



Our lake in winter...

With sunlight glistening across the snow and ice off the freezing lake, it can look very inviting even in the mids of winter...



A freezing lake is an extremely **DANGEROUS lake!**

Although at times the lake looks frozen solid from edge to edge, it will **NEVER** be frozen enough for anyone, including animals, to walk on! Underground springs that feed the lake, keep the lake water from freezing hard.



Instead, take time to safely enjoy the winter magic from the lake's edge.

DO NOT WALK ON THE FROZEN LAKE! DO NOT LET YOUR PET WALK ON THE LAKE EVEN RETRIEVING ITEMS

(or tempting as it is for some dogs,
to chase the geese)

Our homes in winter...

Potential snow and ice accumulations for the upcoming winter months, and traveling difficulties, now is the time to get prepared for such events:

- have a flashlight and spare batteries at hand
- enough drinking water for three days
- food that doesn't require cooking or heating
- alternative heating
- food and shelter for your pets
- prescription medications filled
- contact numbers of neighbors, friends, and family available
- make sure your electronic devices are charged while there is power
- blankets and extra warm clothes like hats, gloves, and jackets.

Here are some good resources to check out for further assistance.

<https://tinyurl.com/mr247dnk>

<https://tinyurl.com/mterwr5n>

**NON EMERGENCY
PHONE 434-985-2222
EMERGENCY PHONE 911**



IS IT STILL OKAY TO SWIM?

The easiest way to answer this question is to do the math!

The air temperature **AND** the lake water temperature need to be 100 (or higher) when added together.

Anything under 50F is **dangerous**, even in a wet suit!

This number is the same for your dogs too - even if they tell you otherwise!



Unratified minutes from the GAPOA Regular Board meeting held Saturday, November 19, 2022, are available on the website
www.greeneacres.va.com/minutes

The next meeting is scheduled for Saturday, February 4, 2023, at 10:00 AM.

This meeting will be held via a telephone call.

Phone details will be available closer to the meeting date.



Our roads in winter...

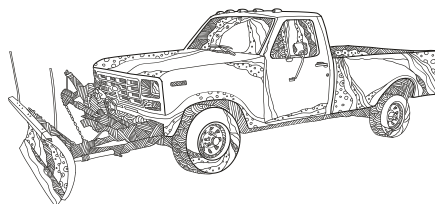
As we head into the winter months, the roads will show signs of deterioration. The freeze-and-thaw effect starts with soft spots in the road. Potholes will occur.

Consider adjusting your travel time to allow for safer traveling!

GAPOA Property Manager Wesley Baugher works longer during the winter hours...starting off very early in the mornings to plow the roads when we have snow - and often late into the evenings. As well as clearing the roads for our community residents, access is vital for emergency vehicles' to Greene Acres.

You too can help by

- **NOT** parking your vehicle on the roadside. Please asks your guests not to park on the roadside as well.
- Keep your trash cans well off the road - includes collection day



Neighbors helping neighbors...

Snow removal on your driveway and property is your responsibility. However, not everyone has the equipment or the ability to remove heavy snow.

You may be able to help?!

We can advertise your business on this website and also post on the (unofficial) Facebook page - if you can not do so yourself.

Please send your details to the board secretary (antheahaselden@gmail.com for the website notice), and Brian Snyder (bdsnyder@gmail.com Facebook admin).



Bath House

The bathhouse is now closed for winter. Reopening scheduled for Memorial weekend.

Gate Pass to the Lake

If you have issues with your swipe card to the lake gate, please contact:

- Kaci Cobb - Safety and Service T. 540-920-7132
- Debbie Turck - Treasurer T. 804-370-2479

Roading Issues

Please contact Road's Chair Brian Snyder - T. 804-304-9537

Contact the board

www.greeneacreva.com/board-information





Assessment Notice Reminder

Assessment notices will be mailed to property owners in early February 2023

Assessment is \$218.00

The due date is March 15, 2023

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.



GAPOA Regular Board Meeting Roundup November 19, 2022

Chair Fred Turck welcomed the meeting attendees and explained the process for the phone-in meeting.

The minutes from the previous regular meeting on July 16, 2022, were read and accepted.

Treasurer Debbie Turck was pleased to report the finances were on track for the first 6 months of the fiscal year. The budget is posted on the website before a meeting, and copies are available on request.

Roads and Environmental Chair, Brian Snyder reported it was the 'season of potholes'.- so please be patient. Thank you to Property Manager Wesley Baugher for the extra work with the roads. An updated long-term road plan is available on the website.

A member raised concerns about a fully laden truck using the Turkey Ridge/Top Ridge roads as a turning circle, and damaging GAPOA roads. Brian investigated and determined no signs of damage and explained there is no posted weight limit for either road. Even though GAPOA roads are 'private', they are open to public use.

Safety and Services Chair Kaci Cobb reported Beam internet provider will cease in GA end of November. Discussion took place over the need for internet at the lake. Kaci will check for hot-spot providers while we wait for Firefly to be available ('some time') in 2023.

Lake Water Quality Manager Dr. Mike Casteel and Fred gave a brief report on the lake quality, testing and monitoring, especially for quantitative results of blue/green algae during the summer months. GAPOA is in negotiations with a VA-certified company that supplies grass carp - infertile grass carp help the lake water quality.

The Activities Committee reported they are planning a spring event, so keep checking back for details in the new year!

The Welcoming Committee reported 18 welcome packs delivered to new homeowners since March 2022.

Trish McGuire (GAPOA Greeter) is looking at updating the fridge magnet for the welcome packs.

Updates from the old business including dam certification were reviewed before the regular meeting recessed to allow the board to move into the Executive Session.

The meeting adjourned at 12:48 PM.

Thank you for attending. Meeting minutes are available on the website.



Keep the home fires burning - safely! Fireplace/Wood Stove

The Department of Forestry offers these safety tips:

- Store ashes in a metal container with a metal lid.
- Douse the ashes with water and place the lid on the container
- Leave ashes in the container for several days before disposing of them
- DO NOT store your metal ash container on your deck, in your garage, or in any location that may allow heat to transfer from those hot coals to nearby flammable items.
- DO NOT place hot ashes in a dumpster or trash can
- DO NOT dispose of ashes in paper, plastic, or cardboard containers
- DO NOT assume the ashes are cold and pour them onto your garden or tree line
- Once you are POSITIVE your container of ashes is "cold," place it in a pile away from anything else

Wood Stove and Fireplace Safety
there are **three** essentials:

- have your chimney cleaned each season
- only burn seasoned firewood - do not burn plastic material or treated wood
- burning at high heat reduces build-up of creosote in the chimney which can cause chimney fires

**If You Experience a Chimney Fire
CALL 911**

**Do not try to extinguish it yourself.
Ensure everyone is counted for, and exit
the building to your designated
safe meeting area**



Mid-Atlantic Masonry Heat
www.midatlanticmasonryheat.com

Phone number
(888) 544-5442
56 Commerce Dr
Ruckersville, VA 22968



The Chimney Guys
www.thechimneyguysva.com
Phone number
(434) 481-3796

Blue Ridge Chimney Services
www.blueridgechimney.com

Phone number
(540) 217-2030
172 South Ave Harrisonburg, VA 22801

***The Greene Acres Property Owners Association
does NOT endorse any business or product listed.***

Any transaction is strictly between the vendor and the client.



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.

The deadline is the date of each GAPOA regular meeting (unless stated otherwise). Please check the meeting schedule for dates.



**With many traveling for the holidays
a reminder that the Greene County Sheriff's department
offers residential home checks.**



The Greene County Sheriff's Office is pleased to offer you the ability to submit a Residential Security Check for your home.

Completion of the Residential Security Check form will allow our deputies to check your home while you are away on vacation or other absences.

If you have any questions or need assistance completing the form, please call (434) 985-2222
www.greencountysheriffva.com/services/residential-security-check/



**Main Street
Magical Holiday
In Stanardsville**
Featuring Lights on Main
FIRST SATURDAY OF DECEMBER
VISIT GREENECOC.ORG
FOR SCHEDULE & DETAILS

**Saturday December 3, 2022
Drive-Thru Parade of Lights**
co-sponsored by the Town of Stanardsville.
Come join this magical celebration on Saturday,
December 3, 2022 at 5:30 pm - 7:30 pm!
Drive -Thru a festive holiday light display with
emergency vehicles, floats and more on Monroe Drive
at the William Monroe School Complex. Rain or Shine!



*Wishing everyone a happy and healthy Christmas,
and holiday season.
Keep well and safe, as we look forward to a
prosperous new year together in
Greene Acres - it is the place to be!*

