

Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

Aug 2019



	<u>SHLOA BOARD</u>	Phone numbers removed for web posting.
President	Rick Inclima	
Vice President	Larry Znaniecki	
Treasurer	Rick Roscoe	
VP Roads	Roger Brown	
VP Communication	Beth Znaniecki	
VP Common Facilities	Stacey Weiant	
Secretary	Jane Munson	

Board email: Sleepyhollowhoavw@yahoo.com

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: sleepyhollowhoavw@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 Election Results

- Four (4) Positions were open for election per the bylaws for the 2019 election cycle.
- Only three (3) Resumes (nominations) were submitted by Date of Record (April 15). Resumes were printed in the 2nd Quarter Newsletter.
- Ballots were prepared and mailed in early May. Names of those submitting Resumes were printed on the ballot per the bylaws.
- There are 511 lots in Sleepy Hollow Lot Owners Association.
- 494 Ballots were mailed to 351 Owners in Good Standing.
- 77 Owners in Good Standing voted (22%).
- 110 Ballots were returned and counted (22%).
- 11 Ballots were determined “void” due to lack of owner signature or voting for more than 4 candidates.

Election Results

Rick Roscoe* 93 Votes

Stacey Weiant* 82 Votes

Rick Inclima* 91 Votes

Write-in Candidates:

Larry Znaniecki* 11 Votes

Roberta Anthony 1 Vote

James Zandarski 1 Vote

Jeff Habitch 1 Vote

Ralph Bowers 1 Vote

Mike Garson 1 Vote

Roger Brown 2 Votes

Elaine Wright 1 Vote

Elected to new 2-year terms: Rick Roscoe, Stacey Weiant, Larry Znaniecki, and Rick Inclima. Report submitted by Brenda Inclima, Election Committee Chairman.

Please remember our community needs members to be involved. Please consider volunteering on committees to include the Election, Roads and Communication Committees.

Please consider helping with the Pothole brigade. Contact Rick Inclima or Roger Brown for additional information.

The current treasurer Rick Roscoe will be serving his current 2-year term but has noted that following his term ending in 2021 he will be stepping down. He has performed the complex treasurer position for many years and is greatly appreciated. We are looking for a volunteer to train now and run for treasurer in 2021. Please contact Rick Roscoe for questions that you may have regarding the tasks that the position entails.



Living in our community requires that we all remember the following:

1. The Speed limit in our community is 20 miles per hour.
2. Please respect your neighbors and limit disturbances and noise.
3. Please do not park at the community entrance while waiting for the bus as this is a safety issue and none of us wants to see our children in danger.
4. The dumping of trash at the lake has been occurring and this is inappropriate. The number for Apple Valley Waste is 304-127-1834.

**Community Cleanup Day: October 20, 2019 at 9am.
Meet at the ball field.**

A Big Thank You

On behalf of the Board of Directors and our community we would like to Thank Elaine Wright for her service on the board of directors. She will be missed.

FROM THE BOARD

A MESSAGE FROM YOUR PRESIDENT

SHLOA's annual assessment fee has been \$250.00 per year since at least 1999, with a \$25.00 discount applied to payments made before January 31st. Unfortunately, the annual costs of maintaining our roads and common facilities, insurance premiums, legal fees, snow removal, lawn work, mandatory state inspection fees, emergency repairs, etc. have all increased over the past 20 years.

According to the Consumer Price Index (CPI), prices in 2019 were 53.75% higher overall than they were in 1999. What this means is that the amount of goods and services purchased in 1999 for \$250.00 now costs \$384.37, an overall price increase of \$134.37. Unfortunately, none of us are immune to rising costs. The cost of buying a home and car, raising a family, running a business, and maintaining our community have all risen over the past 20 years.

After careful review of SHLOA finances and thoughtful deliberation regarding the current and future needs of our community, the Board of Directors has come to the unanimous decision that a HOA assessment increase of \$50.00 per year is necessary, effective January 1, 2020.

Please know that the Board did not make this decision lightly. We pride ourselves in providing the best possible services while keeping our HOA fees among the lowest in the Eastern Panhandle. However, with increased costs for labor, materials, insurance, etc. the current situation is untenable, and an assessment increase is unfortunately necessary.

The annual HOA assessment will therefore be increased to \$300.00 per lot effective 2020. While this undoubtedly is not welcome news to any owner, SHLOA assessments will still be among the lowest in the Eastern Panhandle. Of course, pursuant to our bylaws, owners will continue to be eligible for the \$25.00 per lot discount for early payment (paid before January 31st).

I apologize for having to bring this news to you; however, the current situation is unsustainable. Our assessment fee has not been adjusted in 20 years, even though the cost of goods and services has risen dramatically over the past two decades. Unfortunately, SHLOA cannot continue to provide 2019 services with 1999 dollars. We believe addressing this matter now will allow us to maintain necessary services and provide future stability in HOA fees for years to come.

On behalf of the Board of Directors, thank you for your understanding.

Rick Inclima
President

A MESSAGE FROM YOUR VP COMMUNICATIONS

Please watch for signs of upcoming activities to include Trunk or Treat and Cocoa with Santa. Please contact me with any items you would like to see in the newsletter.

Beth Znaniecki
VP of Communications



To Stacy Weiant and all that attended the Annual fun day.

To Rose Carpenter for organizing the Yard Sale.

Please note invoices for the annual assessment will be mailed early December 2019.

Invitation to Bid
2020 Lawn and Grounds Maintenance
Sleepy Hollow Subdivision
Hedgesville, WV

Sleepy Hollow Lot Owners Association (SHLOA) is soliciting bids for the 2020 lawn and grounds maintenance season. Multi-year contract extension shall be based upon performance.

Bids for the following contract work will be accepted through September 15, 2019:

Main areas to be mowed every two (2) weeks (twice per month) from May through September as follows:

- Both sides of lake dam
- Back side of lake
- Both sides of roadway before lake
- Ball field and pavilion area

Note: Any extra mowing not specified above will be at additional reasonable cost.

Note: All three major summer holidays (Memorial Day, July 4th, Labor Day) are included in the mowing schedule above.

Note: All trash along roadway between Mountain Lake Road and Sleepy Hollow Lake, both sides of lake dam, back side of lake, and ball field and pavilion areas will be picked up each mow.

Note: Trimmings and grass clippings, dirt, and debris to be blown off roadway each mow.

Note: Contractor must show proof of liability insurance and compliance with all worker's compensation requirements.

Please mail bid to SHLOA, 65 Audubon Road, Hedgesville, WV 25427 or email to Sleepyhollowhoawv@yahoo.com by Sept 15, 2019. Please indicate "Lawn Bid" in the email subject line. To arrange for a site visit, please request same via email.

Invitation to Bid

2019-2020 Snow Plowing – Sleepy Hollow Subdivision

Hedgesville, WV

Sleepy Hollow Lot Owners Association (SHLOA) is soliciting bids for snow plowing and ice treatment for the 2019-20 season (Oct. 1, 2019 – April 30, 2020). Multi-year contract extension shall be based upon performance. Sleepy Hollow consists of approximately 2 miles of asphalt roads and 12 miles of gravel roads.

Bids for the following contract work will be accepted through September 15, 2019:

Snow plowing and ice removal/treatment as follows:

- 1-3" will begin at 3" snow
- 3-6" will begin at 6" snow
- 6-9" will begin at 9" snow
- 9-12" will begin at 12" snow
- Per inch of snow after 12"
- Additional equipment, if needed
- Salt and Cinder spreading at intersections, hills and entrance
- Salt and Cinder spreading for all Audubon Road
- Ice at each 1/4" to spread calcium and cinder (gravel roads)

Note: In the event of a heavy snowstorm, one clean up to be included in bid price.

Note: Salt and Cinder to be supplied by SHLOA unless otherwise agreed to by the parties.

Note: Plowing of gravel roads must utilize "plow skies" to minimize gravel disruption/displacement.

Note: Contractor must show proof of liability insurance and compliance with all worker's compensation requirements.

Please mail bid to SHLOA, 65 Audubon Road, Hedgesville, WV 25427 or email to Sleepyhollowhoawv@yahoo.com by Sept 15, 2019. Please indicate "Snow Bid" in the email subject line. To arrange for a site visit, please request same via email.

Please know that we continue to discuss and explore evacuation plans in the event of fire.

The board is aware this is important to all.

Things to consider having prepared in the event of an emergency

Water -1 gallon per day per person or pet.

Food – A 3-day supply that does not need refrigeration. Pet food.

Medication and First Aid Kit

Tools and Supplies- Including candles, matches, flashlight with extra batteries, manual can opener, knife

And map

Hygiene products

Cleaning products

Clothing -Including rain gear, work boots or durable sneakers

Important documents

Miscellaneous items -including blankets, sleeping bags, paper products and utensils