

Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

February 2014



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

Please address all issues to the Board in writing.
Send your correspondence to: 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	304-267-0037

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

A Word About our Winter Roads

All of us on the SHLOA Board know what a difficult winter we have had. Whether we live fulltime in this community or elsewhere in the area, we have experienced extreme snow, sleet, ice, and freezing temperatures. It has not been easy keeping all of the roads cleared and open all the time no matter where we live. However, with so many miles of dirt roads (12 miles) in Sleepy Hollow, our snowplowing contractor and our Vice President of Roads have worked very hard to keep our roads open. Be aware that our snow plow contractor, Emerick, is a contractor for other communities too. We cannot afford to have a contractor exclusively at our beck and call plowing our development 24/7.

Think back a lot of years when this community was first built. Many families first bought their properties back in the early 1970's or thereabouts. Back then, all the roads were dirt/gravel and were cut by the developers without much forethought as to proper engineering, drainage, or future maintenance.

Sleepy Hollow was originally developed as a Recreational Community where people only came for weekends and vacations. Our roads were unfortunately cut with many hills that are very steep. We did not have a "Board" at that time so the roads were not even plowed in the winter. People who owned property just stayed away when it snowed, owned a four wheel drive vehicle, or used chains and good snow tires to get in and out through the unplowed roads.

The Board budgeted \$11,500 for plowing this past year and we have exceeded this amount due to this winter's severity, having spent at least \$13,935 before the last big storm.

We are all happy that people have chosen to live here fulltime; it's a great community. We understand that our winter residents and part timers want the roads plowed pristine and in a timely manner, and the Board tries its very best to meet those demands while staying within our available financial resources.

However, the fact remains that most of the roads are still dirt/gravel and are quite hilly and difficult to navigate in the winter. Dirt roads cannot be treated like paved roads. Salt cannot be put on dirt roads or they will just turn into a muddy mess; they can only be treated with cinder or sand. They cannot be plowed to the bare ground because all the stone will be plowed away and then we will be left with water/ice-filled pot holes and ruts that will impede travel in the winter and necessitate extensive grading and stoning in the spring.

Last year we budgeted \$14,000 for dirt road maintenance and spent almost the whole amount fixing, grading and stoning our roads after the winter. The Board cannot fix winter weather; we can only request that you understand the problems involved with living on a dirt/gravel road. We do our very best to plow you out. In fact, our roads are often cleared earlier than

most but people cannot get beyond our development because Mountain Lake Road is not plowed.

We hope this message gives you some understanding of the unique problems that our snowplowing contractor and our Vice President of Roads face whenever it snows, sleet, or we have an ice storm. We all work really hard and our contractor and our VP of Roads do their very best to keep our roads open. They spend as much time as possible to accomplish this in the face of significant challenges.

Full time residents must remain prepared to deal with delays caused by winter weather. Stock up on food, fuel, medications, and other essentials to assure you will not be left shorthanded in the event of severe storm. Make sure your vehicle is equipped to handle the winter weather and be sure to make contingency plans whenever Mother Nature challenges our regular routine. Remember, “You can’t fool Mother Nature;” you can only anticipate her fury and prepare your family to “ride out the storm” and its inevitable aftermath.

Sleepy Hollow Snow Plowing Policy

SHLOA follows a long-established policy regarding the plowing of roads during winter weather. The policy states clearly that roads are plowed whenever the depth reaches 3 inches anywhere in the development. We have unpaid volunteers checking on snow depth throughout the community especially in the problem areas. If the depth is not 3 inches, our longstanding policy is that we do not plow due to our limited plowing budget.



Board of Director Elections Coming Soon

Candidates needed for 2014 SHLOA Board

The “Call for Resumes” published in this edition is the official request for candidates to submit a brief description detailing their willingness to serve on the Board and any other information they would like to share with the community. Please consider serving your neighbors and the greater Sleepy Hollow community by submitting a resume. Watch your mailbox for the “Call for Resumes” flyer in the second half of March 2014. The name of every candidate who submits a resume will be printed on the official ballot mailed to all eligible lot owners in May 2014.

The SHLOA Bylaws require that the official ballot also provide a space for write-in candidates. You might be asking yourself, “What is a write-in candidate?” A write-in candidate is simply a name you write in (usually your own name) on the ballot, basically voting for yourself (or another known write-in candidate) for a position on the Board. Write-in candidates are rarely elected, even in state and local political elections, due to the fact that most voters will have no way of knowing you are interested in being elected. Therefore, the Board strongly encourages you to submit a resume in 2014 so we can publish same in the 2nd Quarter newsletter and print your name on the official ballot.

If you think that running for election to the SHLOA Board is not important, think again! Our assessments are the lowest in the area by a long shot. Our neighbors in surrounding communities pay several times more in yearly assessments due to the lack of volunteers and the necessity to hire “professional managers” to run the affairs of the community. If you have any questions about how to run for a Board position or what it entails, please contact any member of the Board. We welcome your inquires and will do everything we can to make your service to our community a rewarding and satisfying experience.

FROM THE BOARD

A MESSAGE FROM YOUR PRESIDENT

What can I do? Even though it is still winter it is a good time to think about spring and ask yourself this question. Hopefully your answer will be that you can think about doing more for the community. When you do, then your next question should be how can I help? Here are a few suggestions.

This spring we will need to elect four (4) new members to the seven member Board of Directors. Please begin thinking about running for one of these positions so we will have a full seven member Board to carry out the important work of maintaining and improving our community for all residents of Sleep Hollow.

What else can you do? If you take a good look around as you drive through the community you will see trash has accumulated along the side of the road and in the ditches. Stop and bag it up and take it home. Also as you drive around you may see downed trees or dead limbs along the road. Stop and cut them up.

What else can you do? Just get involved and help your community. We have four (4) Board of Director positions up for election this year. Please consider submitting a resume and running for office. We will have another Clean-Up Day on Saturday, May 3, 2014, from 9:00 AM till noon. When you see the signs go up, please plan on helping that day. There will be a lot to accomplish and after a morning of work we have a cookout and pot luck lunch together. We have a chance to have fun and get to know our neighbors. Please join in.

Mary D'Ovidio
President

A MESSAGE FROM YOUR VICE PRESIDENT OF COMMUNICATIONS

This edition of the SHLOA Newsletter includes our annual call for resumes for nominations to the Board of Directors. Resumes are requested from lot owners in good standing who would like to be on the ballot for the four (4) open positions on our seven member Board. Those elected in 2014 will serve a two year term. Experience is not necessary. What is necessary is only a desire to help our community by volunteering your time and talents to assist in the governance and maintenance of our community. Both full time and part time residents are encouraged to run for Board positions.

The Board of Directors will be mailing a copy of the "Call for Resumes" to each lot owner of record. The SHLOA Board is in desperate need of someone with accounting/budget experience. We hope you will consider running for one of the positions on the Board and help us help our community. Many hands make light work and the Board cannot operate without dedicated volunteers. We need your help to carry out the necessary work in our community while keeping our assessments affordable. Thank you!

Rick Inclima
VP Communications

A MESSAGE FROM YOUR TREASURER

My current term on the SHLOA Board of Directors ends June 21, 2014. I will not run for another term due to personal reasons. I have served on the Board since 2003, most recently as your treasurer. Serving you has been a privilege. I want to leave knowing that the treasurer's position is in good hands.

Please step up. Submit your resume. Volunteer. Thank you.

June Clark, Treasurer

FINAL 2013 Budget

2013 BUDGET AS OF DECEMBER 31, 2013	2013 BUDGET	YTD	DIFFERENCE
INCOME			
2013 HOME OWNER'S ASSESSMENTS	\$114,300.00	\$107,050.00	(\$7,250.00)
MISC INCOME	\$300.00	\$5.00	(\$295.00)
OPERATING INTEREST	\$100.00	\$0.00	(\$100.00)
TOTAL INCOME	\$114,700.00	\$107,055.00	(\$7,645.00)
2013 RESERVE ALLOCATIONS			
CAPITAL IMPROVEMENT FUND	\$17,145.00	\$16,057.50	(\$1,087.50)
EMERGENCY FUND	\$11,430.00	\$10,705.00	(\$725.00)
AVAILABLE 2013 RESERVE FUND	\$10,675.00	\$4,855.74	(\$5,819.26)
TOTAL RESERVE ALLOCATIONS	\$39,250.00	\$31,618.24	(\$7,631.76)
2013 BUDGET	\$75,450.00	\$75,436.76	(\$13.24)
FIXED EXPENSES			
INSURANCE/TAXES/LICENCES/PERMITS	\$7,300.00	\$6,836.47	(\$463.53)
STORAGE	\$600.00	\$600.00	\$0.00
PHONE AT LAKE	\$500.00	\$478.37	(\$21.63)
LIGHTS AT LAKE & BALLFIELD	\$300.00	\$234.65	(\$65.35)
RELIEF STATION	\$1,000.00	\$941.28	(\$58.72)
COMMUNICATIONS	\$1,700.00	\$1,780.89	\$80.89
ANNUAL ELECTION/MEETING	\$400.00	\$412.07	\$12.07
TOTAL	\$11,800.00	\$11,283.73	(\$516.27)
ADMINISTRATIVE			
ADMINISTRATIVE/OFFICE SUPPLIES	\$250.00	\$304.88	\$54.88
COMPUTER, SOFTWARE, OFFICE EQUIP	\$600.00	\$416.78	(\$183.22)
LEGAL FEES	\$4,500.00	\$4,602.01	\$102.01
TREASURERS/ACCOUNTING/INVOICING	\$3,200.00	\$3,143.12	(\$56.88)
TOTAL	\$8,550.00	\$8,466.79	(\$83.21)
ROADS			
UNPAVED MAINTENANCE	\$14,000.00	\$13,550.00	(\$450.00)
PAVED MAINTENANCE	\$10,000.00	\$13,443.03	\$3,443.03
UPGRADES	\$5,000.00	\$5,475.00	\$475.00
SNOW REMOVAL	\$11,500.00	\$13,935.58	\$2,435.58
TOTAL	\$40,500.00	\$46,403.61	\$5,903.61
COMMON FACILITIES			
LAKE ATTENDANT	\$4,500.00	\$5,735.00	\$1,235.00
LAWN CONTRACT	\$6,100.00	\$6,120.00	\$20.00
MAINTENANCE	\$4,000.00	\$13,900.46	\$9,900.46
TOTAL	\$14,600.00	\$25,755.46	\$11,155.46
TOTAL 2013 BUDGET EXPENSES	\$75,450.00	\$91,909.59	\$16,459.59

2014 Budget

2014 PROPOSED BUDGET AS OF FEBRUARY 28, 2014	2014 BUDGET	YTD	DIFFERENCE
INCOME			
2014 HOME OWNER'S ASSESSMENTS	\$114,300.00	\$86,800.00	(\$27,500.00)
MISC INCOME	\$300.00	\$0.00	(\$300.00)
OPERATING INTEREST	\$100.00	\$0.00	(\$100.00)
TOTAL INCOME	\$114,700.00	\$86,800.00	(\$27,900.00)
2014 RESERVE ALLOCATIONS			
CAPITAL IMPROVEMENT FUND	\$17,145.00	\$13,020.00	(\$4,125.00)
EMERGENCY FUND	\$11,430.00	\$8,680.00	(\$2,750.00)
AVAILABLE 2014 RESERVE FUND	\$9,405.00	\$0.00	(\$9,405.00)
TOTAL RESERVE ALLOCATIONS	\$37,980.00	\$21,700.00	(\$16,280.00)
2014 BUDGET			
	\$76,720.00	\$65,100.00	(\$11,620.00)
FIXED EXPENSES			
INSURANCE/TAXES/LICENCES/PERMITS	\$4,500.00	\$3,327.94	(\$1,172.06)
STORAGE	\$600.00	\$0.00	(\$600.00)
PHONE AT LAKE	\$450.00	\$81.01	(\$368.99)
LIGHTS AT LAKE & BALLFIELD	\$270.00	\$39.93	(\$230.07)
RELIEF STATION	\$1,000.00	\$0.00	(\$1,000.00)
COMMUNICATIONS	\$1,950.00	\$0.00	(\$1,950.00)
ANNUAL ELECTION/MEETING	\$450.00	\$0.00	(\$450.00)
TOTAL	\$9,220.00	\$3,448.88	(\$5,771.12)
ADMINISTRATIVE			
ADMINISTRATIVE/OFFICE SUPPLIES	\$300.00	\$13.77	(\$286.23)
COMPUTER, SOFTWARE, OFFICE EQUIP	\$400.00	\$57.22	(\$342.78)
LEGAL FEES	\$4,500.00	\$0.00	(\$4,500.00)
TREASURERS/ACCOUNTING/INVOICING	\$3,700.00	\$63.39	(\$3,636.61)
TOTAL	\$8,900.00	\$134.38	(\$8,765.62)
ROADS			
UNPAVED MAINTENANCE	\$14,000.00	\$0.00	(\$14,000.00)
PAVED MAINTENANCE	\$10,000.00	\$168.86	(\$9,831.14)
UPGRADES	\$8,500.00	\$1,395.00	(\$7,105.00)
SNOW REMOVAL	\$11,500.00	\$9,125.00	(\$2,375.00)
TOTAL	\$44,000.00	\$10,688.86	(\$33,311.14)
COMMON FACILITIES			
LAKE ATTENDANT	\$4,500.00	\$0.00	(\$4,500.00)
LAWN CONTRACT	\$6,100.00	\$0.00	(\$6,100.00)
MAINTENANCE	\$4,000.00	\$0.00	(\$4,000.00)
TOTAL	\$14,600.00	\$0.00	(\$14,600.00)
TOTAL 2014 BUDGET EXPENSES			
	\$76,720.00	\$14,272.12	(\$62,447.88)

REQUEST FOR RESUMES

Each year in June, three or four positions are up for election to SHLOA Board of Directors pursuant to the bylaws. This year there are four (4) positions open and the elections for the SHLOA Board will be held during the month of June 2014. Resumes must be received by April 15, 2014.

To submit your resume, please send your name, address, section/lot number(s) and 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. We especially need someone with accounting/budget experience due to the pending departure of June Clark who has served our community with competence and pride for many years. Please volunteer by submitting your resume and have your name placed on the ballot. And please give June a big thank you for her many years of hard work when you see her!

Your resume will be printed in the 2nd Quarter (May 2014) SHLOA Newsletter.

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, 2014. The Owner of Record is the owner listed on SHLOA's records as of April 15, 2014. That is why it is important to be sure SHLOA has your correct contact information and that of your neighbors.

SHOLA needs your help and welcomes your participation!

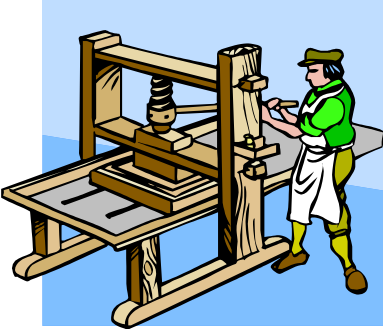
Please send your resume to:

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

Or email your resume to: sleepyhollowhoawv@yahoo.com



COMMUNICATIONS UPDATE



SHLOA's web site, www.shloa.com, is our preferred method of keeping you informed. Many newspapers and magazines have converted to web-based publications as a cost saving measure. Sleepy Hollow's newsletter printing and mailing costs continue to climb. Therefore, we are moving incrementally towards increased web-based communications in an effort to keep you informed of current events while simultaneously saving your hard-earned assessment dollars. The website is updated regularly and can provide timely and relevant news that cannot be provided in a quarterly publication. Please visit our website regularly.

In our continuing efforts to save assessment dollars while maintaining services, we sent out a survey with the 2014 assessment notices to gauge owners' interest in receiving future editions of the SHLOA newsletter via email. Of the 258 surveys returned as of February 10, 2014, 83 owners expressed an interest in receiving future newsletters via email, 41 responded with a no, and 134 residents did not indicate a preference. Our Director of Communications is building a database to facilitate email transmission of the newsletter and we hope to begin electronic distribution in time for the May 2014 edition.

Any homeowner who has not already indicated their wishes via the survey is welcome to sign up for electronic newsletter distribution by sending an email to SHLOA at Sleepyhollowhoawv@yahoo.com. Please put "newsletter" in the subject line, and include your name, mailing address, lot number & section, and email address. We will gladly accommodate your request and send future newsletters directly to your inbox. What's easier or more convenient than that?

The monetary and environmental cost of printing and emailing SHLOA newsletters continues to climb. Each printed and mailed edition costs SHLOA approximately \$500.00. We are currently mailing and printing 2 editions per year at significant cost (estimated \$1,000.00 + per year). Ultimately, our intent is to reduce the annual cost of producing the newsletter to zero (\$0.00) by moving fully to an electronic format (i.e., email and web posting) in the future. The savings will be put towards insurance, taxes, licenses, permits and other budgeted items whose increases we cannot control. This will help us keep our annual assessments affordable for all.

As a reminder, SHLOA's web site, www.shloa.com, is up and running. On the SHLOA website you can access relevant information and upcoming events, SHLOA bylaws & covenants, archived newsletters, and more. Additionally, you can download and print information with just a click. Please visit the website and see how easy it is to access information about Sleepy Hollow on-line.

All newsletters are uploaded to www.shloa.com upon publication. However, please note that personal email addresses, phone numbers, and home addresses are "scrubbed" from posted newsletters and other on-line notices to protect the privacy of residents, lot owners, and members of the Sleepy Hollow Board. Emailed newsletters will not be similarly redacted.

Our 2nd and 4th Quarter newsletters will continue to be printed and mailed to each lot owner's address of record. The 1st and 3rd Quarter newsletters will only be published on-line at www.shloa.com as a cost saving measure. At its discretion, the Board will authorize the mailing of flyers to provide important information to all owners of record. Those flyers will also be posted on our website.

*****SPRING CLEAN-UP DAY*****

HELP BEAUTIFY OUR COMMUNITY

MEET YOUR NEIGHBORS AND ENJOY THE OUTDOORS

Saturday May 3, 2014

9:00 AM to 12:00 Noon

*****MEET AT THE BALLFIELD*****

VOLUNTEERS ARE ALWAYS NEEDED AND APPRECIATED

SHLOA will sponsor a cookout and provide refreshments at noon at the pavilion!



\$\$\$ SUMMER WORK AVAILABLE \$\$\$

SHLOA is looking for persons interested in becoming lake attendants for the 2014 summer season. The work is part time and paid at a very competitive hourly wage. If interested, please provide the following information and mail to:

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

NAME: _____

ADDRESS: _____

HOME PHONE: _____

CELL PHONE: _____

E-MAIL: _____

AGE (must be at least 18): _____

DAYS OF WEEK AVAILABLE: _____

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.

Make some money, get a tan, and serve your community as a SHLOA lake attendant!

A Message From a Concerned Resident

School Bus Stop Unsafe

Our bus stop is not safe! There is no place to park at the top of Mountain Lake Road and Audubon. There is no place for our children to get on or off of the school buses. The property owners on the corner of Mt. Lake Rd. and Audubon are within their rights to say "no" to parking on or plowing their property. That leaves nowhere to park but ON Audubon Road, blocking the entry/exit to Sleepy Hollow with our children literally "in the road." Our children deserve better than this and we all must come together to force a change, even if you do not have children getting on the bus. I'm sure at some time your way has been blocked by parents waiting to get children on or off the bus. And if both counties are waiting at the same time, it is a total block.

Our children are not safe and that is not acceptable. Please voice your complaints to your county officials. Let's all pull together and demand our county officials provide a safe bus stop for the children of our community.

Please voice your complaints to your elected county officials and to:

Berkeley County bus garage: Mr. Foster, 304-267-3575

Morgan County: Joyce White , 304-258-1685; Press 3 then 9 then 1

Superintendent of schools: Manny Arvon 304 267-3500

Thank you,

A Concerned Parent and Resident

A Special Thank You to Our Good Neighbors

The Board and residents of Sleepy Hollow would like to send a special thank you to all our generous and caring neighbors who lended a hand or engaged in other acts of random kindness during the recent winter storms.

Perhaps you plowed or snow blown a neighbor's driveway, pushed a car, gave a ride, or went to the store for a neighbor. Perhaps you just visited or checked in with a neighbor to make sure they were OK and had food and medicine during the worst of the winter weather. Maybe you offered fire wood, a place to park, or just a warm cup of coffee or spirits. Perhaps you just gave a bit of yourself to keep a friend or neighbor company during a storm and kept them from suffering the worst of the winter blahs and cabin fever.

You know who you are, and your random acts of kindness and caring are greatly appreciated by those you have touched. It is people like you that make the Sleepy Hollow community so special. Thank you!

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>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>City: _____ State: ___ ZipCode: _____</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 # (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>(if applicable) Street/POBox/Apt: _____ _____</p> <p>City: _____ State: _____ ZipCode: _____</p> <p>Phone Number at above address: _____</p> <p>Sleepy Hollow Phone # _____ (if different from above)</p> <p>email address: _____</p> <p>Emergency Phone #: _____</p> <p>Emergency Contact: _____</p>