



Board Members 2022-2023

- Chair** Fred Turck
- Vice Chair** Jennifer Carroll
- Secretary** Anthea Haselden
- Treasurer** Debbie Turck
- Assistant Secretary/Treasurer** Debbie Baugher
- Environmental Chair** Brian Snyder
- Lake Water Quality Chair** Fred Turck
- Legal** Mary-Kay Goldschmidt
- Membership** Debbie Baugher
- Roads** Brian Snyder
- Safety and Services** Kaci Cobb
- Activities Chair** Tina Deane

The board can be contacted by email at gapoa.va@gmail.com regular mail, or by individual board members' email.

www.greeneacres.com/board-information

There are many volunteer opportunities available. Please contact a board member to be introduced to an area you would like to contribute to.

**Virtual Meeting
Call in Number**

Saturday, November 19, 2022
GAPOA Board Remote Meeting

The call-in number is: (425) 436-6321
The access Code is: 8850437

The meeting will commence at 10:00 AM. Phone access will be available before the start of the meeting. Follow the prompts after you phone in. When connected to the meeting, you will be asked for your name and the last 4 digits of your telephone number – this will help to verify the quorum.

VISIT THE OFFICAL GAPOA WEBSITE WWW.GREENEACRESVA.COM

GAPOA Board Meetings

- Saturday **November 19, 2022***
- Saturday **February 4, 2023***
- Saturday **May 20, 2023**
- Saturday **July 15, 2023**
- Saturday **September 30, 2023,**
Annual Meeting

**All meetings start at 10:00 AM
Venue and dates may be subject
to change.**

**November 19, 2022 and
February 4, 2023, are remote
meetings.**

**Call-in details available closer to
the date. See below for details
for November 19, 2022 meeting**



Deer GAPOA Lake 10/8/22 Credit F.Turck



GAPOA Board 2022
Election Results

held September 17, 2022

Thank you to everyone who put their name forward on the ballot.

Debbie Baugher	84 votes
Fred Turck	81 votes
Mary Kay Goldschmidt	77 votes
Michele Clark	66 votes

Debbie Baugher, Fred Turck, and Mary Kay Goldschmidt were declared elected for the three-board member vacancy, with a three-year term.

Thank you to our ballot counters and scrutineers: Frances Palmer and Trish McGuire.

THANK YOU!

Board member Craig Taggett did not put his name forward for reelection.

Thank you Craig for your commitment and dedication to the community, especially in the position of the Safety & Services Chair.

We wish Craig all the best with his future endeavors.

CHANGES TO THE GAPOA NEWSLETTER

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

At the May 14, 2022 board meeting, it was passed the newsletters will be available only on the website.

However, one special issue will be printed and mailed to all property owners.

The special issue will announce the ballot results, and the board members' positions, from the Annual meeting (similar to this edition).

All other newsletters will be on the GAPOA website, which you can

choose to read online, or download and print your own copy. Online newsletters will be in color.

The biggest advantage to this change, is the saving of \$1,350.00 which is the typical cost of printing and mailing per annum!

This amount was transferred to the roads budget at the July 16, 2022 board meeting.

If you are unable to view the newsletter through the website, because you do not have access to the internet, please contact the board for a mailed copy. Assessments notices, ballots, and any other information required for amendments will always be mailed.



Share your Greene Acres photos on www.greeneacresva.com

Assessment Policy

Revised July 16, 2022

General Assessment: \$ 218.00 per lot due March 15th each year. Assessments fund ordinary maintenance expenses of roads, common areas, organizational functions, and the Property Manager's contract.

A late fee of \$35.00 will be assessed for payments received sixty (60) days after the due date, and liens will be filed on any property for which assessments and late fees are not paid.

Members of Greene Acres who have not paid their assessments will not be allowed access to any common property, nor will their renters or guests, even if they are the guest of an owner in good standing.

**ASSESSMENT NOTICES
WILL BE MAILED TO
PROPERTY OWNERS
BEGINNING IN FEBRUARY
2023.**

**PAYMENT OF \$218.00
IS DUE
BY MARCH 15, 2023**



Annual Meeting 2023

in brief

The GAPOA annual meeting on September 17, 2022, began at 10:00 am at the lake pavilion, with 30 attendees.

A full agenda was covered over the two hours, with questions and suggestions from property owners in attendance. Approximately one-third of the budget is confirmed for road upkeep. Progress on the roading maintenance is updated on the website, including project timelines.

The Activities Committee is planning special events, with the anticipated Halloween fun for the children - see more in this newsletter.

Lake Water Quality management plan is provided by Dr. Mike Casteel (Figure Eight LLC). Mike presented an informative update on monitoring and potential remediation plans (e.g. carp numbers; barley bales). This included an explanation of the lake water quality warning signs - posted on the website as well as at the beach. Mike updates his reports regularly on the website and asks all lake users to contact him if something unusual has occurred.

The shared picnic lunch did not occur this year. The meeting concluded with a draw for a free 2023 assessment. This was won by Andrew and Jean Byerly.

The auction of unclaimed property (previously advertised: 2 x bicycles, 1 x kayak) was won by Jean Byerly 2 x bicycles, and Blaine Haddix 1 x kayak.

The auction proceeds will go towards the playscape upkeep.

Thank you to all who attended and participated.

The draft of the minutes will be on the website.

HAPPY HALLOWEEN

TRICK OR TRUNK

Thursday, October 27, 2022

Starting at the bus stop (Ocotonia/Tall Pines Roads)
at the witching hour of 3:30 PM.

Trick or Trunk treats for each child... then on our broomsticks for
a "Spooky Parade" around the lake loop roads.

Treat bags will be passed out along the way too!

You can also greet n scare the parade in your Halloween
costume - Everybody steals the scene!!



Event organized by the GAPOA board Activities Committee. Candy donations are welcomed.

The GAPOA Activities Committee has planned a Halloween event for Thursday 28 October 2022, at approximately 3:30 PM to coincide with the children's school bus drop off at Tall Pines/Ocotonia Road. This event is for all aged children in Greene Acres.

Greeted with a treat bag by the Activities Committee 'scary' witches and goblins, then whisked away on their broomsticks (wagon ride), allured around the lake loops road of Greene Acres, trickin' n' treatin'!

Treat bags will be handed out along the route for those who can not ride.

If you would like to donate candy for the treat bags, please contact the Activities Committee, Tina, Jennifer, and Kaci.

Costumes and scary yards are encouraged! Witch-ing you a spook-tacular Halloween!

"Ghosts and goblins, spooks galore, scary witches at your door, jack-o-lanterns smiling bright, wishing you a haunting night!"



CONTACT THE BOARD

Greene Acres Property Owners' Association Board of Trustees 2022-2023

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

Vice Chair: Jennifer Carroll T. 540-908-5632
E. junebug44jen@hotmail.com

Secretary: Anthea Haselden T. 439874473
E. antheahaselden@gmail.com

Treasurer: Debbie Turck T. 804-370-2479 E. dturck1318@gmail.com

Assistant Secretary/Treasurer: Debbie Baugher T.434-990-0226

Kaci Cobb T. 540-920-7132 E. kaci10605@yahoo.com

Brian Snyder T. 804-304-9537 E. bdsnyder@gmail.com

Tina Deane T. 434-531-5580 E. tinaadeane@gmail.com

Mary Kay Goldschmidt E. marykaygoldschmidt@gmail.com

Committee Chairs:

Roads and Environmental – Brian Snyder

Membership – Debbie Baugher

Legal & Insurance – Mary Kay Goldschmidt

Activities – Tina Deane

Safety & Services – Kaci Cobb

Lake Water Quality – Fred Turck



The board can also be contacted
by email

gapoa.va@gmail.com or
regular mail.

435 Greene Acres Road N
Stanardsville, VA 22973
Phone: (804) 370-2047

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GAPOA WEBSITE

www.greeneacresva.com

The Greene Acres official website www.greeneacres.va.com has up-to-date information on our community, with an average of 865 visits per month to the website!

Check out all on offer by clicking on the drop-down tab "More". From GAPOA rules, covenants, and by-laws, to road reports, lake water quality reports, meeting minutes, budget reports, and disclosure documents...to name a few...we have it all in one convenient place!

We hope you visit often for updates...and of course, the next newsletter uploaded after the November 19, 2022 meeting. (see page front page of this newsletter for the dial-in details).

.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. GAPOA@2022-2023