

Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

August 2013



SHLOA BOARD OF DIRECTORS

President	Mary D'Ovidio
Vice President	Rick Roscoe
Treasurer	June Clark
VP Roads	Roger Brown
VP Communications	Rick Inclima
VP Common Facilities	Jamie Larson
Secretary	Liz Larson

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

Send your correspondence to: Please address all issues to the Board in writing.
SHLOA
65 Audubon Road
Hedgesville, WV 25427

e-mail: 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	304-258-2101
Div. of Natural Resources; Enforcement	304-558-2784

Remember, SHLOA is not a law enforcement agency
You need to call the proper authorities when you need help.

2013 ELECTION RESULTS – SHLOA BOARD OF DIRECTORS

The SHLOA Bylaws govern the timeline for submission and publication of resumes and the printing of the official ballot for Board of Directors election. A future SHLOA newsletter will explain our nomination, balloting, and write-in process in more detail ahead of the 2014 election. We are extremely proud of all our candidates and thank them for their willingness and courage to run for a position on the Board for the benefit of Sleepy Hollow.

At the Annual Meeting held on June, 15, 2013, the ballots for the 2013 SHLOA election were counted and verified by the Election Committee. Four Board positions were up for election this cycle. Below are the election results:

BALLOTS

Lot Owners Receiving Ballots:	359
Ballots Mailed Out:	495
Lot Owner Ballot Returns:	72 (20%)
Ballots Returned:	119 (23%)

ELECTION RESULTS

Ballot Candidates

Rick Roscoe	108 Votes*
Rick Inclima	110 Votes*

Write-in Candidates

Liz Larson	10 Votes*
Jamie Larson	11 Votes*
Michelle Ertter	04 Votes
Mike Garson	01 Vote
Jane Munson	01 Vote

A special thanks to all our volunteers, especially our write-in candidates who stepped up to offer their time and effort to help our community. Everyone is a winner, especially our community!



SHLOA WELCOMES JAMIE AND LIZ LARSON TO THE BOARD OF DIRECTORS

The Sleepy Hollow Lot Owners Association joins our community in welcoming two new members to the Board of Directors. Jamie and Liz Larson, residents since 2010, were elected in June to the Board of Directors and have assumed the offices of Vice President of Common Facilities and Board Secretary, respectively. Jamie and Liz have hit the ground running and haven't slowed down a bit since assuming office.

As Vice President of Common Facilities, Jamie Larson is responsible for managing our common facilities including the lake and ball field. He oversees the lake attendants and reviews and approves all time sheets and requests for schedule changes. He is also in charge of scheduling at the ball field and pavilion, including rental and reservations. This Fall, Jamie will facilitate the bi-annual state-required safety inspection of the Audubon Road dam at the lake.

As Board Secretary, Liz Larson is responsible for keeping the Minutes of all Board meetings, handling and recording correspondence received, keeping inventory of Association property, and assisting in the overall operation of the Board. Liz has also been very active assisting her husband with managing the lake during the busy summer season.

When Liz and Jamie notified the Board that they were willing to run as write-in candidates they explained, "We truly realize the uniqueness and beauty of this community. We view it as a hidden jewel in the foothills of West Virginia. We also see it as a community with tremendous potential that can only be realized if we continue to take pride in it and put in the effort to maintain and improve it."

Please welcome Jamie and Liz to the Board and thank them for volunteering their time and effort to serve our community. As an entity, the SHLOA Board is unique in that all of the work done on behalf of the Sleepy Hollow community and its residents is volunteer work. The Board meets at least monthly to plan work, maintain the budget and assess the infrastructure needs of our community; but their individual and collective efforts occur on a daily basis.

We are extremely fortunate to have such a dedicated group of volunteers working on our behalf. Thanks to all who have volunteered to run for a position and/or assist the Board. And a special thanks to Jamie and Liz, our newest Board members. Welcome aboard!

FROM THE BOARD

A MESSAGE FROM YOUR PRESIDENT

It has been a very rewarding and productive season. We have received more assessments than in previous years and I thank you very much for that support and interest. We also have received more volunteers than we have had in previous years. Now we have a full Board of willing workers and a list of volunteers to call on when we need additional help with programs/projects. We will continue to need and ask for your support as I think you can easily see what we have been able to accomplish in the last three months.

The roads are in great shape but need constant upkeep. Some of these summer storms can damage the dirt roads but since they have been graded so well it, so far, has been minimal. The ditches have contained the runoff in most areas and where culverts have been installed that certainly helps also. If you need a recommendation for a contractor to install a culvert at the end of your driveway please contact Roger Brown our VP of Roads.

I'm sure you have all noticed the new fence at the lake!! We have wanted to do this for several years for safety reasons and also for aesthetic reasons but this is the first year we have had the resources to do it. Thanks to all who paid their assessments, we were able to do it this summer.

Mary D'Ovidio
President

A MESSAGE FROM YOUR VICE PRESIDENT

I released two liens on property after final payment of late assessments was made. We received payments and closed another three delinquent accounts. Additionally, the Association was awarded another judgment for \$1,500.00 from the Circuit Court of Berkeley County.

I recently signed affidavits for two additional cases with the Circuit Court of Berkeley County, and negotiated and settled another significant case out of court. This information might seem redundant or insignificant; however I want you (property owners) to know that the delinquent accounts are still being pursued. Assuring everyone pays their assessment provides fairness to every lot owner and helps keep our assessment fees among the lowest in the area.

Finally, I would like to make you aware that in October hunting season will be starting and hikers, dog walkers etc. walking within the confines of Sleepy Creek should be careful and wear a bright orange outer garment. You should also be aware that the general public has access to Sleepy Creek via the top end of Audubon Road, end of Maverick Lane and Devils Nose Jeep Trail.

Rick Roscoe
Vice President

A MESSAGE FROM YOUR VICE PRESIDENT OF COMMON FACILITIES

Thanks to everyone for welcoming my wife Liz and I to the Sleepy Hollow community as well as helping us along with our new roles on the SHLOA board! Liz has filled the Secretary's position and I'm trying my hand as Vice President of Common Facilities. We love our cabin in the woods and being residents of Sleepy Hollow. We became lot owners in 2010 and are glad to be of service to the community any way we can.

Jamie Larson
VP Common Facilities

A MESSAGE FROM YOUR VICE PRESIDENT OF COMMUNICATIONS

As highlighted in the past several newsletters, we publish two of our four SHLOA newsletters on-line (only) as a significant cost saving measure to our budget. The 1st and 3rd Quarter newsletters are published on-line only at www.shloa.com. The 2nd and 4th Quarter newsletters will continue to be printed and mailed to each lot owner's address of record in addition to posting on-line. As always, the Board retains the authority to mail flyers, etc., to all owners of record if necessary to provide important information to residents.

The savings realized from publishing two newsletters per year on-line vs. printing/mailing is over \$1,000.00 annually. Those savings have been poured right back into more pressing projects that serve the Sleepy Hollow community and its residents.

Several residents have commented that the roads are in the best condition they have been in years. And you can't help but notice the beautifully rebuilt guardrail at the lake that was completed this summer for the safety of our residents and guests. All this work was planned and coordinated by our Vice President of Roads, Roger Brown.

The SHLOA Board of Directors is committed to maintaining our community in a functional and fiscally responsible manner. All members of the SHLOA Board serve voluntarily and without any compensation. I am proud of our community and all those who volunteer to make Sleepy Hollow the "Gem of the Panhandle." Thank you!

Rick Inclima
VP Communications

PLEASE GO TO WWW.SHLOA.COM

For Newsletters
and
The Most Current Information About Our Community

Try It Today

NOTICE: We do not publish Board Member phone numbers in our on-line publication to protect their privacy. However, we will continue to print phone numbers for the Board in our printed (2nd and 4th Quarter) newsletters. Contact information for members of the Board is also posted at the bulletin board at the ball field.

A MESSAGE FROM YOUR VICE PRESIDENT OF ROADS

It has been a busy summer season for road maintenance. We have completed all grading and crowning of dirt roads and added shale where necessary to improve surface and stability. We have also completed installation and/or relocation of several culverts under our unpaved roads to improve drainage and reduce erosion. In addition, all drainage ditches have been cleaned and cut to facilitate runoff and protect our roads. Finally, we are close to completing a rebuild of the fence over the lake dam on Audubon Road for the safety of our residents and guests.

Roger Brown
VP Roads

A MESSAGE FROM YOUR TREASURER

Below is a copy of the SHLOA year-to-date budget as of August 2013. The overages in **Common Facilities/Maintenance** are due to the Board-approved safety improvement for the guard rail on Audubon Road over the dam. The overage in **Roads/Upgrades/Maintenance** is due to repairs/maintenance to roads and ditches caused by storm damage. Currently, we have \$3,848.72 in the available 2013 Reserve Fund that can be used to offset any overages. Additional funds as required will be transferred at the end of the year from the Capital Improvement and Emergency Funds, subject to approval by the Board of Directors.

June Clark
Treasurer

2013 BUDGET AS OF JULY 31, 2013	2013 BUDGET	YTD	DIFFERENCE
INCOME			
2013 HOME OWNER'S ASSESSMENTS	\$114,300.00	\$105,692.23	(\$8,607.77)
MISC INCOME	\$300.00	\$5.00	(\$295.00)
OPERATING INTEREST	\$100.00	\$0.00	(\$100.00)
TOTAL INCOME	\$114,700.00	\$105,697.23	(\$9,002.77)
2013 RESERVE ALLOCATIONS			
CAPITAL IMPROVEMENT FUND	\$17,145.00	\$15,853.83	(\$1,291.17)
EMERGENCY FUND	\$11,430.00	\$10,569.22	(\$860.78)
AVAILABLE 2013 RESERVE FUND	\$10,675.00	\$3,837.41	(\$6,837.59)
TOTAL RESERVE ALLOCATIONS	\$39,250.00	\$30,260.47	(\$8,989.53)
2013 BUDGET	\$75,450.00	\$75,436.76	(\$13.24)
FIXED EXPENSES			
INSURANCE/TAXES/LICENCES/PERMITS	\$7,300.00	\$4,062.51	(\$3,237.49)
STORAGE	\$600.00	\$600.00	\$0.00
PHONE AT LAKE	\$500.00	\$275.46	(\$224.54)
LIGHTS AT LAKE & BALLFIELD	\$300.00	\$132.95	(\$167.05)
RELIEF STATION	\$1,000.00	\$470.64	(\$529.36)
COMMUNICATIONS	\$1,700.00	\$1,356.33	(\$343.67)
ANNUAL ELECTION/MEETING	\$400.00	\$412.07	\$12.07
TOTAL	\$11,800.00	\$7,309.96	(\$4,490.04)
ADMINISTRATIVE			
ADMINISTRATIVE/OFFICE SUPPLIES	\$250.00	\$192.23	(\$57.77)
COMPUTER, SOFTWARE, OFFICE EQUIP	\$600.00	\$207.58	(\$392.42)
LEGAL FEES	\$4,500.00	\$3,288.53	(\$1,211.47)
TREASURERS/ACCOUNTING/INVOICING	\$3,200.00	\$1,559.12	(\$1,640.88)
TOTAL	\$8,550.00	\$5,247.46	(\$3,302.54)
ROADS			
UNPAVED MAINTENANCE	\$14,000.00	\$18,300.00	\$4,300.00
PAVED MAINTENANCE	\$10,000.00	\$1,350.00	(\$8,650.00)
UPGRADES	\$5,000.00	\$5,515.00	\$515.00
SNOW REMOVAL	\$11,500.00	\$7,045.00	(\$4,455.00)
TOTAL	\$40,500.00	\$32,210.00	(\$8,290.00)
COMMON FACILITIES			
LAKE ATTENDANT	\$4,500.00	\$3,355.00	(\$1,145.00)
LAWN CONTRACT	\$6,100.00	\$3,600.00	(\$2,500.00)
MAINTENANCE	\$4,000.00	\$5,885.48	\$1,885.48
TOTAL	\$14,600.00	\$12,840.48	(\$1,759.52)
TOTAL 2013 BUDGET EXPENSES	\$75,450.00	\$57,607.90	(\$17,842.10)

Division of Natural Resources Warns: Don't Feed the Bears!

The Division of Natural Resources cautions all West Virginia residents that the feeding of black bears is a violation of state law, as well as a misguided disservice to our state animal, according to Christopher Ryan, Black Bear Project Leader for the Division of Natural Resources Wildlife Resources Section.

“It is understandable that some people will illegally set out food to get a glimpse of this magnificent animal,” Ryan said. “However, too often these actions regrettably result in the death of the bear. Bears that wander near residential areas in search of food are less likely to stay if they do not find anything to eat.”

Bear populations have increased and expanded across the state in the last 10 years. “We have been receiving numerous calls concerning bear sightings from areas that have not had bears in the recent past. Bears have been reported in all 55 counties and we have received many reports of sows with cubs in the northern and western portion of the state.”



(Photo by Ron Snow)

Bears often become habituated to handouts and lose their fear of humans. When bears lose this fear they resort to raiding garbage, outdoor freezers, and other food sources associated with people. Unfortunately, if these activities are repeated, Division of Natural Resources personnel are forced to humanely destroy the offender for safety reasons.

“Unintentional feeding of black bears is a major concern to the Division of Natural Resources,” Ryan said. “People need to secure garbage in bear-proof facilities and place trash out for collection on the morning of pick-up. Residents should remove all outside pet food at night, and bird feeders should be taken down, cleaned, and stored until late fall to further discourage feeding around human habitation.”

Feeding of any wildlife should be avoided for numerous reasons including but not limited to disease transmission, increased predation, habitat destruction around the feeding site, ethical concerns, and the animal’s overall health. Following these practical and common sense recommendations will reduce bear-human conflicts and assure that more of the state's animals will remain wild.

For more information on how to discourage nuisance bears or anyone experiencing bear problems should contact the local DNR District Office.

*****TELL THE BOARD*****

Mail Change of Ownership and Address update form to: SHLOA, 65 Audubon Rd, Hedgesville, WV 25427

CHANGE OF OWNERSHIP OR ADDRESS/UPDATE YOUR INFORMATION	
<p>Date:</p> <p>Section(s) and Lot(s) _____</p> <p>County (for each lot) : _____</p> <p>911 Address (for each applicable lot):</p> <p>_____</p> <p>_____</p>	<p>Section(s) and Lot(s) _____</p> <p>Date of Settlement or Title Change: _____</p>
<p><i>Current Information:</i></p> <p>Your Name(s) : _____</p> <p>Street/POBox/Apt: _____</p> <p>_____</p> <p>City: _____ State: _____ Zip Code: _____</p> <p>Do you own a mailbox at the ball field? _____</p> <p>Unit and Box? _____</p> <p>Phone Number at above address: _____</p> <p>Sleepy Hollow Phone # _____</p> <p>(if different from above) _____</p> <p>email address : _____</p> <p>Emergency Phone #: _____</p> <p>Emergency Contact: _____</p>	<p><i>New Information</i></p> <p>New Owner's Name(s): or change of address</p> <p>_____</p> <p>(if applicable)</p> <p>Street/POBox/Apt: _____</p> <p>_____</p> <p>City: _____ State: _____ Zip Code: _____</p> <p>Phone Number at above address: _____</p> <p>Sleepy Hollow Phone # _____</p> <p>(if different from above)</p> <p>email address: _____</p> <p>Emergency Phone #: _____</p> <p>Emergency Contact: _____</p>