

# Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

May 2021



	<u>SHLOA BOARD</u>	Phone #s Removed for Web Posting.
President	Rick Inclima	
Vice President	VACANT	
Treasurer	Rick Roscoe	
VP Roads	Larry Znaniiecki	
VP Communication	Beth Znaniiecki	
VP Common Facilities	Rose Carpenter	
Secretary	VACANT	

## SHLOA BOARD MEETINGS

A notice announcing the Date, Place & Time of a Board Meeting will be placed on the bulletin board at the mailboxes approximately 10 days before each meeting. If you have any questions, please contact a board member.

**TO CONTACT THE BOARD: Please address all issues to the Board in writing.**

Send your correspondence to: SHLOA  
65 Audubon Road  
Hedgesville, WV 25427  
email: [sleepyhollowhoawv@yahoo.com](mailto:sleepyhollowhoawv@yahoo.com)

## EMERGENCY NUMBERS

**FIRE or Emergencies: Call 911**

**Morgan County Sheriff Non-emergency 304-258-1067**

**Berkeley County Sheriff Non-emergency 304-267-7000**

**State Police/Martinsburg 304-267-0000**

**State Police/ Berkeley Springs 304-258-0000**

**Div. of Natural Resources; Enforcement 304-267-0037**

\*\*\*Remember, SHLOA is not a law enforcement agency\*\*\*

You need to call the proper authorities when you need help.

# FROM THE BOARD

## A MESSAGE FROM YOUR PRESIDENT

The SHLOA Board of Directors annual election is on the horizon. Ballots will be mailed to all eligible lot owners in May. Unfortunately, we have received only 3 resumes for office (published in this newsletter), even though there are 4 positions up for election this cycle plus 1 additional vacancy.

Sleepy Hollow is not the quaint, small, seasonal community it once was. Sleepy Hollow has grown into a full-time residential community where families live year around, raise their children, attend school, and make life-long memories.

There are approximately 365 lot owners comprising Sleepy Hollow Lot Owners Association (SHLOA); however, the Board of Directors has been operating short-handed this past year with only 5 of 7 board positions currently filled. **WE NEED WRITE-IN CANDIDATES TO FILL OUT THE BOARD** and I am asking for your help and involvement. Absent community volunteers to serve on the Board, a HOA Management company may ultimately be in our future.

No one wants to turn SHLOA over to a HOA management company; however, there may be little choice if we do not have residents willing to volunteer a small share of their time and talent to run our community. Bringing in a third-party management firm will result in the doubling or tripling of annual lot assessments. I do not want that any more than you do, but it may be inevitable without your involvement. We are at a critical juncture as a community and the time to act is now!

I have been a member of the Board for nearly 10 years. Our current Treasurer has served for well over 2 decades! I am willing to continue doing my part, but we need a full Board of Directors to carry out the essential functions and responsibilities of the Association. Every resident, young and old, needs to think about this. It's not too late to step up and get involved; you can be a write-in candidate and run for the Board this election cycle. **Please submit your name as a "write in" candidate** when you receive your SHLOA ballot in a few weeks. Current Board members will gladly welcome new Board members and provide training, support, and assistance.

If you have any questions about serving on the Board or the ballot write-in process, please do not hesitate to contact me directly by phone or email at [sleepyhollowhoawv@yahoo.com](mailto:sleepyhollowhoawv@yahoo.com). Thank you.

Rick Inclima

## VP of Communications

As spring arrives and I find myself sitting on the front porch listening to birds and crickets I marvel at the place we all call home. Please send me recipes, poems, and articles for the newsletter to share with our community. I am wishing for a spring and summer full of family and friends.

Beth Znaniecki

## **SHLOA Corporation Board Elections and Annual Membership Meeting**

Ballots will be mailed to each lot owner of record at least 21 days in advance of the Annual Membership Meeting. Ballots must be signed by at least one lot owner and be received by June 17<sup>th</sup>. Election results will be announced at the Annual Meeting, scheduled for Saturday, June 19, 2021, at 10:00 AM at the ball field pavilion. The official purpose of the meeting is to transact such business that may be properly brought to the floor and to announce the results of the 2021 Board Elections.

### **Order of Business for Annual Membership Meeting, June 19, 2021, 10:00am:**

1. Call to order by President or ranking officer present
2. Report of Directors
3. Members Forum – Time Limits
4. Report of Election Committee – Introduction of new Board Members
5. Adjournment

Note: *It is possible that the conduct of our Annual Meeting could be impacted by the coronavirus pandemic. It will be necessary for Owners and Board members to observe social distancing guidelines, masks, and other public health measures that may still be in effect on June 19<sup>th</sup>. Please bring a folding chair if you are planning to attend. Should health and safety conditions require us to reschedule and/or change the format of the Annual Meeting, we will post a notice on the ball field bulletin board and on the SHLOA website (shloa.com).*

## **Resumes Submitted for Election to the Board:**

### **Richard Roscoe**

I have been a member of the community for 50 years. I have served many terms during these years and have served in every position. Currently I am the treasurer and have worked hard in reducing past due assessments. During 2020 and the first quarter of 2021 have collected \$13,000.00+ in overdue assessments. If elected for another term my goal is to work with association attorney to find alternative ways to collect the \$15,000.00 owed by full time residents of SHLOA. I will also strive to keep SHLOA a place people would like to live.

### **Rick Inclima**

I have been an owner in Sleepy Hollow since 2006 and volunteered to fill a vacancy on the SHLOA Board of Directors in 2012. In 2013, I was elected to the Board and served as Vice President of Communications through June 2018. I have served as Board President since the 2018 retirement of our long serving past President, Mary D'Ovidio.

I have been honored to work with --and learn from-- some great people on the Board and within the community. All Board members are volunteers who contribute their time and talent to keep Sleepy Hollow a livable and well-maintained community. Our Treasurer has served for well over two decades, so we really need to begin planning and training now to transition the next generation of Board volunteers. If elected, I am willing to serve on the Board for another term and aid in the coming transition. Thank you.

**Larry Znaniecki**

I have been involved with the board for the last 2 years and have found it fulfilling to serve my community. This was the first year of taking on the responsibility of the roads. I would like the opportunity to continue to serve and fine tune the care of our roads. Thank You.

\*\*\*\*\*

**SAMPLE BALLOT**

**SHLOA ANNUAL ELECTION SAMPLE BALLOT**

Place an "X" by the candidates of your choice. Or use the write-in spaces to vote for yourself or a member not listed. Voting for more than three (3) members, sending your ballot to other than the address on the reverse side, or removing the Owners' Information on the reverse side, **WILL VOID YOUR VOTE.**

If you make a mistake, contact Election Committee Member, Rick Inclima, at 248-760-6966 for another ballot.  
*Only an official ballot issued by SHLOA will be accepted.*

The candidates listed (alphabetically) are the only members who submitted resumes.

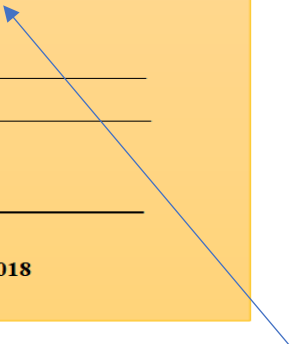
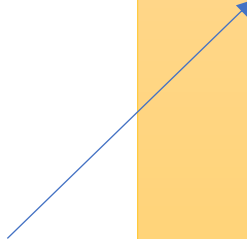
\_\_\_ Icabod Crane      \_\_\_ John Audubon      \_\_\_ Rose Redbud

Write-In Candidate(s) Space

1. \_\_\_\_\_ 2. \_\_\_\_\_  
 3. \_\_\_\_\_ 4. \_\_\_\_\_

**Owners' Signature:** \_\_\_\_\_

*At least one (1) Owner of Record must sign this ballot.*  
**BALLOT MUST BE RECEIVED BY JUNE 6, 2018**



Write-in  
Space

Candidates listed by name  
have submitted/published resumes

.....  
**“The best way to predict the future is to create it.”**

**Abraham Lincoln**



*In Memoriam*  
**Lyle Quillet (age 91)**

Lyle Quillet, one of the original owners in Sleepy Hollow, passed away January 27, 2021, at 91 years of age. Lyle was pre-deceased by his loving wife of 67 years, Harriet, who passed this life in 2018. He is survived by 3 adult children, 5 grandchildren and 3 great grandchildren whom he loved very much.

Lyle was often seen tooling around the “Hollow” on his ATV checking in on neighbors, bringing by a snack, and always sharing a story, a smile, and a laugh. He was the family patriarch; full of wisdom, with a gentle spirit and kind loving heart. Lyle enjoyed gardening, canning, cooking, fishing, woodworking and having a beer with great friends. According to family, he finished his final days with a bag of chew, a shot of fireball at breakfast (called his mountain mouthwash) and a couple of Yuenglings!

Lyle loved his time in West Virginia and his community of friends in Sleepy Hollow. In honor of his legacy, his family will continue to bring generations of friends and family to enjoy the beauty of the mountains in Sleepy Hollow.

On behalf of the Board of Directors and SHLOA residents, we extend our heartfelt condolences and prayers to Lyle’s loving family and his many friends.

**ATTENTION HOMEOWNERS:**

With the coming spring and summer here are a few friendly reminders to help us live in the community:

1. Lake passes (2 per owner) will be available at the lake when the attendant is present beginning the end of May.
2. Please remain courteous to the attendant at the lake.
3. The lake attendant is not a lifeguard.
4. The lake attendant is not a babysitter.
5. No after dusk parties at the lake.
6. Please do not leave garbage/trash at the lake: **IF YOU BRING IT TAKE IT HOME!**
7. The gate at the lake may be locked from dusk to dawn.
8. If residents see or hear illegal/disruptive activity at the lake, day or night, you are encouraged to contact the police.



**SPRING CLEAN UP DAY 5/22/21 10AM. Meet at Ball Field.**

**Please come and help us do some yearly tasks to clean up our community!**

Please bring: Rakes, pruners, hedge trimmers, trash bags, ect.

Please wear: Work gloves, sturdy shoes, safety glasses, sunscreen, a smile.

# WV Turkey Hunting Season April 19 – May 23, 2021

Let's all stay safe out there!

**WEAR SIGNIFICANT AMOUNTS OF BLAZE ORANGE DURING HUNTING SEASON, EVEN ON SUNDAYS!**

Also, please protect your pet and don't let them roam, especially during hunting season. Both Morgan and Berkeley counties have leash laws, please follow them and help keep your pets and your neighbors safe.

## **BLOCKED OR MISSING DRIVEWAY CULVERTS ARE A MAIN CAUSE OF EROSION ON UNPAVED ROADS!**

Installing and maintaining driveway culverts is the responsibility of property owners. Please keep your driveway culverts clear of debris to facilitate rainwater flow into the ditch lines. Otherwise, the water flows out on the road and causes serious erosion damage, especially on unpaved roads. Please help us keep our roads passable and in a state of good repair by installing and maintaining your driveway culverts.

Periodic removal of accumulated leaves and debris from driveway culverts is a fairly straightforward task. However, for those who may need assistance, local contractors can help with culvert maintenance or installation. If you need someone to clean out your culvert, or if you need a contractor to install a driveway culvert, residents may contact the Board for a recommendation at [Sleepyhollowhoawv@yahoo.com](mailto:Sleepyhollowhoawv@yahoo.com).

**Please do not leave unwanted items at the Mailboxes. This is not an exchange area and these items need to be removed.**

## **A Big Thank You!**

**On behalf of the Board of Directors and our community, we would like to thank Stacey Weiant for her years of service on the Board of Directors. Stacey served two terms as VP of Common Facilities and coordinated many community activities. Thank you Stacey for a job well done!**

2021 Budget as of March 31, 2021	2021 BUDGET	YTD	DIFFERENCE
<b>INCOME</b>			
2020 HOME OWNERS ASSESSMENTS	\$139,700.00	\$115,024.00	24,676.00
PAST DUE (2018 AND PRIOR) TARGET	\$3,000.00	\$3,883.02	883.02
MISCELLANEOUS INCOME	\$100.00	\$109.00	9.00
OPERATING INTEREST		\$0.00	0.00
REFUNDS	\$0.00	\$150.00	150.00
MAIL BOXES	\$350.00	\$140.00	\$210.00
<b>TOTAL INCOME</b>	<b>\$143,150.00</b>	<b>\$119,306.02</b>	<b>23,843.98</b>
<b>2019 RESERVE ALLOCATIONS</b>			
CAPITAL IMPROVEMENT FUND	\$17,145.00	\$17,836.05	691.05
EMERGENCY FUND	\$11,430.00	\$11,890.70	460.70
<b>TOTAL RESERVE FUND</b>	<b>\$28,575.00</b>	<b>\$29,726.75</b>	<b>1,151.75</b>
<b>FIXED EXPENSES</b>			
INSURANCE/TAX/LICENCES/PERMITS	\$4,500.00	\$3,143.02	1,356.98
STORAGE	\$600.00	\$0.00	600.00
PHONE AT LAKE	\$600.00	\$44.52	555.48
LIGHTS AT BALLFIELD AND LAKE	\$320.00	\$93.70	226.30
RELIEF STATIONS	\$1,000.00	\$0.00	1,000.00
COMMUNICATIONS	\$1,800.00	\$563.54	1,236.46
<b>TOTAL</b>	<b>\$8,820.00</b>	<b>\$3,844.78</b>	<b>4,975.22</b>
<b>ADMINISTRATIVE</b>			
ADMINISTRATIVE/OFFICE SUPPLIES	\$500.00	\$540.41	40.41
COMPUTER, SOFTWARE, OFFICE EQPT	\$150.00	\$0.00	150.00
LEGAL FEES	\$5,000.00	\$0.00	5,000.00
TREASURERS/ACCOUNTING/INVOICING	\$3,700.00	\$355.00	3,345.00
<b>TOTAL</b>	<b>\$9,350.00</b>	<b>\$895.41</b>	<b>8,454.59</b>
<b>ROAD UPGRADES</b>			
UNPAVED	\$40,000.00	\$0.00	40,000.00
PAVED	\$1,000.00	\$0.00	1,000.00
SNOW REMOVAL	\$12,000.00	\$8,085.66	3,914.34
<b>TOTAL</b>	<b>\$53,000.00</b>	<b>\$8,085.66</b>	<b>44,914.34</b>
<b>COMMON FACILITIES</b>			
LAKE ATTENDANT	\$5,500.00	\$0.00	5,500.00
LAWN CONTRACT	\$6,100.00	\$0.00	6,100.00
MAINTENANCE	\$7,300.00	\$74.14	7,225.86
CASUAL LABOR	\$1,500.00	\$160.02	1,339.98
COMMUNITY ACTIVITIES	\$1,200.00	\$0.00	1,200.00
<b>TOTAL</b>	<b>\$21,600.00</b>	<b>\$234.16</b>	<b>21,365.84</b>
<b>2020 RESERVE FUND</b>			
	\$21,805.00		
<b>TOTAL 2021 EXPENSES</b>	<b>\$121,345.00</b>	<b>\$42,786.76</b>	<b>76,519.26</b>

**SLEEPY HOLLOW  
LOT OWNERS ASSOCIATION, INC  
65 Audubon Road  
Hedgesville, WV 25427**