

Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

February 2015



SHLOA BOARD OF DIRECTORS

President	Mary D'Ovidio
Treasurer	Rick Roscoe
Vice President	VACANT
VP Roads	Roger Brown
VP Communications	Rick Inclima
VP Common Facilities	VACANT
Secretary	Mary Oldham

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.**

URGENT MESSAGE

FROM THE BOARD OF DIRECTORS OF SHLOA

*****Ballot Referendum on Maintenance Lot Coming Soon*****

In previous newsletters we have written about the need for SHLOA to purchase a lot to store salt, cinder and gravel for contractors to use for snow removal and upgrading our roads. Money in our Capital Improvement Fund would be used to purchase this lot. In order to do this **51% of the lot owners need to approve this plan**. Those not voting will be counted as NO votes under the bylaws. Therefore, we need you to support this plan by casting your ballot and voting **YES**.

We have explained that we save a crucial amount of time and save money by having the materials available in the community instead of contractors needing to drive back and forth to Martinsburg or some other location to obtain them. This extra cost and delay is unsustainable and it might force the Board to raise assessments which we do not want to do.

The Board believes that SHLOA needs its own maintenance lot. Our plan would be to purchase this lot cheaply or at a tax sale, one preferably on a road where few people live. It would be landscaped so a salt/cinder storage facility and other materials are less visible. Our only other alternative is to place these materials and associated storage facility at the ball field; something the Board would rather not do so as to maintain the esthetic beauty and functionality of our common area.

Again, 51% of all lot owners (i.e., Members in Good Standing) must cast **YES** votes in order for this initiative to pass. Ballots not sent back will be counted as NO votes per the bylaws. The safety of our community will benefit from having salt, cinder and other road materials immediately available for winter snow removal and summer road grading. This purchase, if approved by lot owners, will be made with existing funds and will NOT result in an assessment increase.

A ballot will be sent to you in approximately two weeks. Please mark your ballot **YES**, and return it by the deadline indicated. Ballots will be “weighted;” meaning your vote will be calculated based upon the number of lots owned. It’s up to each and every lot owner in Sleepy Hollow to decide whether we purchase a maintenance lot for our growing community.

The Board of Directors is not empowered to make this decision on its own; **it can only be made by a YES vote from 51% of all lot owners**. The members of the Board of Directors unanimously support this initiative. We respectfully request your support. Please watch the mail for your ballot. This decision lies solely in your hands as members and owners. **PLEASE VOTE YES**.

Sincerely,

Mary D’Ovidio
President

Rick Roscoe
Vice President

Rick Inclima
VP Communication

Roger Brown
VP Roads

Mary Oldham
Secretary

SHLOA Corporation Needs Board Members!

Four Positions Up for Election in 2015

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. Per the Bylaws, the 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. Two of the four Director positions are currently VACANT, meaning that the affairs of the *corporation* are being carried out by less than a full Board. The Board manages the financial affairs of the *corporation*, establishes and collects annual and special assessments, and invests the Working funds, Capital Improvement Funds, and Emergency Funds established under the SHLOA Bylaws.

The Board cannot continue to operate shorthanded; we need your help managing the affairs of the *corporation* for the betterment of the community! Please submit a resume announcing your intent to run for a Board of Directors position. Resumes will be printed in the 2nd Quarter (May) newsletter. Ballots will be mailed to each lot owner of record by June 1, 2015. Winners will be announced at the Annual Meeting scheduled for June 20, 2015 at 10:00 AM at the ball field pavilion.

If you like what you see; please run and assist us!
If you don't like what you see; please run and replace us!



REQUEST FOR RESUMES

This year there are four (4) positions open and the elections for the SHLOA Board will be held during the month of June 2015.

Please run 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, 2015.

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, 2015. The Owner of Record is the owner listed on SHLOA's records as of April 15, 2015. That is why it is important to be sure SHLOA has your correct contact information and that of your neighbors.

SHLOA 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

SHLOA SOLICITATION OF BIDS—MOWING

The following solicitation was recently published in local newspapers. If you know a reliable lawn contractor, please pass this along and ask them to contact VP-Roads Roger Brown at the number below.

Sleepy Hollow LOA is accepting bids for its 2015 mowing season. Duties include mowing, trimming, and blowing common areas. Contact us at sleepyhollowhoawv@yahoo.com for details. Bids need to be received by March 30, 2015.

SHLOA SOLICITATION OF BIDS—ROADS

The following solicitation was recently published in local newspapers. If you know a reliable roads contractor, please pass this along and ask them to contact VP-Roads Roger Brown at the number below.

Sleepy Hollow LOA is accepting bids for its 2015 Road work. Duties include grading, cleaning ditches, and spreading shale. Contact us at sleepyhollowhoawv@yahoo.com for details. Bids need to be received by March 30, 2015.

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 members in the past.

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 with members in order to avoid legal action. If you would like to set up a payment plan, please contact Treasurer Rick Roscoe. The payment plan will permit the Association to seek and record judgment against you, however, the Association will not execute upon the judgment (i.e. Sheriff's seizure of personal property) provided that payments are made in accordance with the payment plan agreement. Once all payments are made, the judgment will be released.

COME JOIN THE FUN AT SPRING CLEAN-UP DAY

HELP BEAUTIFY OUR COMMUNITY
MEET YOUR NEIGHBORS AND ENJOY THE OUTDOORS
Saturday, May 2, 2015 – 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 2015 summer season. The work is part time and paid at a 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 and serve your community as a SHLOA lake attendant!

*****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>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: ___ 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)</p> <p>Street/POBox/Apt: _____</p> <p>_____</p> <p>City: _____ State: _____</p> <p>ZipCode: _____</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>

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