary for an electronic or printed copy.

For Auction

12 ft Merriweather Kayak with paddle

This was donated to GAPOA with the understanding that all proceeds go towards the maintenance of the playground area. This will be sold to the highest bidder; this will be a closed bid sale.

Bid opening: 1200 at the May 14, 2022, meeting which will be held at the pavilion.

Bids can be mail to:

Greene Acres Property Owners Association
435 Greene Acres Rd N
Stanardsville, VA 22973

Please mark on the outside of the envelope **“Bid Enclosed”**

Only those bids received at this address prior to the meeting date will be accepted

Or submitted on the day of the sale prior to 12 Noon.

The kayak will be available for viewing at the meeting and the winning bid **MUST** plan to take it with them after the sale.

Payment by check or cash on day of the sale.



BOARD CONTACT DETAILS

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

Assistant Secretary/Treasurer: Craig Taggett

taggetts10102020@gmail.com

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

Fred Turck T. 804-370-2047 fxturck@gmail.com

WELCOME TO GREENE ACRES

Greene Acres is definitely ‘the place to be’.

Welcome to our new neighbors and a shout out to y’all. By now, the Welcoming Committee has likely introduced themselves and you have received your welcome pack to help you settle in easier to the community and county. Please join us at the board meetings, and do not hesitate to introduce yourself while down at the lake over summer. Check out our website for updates on events, rules and regs, and ‘how to’ most things in Greene Acres. Although there a several Facebook and social media groups relevant to Greene Acres, GAPOA does not have an official social media page. The board cannot respond in an official capacity to complaints, concerns, or suggestions through social media.

The board welcomes your suggestions and input!

COMMUNITY CLEAN-UP

There will be three parts to the clean-up day.

FIRST: A dumpster will be placed at the abandoned residence near the sharp curve at 152 Tall Pines. We will need some folks to help at that location beginning at 9 AM. Make sure you have gloves and a rake, shovel, or pitchfork if possible.

SECOND: will be roadside cleanup. If you are interested in this, please be at the pavilion at 0900 to receive bags and instructions/assignments. Gloves are recommended. We need volunteers at the pavilion to help distribute bags etc.

THIRD: Residents will be allowed to bring items to be placed in the dumpster during the day.

We cannot overfill the dumpster, so once the dumpster is full no more can be added.

All material in the dumpster must be below the top edge.

It is VERY important that ONLY the items listed as acceptable be disposed of in the dumpster.

Community



Clean-Up

ACCEPTABLE ITEMS

We gladly accept most any household/construction waste including:

- **Mixed Use**
 - Household Items & Waste
 - Paper
 - Plastics
 - Glass
 - Furniture
- **Construction Debris**
 - Remodeling Materials
 - Shingles (max 20 square)
 - Bath and Kitchen Tear Outs
- **Yard Waste**
- **Most Electronic Devices**
- **Heavy Materials - With Advanced Permission**
 - Concrete
 - Brick
 - Soil
 - Plaster (maximum of 1,000 square feet)

NOT ACCEPTABLE

The company is a solid waste carrier, and not a hazardous waste carrier & cannot accept the following:

- **Paint**
- **Tires**
- **Chemicals**
- **Solvents of Any Kind**
- **Asbestos**
- **Oil Cans or Oil Drums**
- **Radioactive**
- **Volatile**
- **Highly Flammable Liquids or Materials**
- **Explosives**
- **Bio-Medical Waste**
- **Infectious Waste**
- **Toxic or Hazardous Materials**
- **Liquids of Any Kind**



Volunteers are needed to be at the pavilion to hand out trash bags and assist roads to be worked, or tracking which roads are/have been done. Arrive just before 9:00 am to get set up at the Pavilion.

Let's ALL get together and put the GREEN back into GREENE ACRES!

MAKE
EVERY DAY
EARTH
DAY

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 considered correct at the time of printing. Check GAPOA website for updates. GAPOA©2022-2023*

