

Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

March 2022



	<u>SHLOA BOARD</u>	
President	Rick Inclima	
Vice President	VACANT	VACANT
Treasurer	Rick Roscoe	
VP Roads	Larry Znaniecki	
VP Communication	Beth Znaniecki	
VP Common Facilities	Rose Carpenter	
Secretary	VACANT	VACANT

Contact the Board:
Sleepyhollowhoawv@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: 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.

FROM THE BOARD

A MESSAGE FROM YOUR PRESIDENT

Operating SHLOA takes people like you and talents like yours. SHLOA absolutely needs owners to run for office in the 2022 elections. For the past several years the Board of Directors has been operating shorthanded, with only 5 of the 7 Board positions filled. The two currently vacant offices of Vice President and Secretary need to be filled this election cycle. Additionally, two board members (currently holding the positions of VP Communications and VP Common Facilities) are up for election this cycle, one of which (VP Communications, *see below*) has announced she will not be running. Unfortunately, the position of VP of roads will also become vacant in the fall due to relocation.

We absolutely need 4-5 owners to run for Board positions in 2022. Please see the “Request for Resumes” published in this newsletter, submit your resume, and get your name on the ballot. Current officers will provide training, guidance, and support for all new members elected to the Board of Directors.

There will also be space for “write-in candidates” on the 2022 ballot. Ballots will be mailed to each owner in good standing in last half of May, so please vote and please consider running for a position on the Board as a write-in candidate.

If we cannot elect a Board of Directors, we will have no choice but to turn the operations of SHLOA over to a 3rd party management company. This will ultimately result in a **tripling or quadrupling of annual assessments** to pay for the administrative functions currently provided without cost by our elected volunteer Board. The future of SHLOA, and the future cost of annual assessments, is really up to you. To keep assessments down and keep our community in a state of good repair, it is absolutely imperative that we restore the Board to its full complement of 7 officers.

If you have any questions about becoming a board member and serving on the board, I invite you to call me or send an email to sleepyhollowhoawv@yahoo.com. I look forward to hearing from you and working with you to keep Sleepy Hollow an affordable and great place to live and enjoy.

Rick Inclima

VP OF COMMUNICATIONS

I would like to take this opportunity to THANK all members of this community for which I have lived for the last 10 or so years. This fall my husband (VP of Roads) and I will be moving to be closer to family. I love this area and will miss all those I have had contact with. Please run for the board to help protect this community and be part of its growth.

Beth Znaniecki

Sometimes it's Hard to See the Forest Through the Trees



SHLOA Corporation Needs Board Members!

Four Positions open for Election in 2022

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 personal stake 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 Roads, Vice President of Common Facilities, and Vice President of Communications.

This year, four (4) positions (Communications, Common Facilities, Vice President, and Secretary) are open for election. Two of the four available Director positions (VP & Secretary) have been VACANT for the past two years, meaning that the affairs of the *corporation* are being carried out by less than a full Board. Unfortunately our current VP of Communications is not running for reelection and the position of VP of Roads will also become vacant in the fall due to relocation from the area.

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. The names of those submitting resumes will be printed on the 2022 ballot. Ballots will be mailed to each lot owner of record in May. Election results will be announced at the Annual Meeting scheduled for June 11, 2022, at 10:00 AM at the ball field pavilion.

SHLOA ANNUAL MEMBERSHIP MEETING

The Annual Membership Meeting will be held on Saturday, June 11, 2022, at 10:00 AM at the ball field pavilion. This is your opportunity to meet the Board of Directors, volunteer for committees, and get involved. All residents are invited to attend. Please bring a lawn chair!

REQUEST FOR RESUMES - SHLOA BOARD OF DIRECTORS

It is time to elect members to the SHLOA Board of Directors. This year there are four (4) positions open for election on the Board. Resumes received will be printed in the 2nd Quarter Newsletter and the names of candidates submitting resumes will be printed on the ballot. Ballot will be mailed to all owners of record in May.

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, 2022.

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, 2022. The Owner of Record is the owner listed on SHLOA's records as of April 15, 2022.

SHLOA needs your help and welcomes your participation! Many have served for many years, and we need concerned owners to bring your ideas and talent, 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: sleepyhollowhoawv@yahoo.com

Q: What happens if there is no SHLOA Board of Directors or third-party management firm?

A: No budget, no snow plowing and salting, no lawn cutting, no tree/brush cutting, no road paving, no pothole repair, no annual maintenance of unpaved roads, no drainage ditch cleaning, no emergency repairs, no post-storm cleanup, no lake attendants, no lake water testing, no beach maintenance, no porta-potties, no state-required dam inspections, no newsletter, no elections, no maintenance of common facilities, no covenants, no liability insurance, no emergency fund, no capital improvement fund, no legal counsel, no bylaws, no nothing.

THINK ABOUT IT....., then please get involved and run for a position on the Board!

Residential Trash Pick-up Services

Apple Valley Waste is one residential trash pick-up company that services residential properties in Sleepy Hollow. As a community service, SHLOA is publishing their website and phone number for any resident who may require or desire curbside trash pickup. SHLOA is not endorsing Apple Valley Waste or any other business that might offer similar services.

You can visit Apple Valley Waste's website at <http://www.applevalleywaste.com> or contact them at 877-267-1280. You can also search the internet or the yellow pages for other waste disposal companies that may provide residential trash pick-up services.

ATTENTION HOMEOWNERS:

With the coming spring and summer here are a few friendly reminders to help us live in the community.

1. Lake passes will be available at the lake when the attendant is present beginning the end of May.
2. Please remain courteous to the attendant at the lake.
3. The lake attendant is not a babysitter.
4. No after dusk parties at the lake.
5. Do not leave garbage at the lake **** IF YOU BRING IT TAKE IT HOME!**
6. The gate at the lake will be locked from dusk to dawn.
7. If residents see or hear activity at the lake at night you are encouraged to contact the police.

LAKE ATTENDANT POSITION APPLICATIONS

SHLOA is accepting applications for lake attendants for the 2022 summer season. This is for either one full time position or two part time positions 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 5/1/22. Duties include checking lake passes to assure only residents and their authorized guests have access to the lake, ensuring lake rules are followed, being on duty and present on the beach during peak times.

If interested please mail your resume to 65 Audubon Road, Hedgesville, WV 25427 ATTN: Rose Carpenter or email wvrose612@gmail.com. Upon receipt of your resume, you will be contacted to discuss the position.

Sign up to Receive SHLOA Newsletters by Email

You can help SHLOA reduce the cost associated with printing and mailing our newsletters by signing up to receive the SHLOA Newsletter by email. Simply email us at sleepyhollowhoawv@yahoo.com and put "NEWSLETTER" in the subject line. Please include your name, current mailing address, and email address in the body of your message. You will then be added to our growing list of residents who have chosen to receive quarterly SHLOA Newsletters directly via email. This is an easy and convenient way you can help us save your hard-earned assessment dollars while not missing any news.

If you previously signed up but are not receiving your electronic newsletter, please notify us again. We may have copied your email incorrectly. Just let us know and we will fix it. Thanks!

Abandoned/Unwanted Vehicle

In past SHLOA Newsletters and individual correspondence, we have raised the issue of abandoned/unwanted vehicles within the confines of Sleepy Hollow and the applicability of Restrictive Covenant No. 12, which states:

12) No trucks, buses, old cars or unsightly vehicles of any type or description may be abandoned on said lot.

The bad news is that abandoned/unwanted vehicles in Sleepy Hollow present a safety/environmental hazard to residents and adversely affect your fellow property owners and property resale values. The good news is you can sell your unwanted vehicles or donate them to charity.

Numerous charities accepting vehicle donations and offering free towing and a tax deduction can be found on-line. As a community service, we have listed several such charities below.

- Disabled American Veterans, 833-227-4328. www.dav.org/vehicle-donation
- Vehicles for Veterans, 855-838-5444. www.vehiclesforveterans.org/west-virginia
- Wheels for Wishes, 855-226-9474. www.wheelsforwishes.org
- Kars for kids, 877-527-7454. www.karsforkids.org/donate-car-wv.php
- Human Society of Morgan County, 304-258-5592. www.hsmc-wv.org

Additionally, several local salvage companies offer **cash payments** for unwanted vehicles. The ads below were published in the Martinsburg Journal newspaper on Sept. 5, 2020.

107 Autos Wanted
\$150 - \$300 Cash
For Unwanted Cars,
Trucks & Vans. *We Pick
Up With FREE Tow!!*
CALL: 304-283-8961

CASH PAID: \$150 to
\$300 cash for unwanted
cars, trucks & vans. We
will pick up; Free tow!!
★ 304-283-8961 ★

J & K SALVAGE
USED PARTS!
WILL BUY YOUR
UNWANTED
VEHICLE!
304-261-8683 / 261-4899
304-268-4096
3285 Cannon Hill Rd.,
Hedgesville, WV

TOMMY'S AUTO
304-676-9769
WE PAY \$\$\$\$ For Your
UNWANTED VEHICLES
& Metal- Clean Up
& Junk Removal!

We sincerely thank all those who have already responded, and respectfully request the continued cooperation of owners in the removal of abandoned/junk vehicles.

Need a Mailbox?

If you need a mailbox at the ball field, or have questions regarding your mailbox, please contact SHLOA Treasurer Rick Roscoe at the number listed on page 1 of this newsletter.

2022 Budget as of FEB, 2022	BUDGET	YTD	DIFFERENCE
INCOME			
HOME OWNERS ASSESSMENTS	\$139,150.00	\$99,225.00	39,925.00
PAST DUE (2018 AND PRIOR) TARGET	\$3,000.00	\$0.00	3,000.00
MISCELLANEOUS INCOME	\$100.00	\$0.00	100.00
OPERATING INTEREST		\$0.00	0.00
REFUNDS	\$0.00	\$0.00	0.00
MAIL BOXES	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$142,250.00	\$99,225.00	43,025.00
RESERVE ALLOCATIONS			
CAPITAL IMPROVEMENT FUND	\$17,145.00	\$14,883.75	2,261.25
EMERGENCY FUND	\$11,430.00	\$9,922.50	1,507.50
TOTAL RESERVE FUND	\$28,575.00	\$24,806.25	3,768.75
FIXED ESPENSES			
INSURANCE/TAX/LICENCES/PERMITS	\$4,500.00	\$3,133.15	1,366.85
STORAGE	\$600.00	\$0.00	600.00
LIGHTS AT BALLFIELD AND LAKE	\$320.00	\$46.56	273.44
RELIEF STATIONS	\$1,000.00	\$0.00	1,000.00
COMMUNICATIONS	\$1,800.00	\$0.00	1,800.00
TOTAL	\$8,220.00	\$3,179.71	5,040.29
ADMINISTRATIVE			
ADMINISTRATIVE/OFFICE SUPPLIES	\$500.00	\$127.05	372.95
COMPUTER, SOFTWARE, OFFICE EQPT	\$150.00	\$58.85	91.15
LEGAL FEES	\$5,000.00	\$0.00	5,000.00
TREASURERS/ACCOUNTING/INVOICING	\$3,700.00	\$0.00	3,700.00
TOTAL	\$9,350.00	\$185.90	9,164.10
ROAD UPGRADES			
UNPAVED	\$40,000.00	\$0.00	40,000.00
PAVED	\$1,000.00	\$0.00	1,000.00
SNOW REMOVAL	\$12,000.00	\$1,937.43	10,062.57
TOTAL	\$53,000.00	\$1,937.43	51,062.57
COMMON FACILITIES			
LAKE ATTENDANT	\$5,500.00	\$0.00	5,500.00
LAWN CONTRACT	\$5,100.00	\$0.00	5,100.00
MAINTENANCE	\$7,300.00	\$243.80	7,056.20
CASUAL LABOR	\$1,500.00	\$0.00	1,500.00
COMMUNITY ACTIVITIES	\$600.00	\$0.00	600.00
TOTAL	\$20,000.00	\$243.80	19,756.20
2022 RESERVE FUND			
	\$24,806.25		
TOTAL EXPENSES	\$99,225.00	\$30,353.09	68,871.91

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