

Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

March 2019



	<u>SHLOA BOARD</u> sleepyhollowhoawv@yahoo.com
President	Rick Inclima
Vice President	Elaine Wright
Treasurer	Rick Roscoe
VP Roads	Roger Brown
VP Communication	Beth Znaniecki
VP Common Facilities	Stacey Weiant
Secretary	Jane Munson

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

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.**

SHLOA Corporation Board Elections

Four Positions Up for Election in 2019

The Sleepy Hollow Lot Owners Association, Inc. (SHLOA) is a non-profit *corporation* organized and existing under the laws of the State of West Virginia. The affairs of the *corporation* are carried out by a Board of Directors elected by the membership (lot owners). You, the *membership*, are essentially the stockholders of the SHLOA *Corporation*. As such, YOU have a vested interest in the operation of the *corporation* and the SHLOA Board of Directors.

The operation of SHLOA, Inc. and the duties and responsibilities of the Board of Directors are spelled out in the SHLOA Bylaws (a copy of the Bylaws is posted at www.SHLOA.com). Per the Bylaws, the seven (7) member Board of Directors consists of a President, Vice President, Secretary, Treasurer, Vice President of the Roads, Vice President of the Common Facilities, and Vice President of Communications. This year, four (4) of the seven (7) Board of Director positions are up for election.

The Board manages the financial affairs of the *corporation*, establishes and collects annual and special assessments, and invests and manages the Working Fund, Capital Improvement Fund, and Emergency Fund established under the SHLOA Bylaws. All Board positions are volunteer positions, and no member of the SHOLA Board receives a salary or other compensation for serving the community.

The Board needs your help managing the affairs of the *corporation* for the betterment of the community. Even if you do not want to serve as an elected member of the Board of Directors, we always need volunteers to staff various committees such as the Roads Committee, Communications Committee, and Election Committee. If you would like to serve on one of these committees, please send your contact information to SHLOA Communications at sleepyhollowhoawv@yahoo.com, or via mail at SHLOA, 65 Audubon Rd., Hedgesville, WV 25427. Someone from the Board will contact you regarding the committee(s).

If you are interested in running for a SHLOA Board of Directors position, please submit a resume announcing your intent to run for a Board position (*see Request for Resumes published in this newsletter*). Resumes will be printed in the 2nd Quarter (May) newsletter. Ballots will be mailed to each lot owner of record 21 days in advance of the Annual meeting. Election results will be announced at the Annual Meeting scheduled for Saturday, June 15, 2019, at 10:00 AM at the ball field pavilion.



Please consider helping to shape our community.

REQUEST FOR RESUMES - SHLOA BOARD OF DIRECTORS

This year there are four (4) positions open on the SHLOA Board of Directors. Ballot elections for the SHLOA Board will be held during May/June 2019.

You can self-nominate for a Board position by submitting a resume including your name, address, section/lot number(s), a brief description of why you would like to serve on the Board of Directors and any other information you would like to share with our community. Your resume will be printed in the 2nd Quarter SHLOA Newsletter. Resumes must be received by April 15, 2019.

Eligibility Requirements: A lot owner is eligible to run for a position on the Board if he or she is a Member in Good Standing. A Member in Good Standing is an Owner of Record and all lot assessments are paid as of the Date of Record, April 15, 2019. The Owner of Record is the owner listed on SHLOA's records as of April 15, 2019.

SHLOA needs your help and welcomes your participation! We need the next generation to step up, get involved, and learn the operating processes of managing our HOA!

Please send your resume to:

Sleepy Hollow Lot Owners Association, Inc.
66 Audubon Road
Hedgesville, WV 25427
ATT: ELECTION COMMITTEE

Or email your resume to: sleepyhollowwhoawv@yahoo.com

IMPORTANT ASSESSMENT INFORMATION

Per the Declaration and By-Laws of Sleepy Hollow, assessments are to be paid on or before January 31st of each year. If the assessment is not paid, the debt becomes a lien on the land, securing the debt. The Association may also file suit and obtain a personal judgment against the homeowner. Such a judgment will then be enforceable by sale of the land, and the Sheriff of Berkeley or Morgan County, respectively, can execute the judgment by seizing and selling personal property. If required to seek judgment, the Association is entitled to recover its reasonable attorney fees in addition to the unpaid assessment(s) under Chapter 36B of the West Virginia Code, which will increase the total amount owed to the Association. SHLOA has been successful in obtaining judgments against delinquent members in the past. Please do not force SHLOA to seek a judgement, as this is not something we enjoy or take lightly.

SHLOA understands that some members may desire to pay the debt owed to the Association but are not currently in a financial position to make a lump sum payment. SHLOA is amenable to entering into a payment plan agreement provided that payments are made in accordance with the payment plan agreement. Once all payments are made, the judgment will be released.

Please Do NOT Apply Salt on Dirt Roads

Unfortunately, there are limited options for dealing with ice on dirt roads. Ice cannot be plowed down to dirt level. The only viable option is to spread cinders. Salt CANNOT be used on dirt roads; it will make a bad situation MUCH, MUCH worse. There are cinder barrels in the neighborhood for resident's use. Please avail yourself to some when ice is forecast.

Applying salt to dirt roads will make them mushy, muddy and virtually impassable. SHLOA will have no choice but to hold persons spreading salt on our unpaved roads liable for such costs. Help keep our unpaved roads open during winter weather. Please do NOT apply salt on unpaved roads!

We need your help; we need your involvement!

Please join us for Clean-up Day and help us prepare and beautify our community for the Spring and Summer seasons.

Clean-up Day is a great opportunity to get some exercise and meet your neighbors and Board members. Please get involved with your community. Many members of your Board are getting on in years; we need your help, energy, and involvement to transition SHLOA for the future.

**It takes a Village; Nothing happens on its Own.
Come out and get involved!**

**The date for the Clean-up
Day will be posted at the
ballfield.**

Lake Attendant Positions Available

SHLOA is accepting applications for lake attendants for the 2019 summer season. The work is part time and paid at a competitive hourly wage. If interested, please provide a brief resume along with your name, address, phone number, age, and email address by May 4th 2019. Please mail your application to:

SHLOA
Attn: LAKE ATTENDENT JOB
65 AUDUBON ROAD
HEDGESVILLE, WEST VIRGINIA 25427-6917

Lake attendant responsibilities include checking lake passes to assure only residents and their authorized guests have access to the lake and that all lake and parking lot rules are followed. Lake attendants are NOT lifeguards and are not authorized to perform any lifeguard duties.

Upon receipt of your application, someone from the SHLOA Board will contact you to discuss job responsibilities, attendant schedules, and hourly wage.

FROM THE BOARD

A MESSAGE FROM YOUR PRESIDENT

While we are all looking forward to spring, please keep in mind that old man winter is probably going to hang on a little longer. For this reason, I ask that you please check in on your neighbors from time to time during bad weather. In addition, I want to remind every resident to have an ample supply of food, water, medication, and other necessities on hand because our roads can and do become temporarily blocked by trees, downed power lines, ice, etc. Board volunteers regularly ride the roads during severe weather, and we work closely with our contractors and the power company to address any issues. However, “an ounce of prevention” and an ample supply of preparation and patience by every resident is also necessary to keep you and your family safe.

Speaking of Board volunteers, our annual Board elections will be held in May/June 2019. We need owners to run for positions on the Board of Directors. Please see the Request for Resumes published in this newsletter for details on how to run for a position. Ballots will be mailed to each owner in good standing in last half of May, so please vote. Election results will be announced at the Annual Membership Meeting on June 15th. I hope to see you there!

Rick Inclima
President

A MESSAGE FROM YOUR VP COMMUNICATIONS

As we welcome spring and say goodbye to snow we will begin to venture outside and greet others in our community I hope that we all will appreciate how fortunate we are to live in the beautiful area. As a community I would encourage and welcome any submissions for the newsletter any poems or articles highlighting our community. If anyone has any artwork or writing done by children in the community. I would love to highlight that in the newsletter also. Enjoy the warming weather!

Beth Znaniecki
VP Communications

Living with Deer in our community

Plants Deer Do Not Like to Eat (Usually)

Bear in mind that the first rule of deer-proofing is that there are really no plants that are completely deer-proof. When preferred types of food are in short supply, deer will (and do) eat almost any kind of garden plant and shrub. Nevertheless, here are some of the plants that deer (usually) do not like to eat.

Deer tend to stay away from poisonous plants. Daffodils, foxgloves, monkshood, and poppies are common flowers that have a toxicity that deer avoid.

Deer turn their noses up at fragrant plants with strong scents. Herbs such as sages, ornamental salvias, lavenders, peonies, and bearded irises are among these “stinky” plants that deer tend to avoid.

Deer do not like plants that are fuzzy, such as lamb's ear, or prickly such as spirea or roses, unless they are desperate.

Bleeding hearts (*Dicentra spectabilis*) are popular with us, but not deer.

*******Why Recycle*******

1. Nine-tenths of all solid waste in the United States does not get recycled.
2. Landfills are among the biggest contributors to soil pollution – roughly 80% of the items buried in landfills could be recycled.
3. Although 75% of America’s waste is recyclable, we only recycle around 30% of it. Turns out, there are a few easy steps you can take to [start recycling better](#).
4. A single recycled plastic bottle saves enough energy to run a 100-watt bulb for 4 hours. It also creates 20% less air pollution and 50% less water pollution than would be created when making a new bottle.
5. Recycling plastic saves *twice* as much energy as it takes to burn it.
6. It only takes 5 recycled plastic bottles to make enough fiberfill to stuff a ski jacket.
7. Motor oil never wears out, it just gets dirty – and it can be recycled.
8. The U.S. recycling rate is around 34.5%. If we’re able to get the rate to 75%, the effect will be like removing 50 million passenger cars from U.S. roads.
9. Over 11 million tons of recyclable clothing, shoes, and textiles make their way into landfills each year.
10. The leading cities for recycling in the US are (#1) San Francisco, CA (#2) Boston, MA (#3) Chicago, IL (#4) Denver, CO and (#5) Portland, OR.



*****The Second Annual *****

**Sleepy Hollow Easter Egg
 Hunt will be held at the
 Ball Field at 10:00AM.**

Date: April 7, 2019

(weather permitting)

2019 Budget as of February 28, 2019	2019 BUDGET	YTD	DIFFERENCE
INCOME			
2017 HOME OWNERS ASSESSMENTS	\$114,300.00	\$86,337.50	27,962.50
MISCELLANEOUS INCOME	\$300.00	\$0.00	300.00
OPERATING INTEREST	\$100.00	\$0.00	100.00
REFUNDS		\$0.00	
MAIL BOXES		\$70.00	
TOTAL INCOME	\$114,700.00	\$86,407.50	28,292.50
RESERVE ALLOCATIONS			
CAPITAL IMPROVEMENT FUND	\$17,145.00	\$12,950.63	4,194.37
EMERGENCY FUND	\$11,430.00	\$8,633.75	2,796.25
TOTAL RESERVE FUND	\$28,575.00	\$21,584.38	6,990.62
FIXED EXPENSES			
INSURANCE/TAX/LICENCES/PERMITS	\$4,500.00	\$4,136.64	363.36
STORAGE	\$600.00	\$0.00	600.00
PHONE AT LAKE	\$550.00	\$90.72	459.28
LIGHTS AT BALLFIELD AND LAKE	\$320.00	\$48.10	271.90
RELIEF STATIONS	\$1,000.00	\$0.00	1,000.00
COMMUNICATIONS	\$1,800.00	\$0.00	1,800.00
TOTAL	\$8,770.00	\$4,275.46	4,494.54
ADMINISTRATIVE			
ADMINISTRATIVE/OFFICE SUPPLIES	\$500.00	\$0.00	500.00
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	\$50.00	3,650.00
TOTAL	\$9,350.00	\$50.00	9,300.00
ROAD UPGRADES			
UNPAVED	\$24,000.00	\$0.00	24,000.00
PAVED	\$1,000.00	\$61.92	938.08
SNOW REMOVAL	\$12,000.00	\$7,369.74	4,630.26
TOTAL	\$37,000.00	\$7,431.66	29,568.34
COMMON FACILITIES			
LAKE ATTENDANT	\$5,500.00	\$0.00	5,500.00
LAWN CONTRACT	\$6,100.00	\$0.00	6,100.00
MAINTENANCE	\$7,300.00	\$27.38	7,272.62
CASUAL LABOR	\$1,500.00	\$269.00	1,231.00
COMMUNITY ACTIVITIES	\$1,200.00	\$0.00	1,200.00
TOTAL	\$21,600.00	\$296.38	21,303.62
RESERVE FUND			
	\$9,405.00		
TOTAL EXPENSES	\$114,300.00	\$33,637.88	80,662.12

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