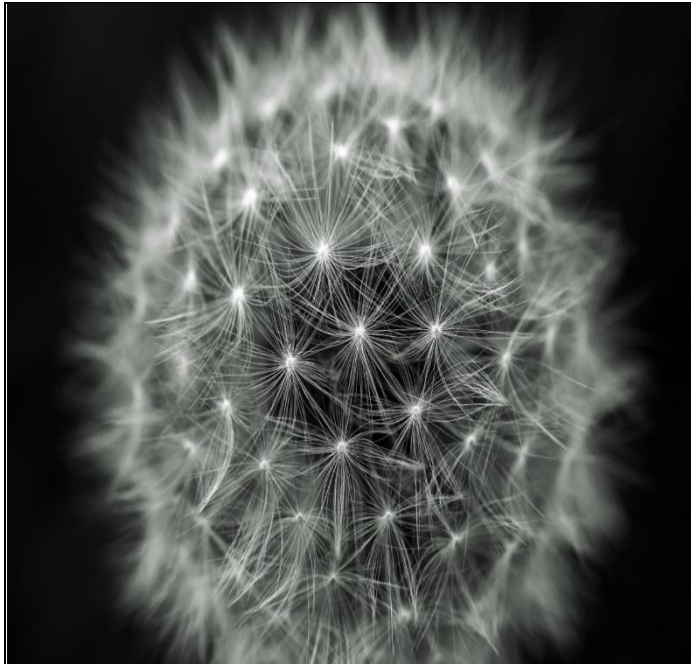


Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

May 2022



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



SPRING CLEAN UP DAY, SATURDAY MAY 21st

Meet at Ball Field 9:00am

Please come and help us do some yearly tasks to clean up our community!

Please bring: Rakes, pruners, hedge trimmers, trash bags, ect.

Please wear: Work gloves, sturdy shoes, safety glasses, sunscreen, a smile.

ATTENTION HOMEOWNERS:

Summer is upon us. Please keep in mind the following:

Passes for the lake will be available at the lake when the attendant is present beginning the end of May.

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

Enjoy the lake and have a safe summer!

ATV USE

We have received several complaints from residents regarding ATV use in the development. Please note that although the community is a private community we do have multiple people and children walking in the community, riding bikes, and driving vehicles. The speed limit is posted at 20 mph and we ask all to follow this. Please also have consideration for others in the community as the ATV are loud and can create a great deal of dust. Please do not do “donuts” on our dirt roads or parking lots, as this creates costly damage. Please be respectful and safe on your ATVs.

ATV RISKS

By following the state of West Virginia’s ATV laws, you can reduce your chance of injuries and avoid becoming one of the following statistics:

- More than 95 percent of ATV crash victims were not wearing a helmet.
- One out of three ATV crashes involves a passenger.
- Approximately one-quarter of fatalities related to ATV use occur in children under age 16.
- More than one out of five ATV accidents involve drugs or alcohol.

FROM THE BOARD

PRESIDENT

The election for SHLOA Board of Directors is right around the corner. Election ballots will be mailed to all eligible lot owners in May. Unfortunately, we have received only 2 resumes for office (one from a currently serving Board Member) even though **there are four (4) positions up for election**. The two candidate resumes submitted are published on page 5 of this newsletter.

Sleepy Hollow is not the quaint, small, seasonal community it once was. Sleepy Hollow has grown into a full-time residential community where families live year around, raise their children, attend school, and make life-long memories. We need concerned residents to join the Board and help keep Sleepy Hollow a safe and affordable place to live and enjoy.

There are approximately 365 lot owners (508 lots) comprising Sleepy Hollow Lot Owners Association (SHLOA); however, the Board of Directors has been operating short-handed for the past several years. **WE NEED WRITE-IN CANDIDATES TO FILL OUT THE BOARD** and I am asking for your help and involvement. Please self-nominate by entering your name in the write-in section of your ballot. It's just that easy!

If we fail to elect a full Board, a 3rd party management company (and associated increase in annual assessments) may ultimately be in our future. No one wants that, and it's completely avoidable with your help!

I have been a member of the Board for nearly 11 years, and my current term will expire next year (June 2023). I am willing to continue doing my part, but not without the help and support of a full Board of Directors. Like the Marines, SHLOA is looking for a few good men and women!

SHLOA needs a full Board of Directors to carry out the essential functions and responsibilities of the Association. Serving on the Board is not difficult; it just takes a little time and effort. I appeal to you to get involved and run for the Board as a write-in candidate this election cycle. **Please submit your name as a "write in" candidate** when you receive your SHLOA ballot in a few weeks. Current Board members will welcome new Board members and provide training, support, and assistance.

If you have any questions about serving on the Board or the candidate write-in process, please do not hesitate to contact me directly by phone or email at sleepyhollowhoawv@yahoo.com. Thank you.

Rick Inclima

VP of Communications

I have had a great time being involved in this community and learned there is much more that occurs to keep our home functioning. I have great respect and appreciation for those serving on the board and would encourage others to get involved.

Beth Znaniacki

Treasurer

Recently there have been several inquiries as to why we are not doing more to our 14 miles of roads.

It all comes down to money. Annually, if all property owners paid on time, assessment would be \$138,875.00. However, this is not the case. We currently have owners who still owe for 2022 several with liens, some with property judgments. The total outstanding assessments owed the association is over \$75,000.00. This money would go a long way to improving our 14 miles of roads and other items in our development. We spend \$40,000.00 to \$50,000.00 annually repairing the dirt roads due to winter, rain damage and owners not cleaning the culverts at the end of their driveways causing additional damage. The association has other annual expenses, taxes, insurance, and others not leaving a lot for other projects needing to be scheduled. The frustrating part of this is a significant number of the outstanding assessments are owed by full time residents or owners renting their property. If you require further explanation, please attend the annual meeting June 11, 2022. We are doing everything possible to collect these assessments. Any suggestions or help would be appreciated.

Rick Roscoe

BLOCKED OR MISSING DRIVEWAY CULVERTS

Installing and maintaining driveway culverts is the responsibility of property owners. Please keep your driveway culverts clear of debris to facilitate rainwater flow into the ditch lines. Otherwise, the water flows out on the road and causes serious erosion damage, especially on unpaved roads. Please help us keep our roads passable and in a state of good repair by installing and maintaining your driveway culverts.

SHLOA Board Elections and Annual Meeting

Election ballots will be mailed to each lot owner of record in May, at least 21 days in advance of the Annual Membership Meeting. Ballots must be signed by at least one lot owner and be received by June 10th.

Election results will be announced at the Annual Meeting scheduled for **Saturday, June 11, 2022**, at 10:00 AM at the ball field pavilion. Please bring a chair, your questions and your ideas.

The Annual Meeting is your opportunity to interact with the Board of Directors and fellow lot owners. Please come and learn what's going on in our community, including discussions on present and future needs and challenges.

The Annual Meeting will transact such business that may be properly brought to the floor and announce the results of the 2022 Board Elections.

Order of Business for Annual Membership Meeting, June 11, 2022, 10:00am:

1. Call to order by President or ranking officer present
2. Report of Directors
3. Members Forum – Time Limits
4. Report of Election Committee – Introduction of new Board Members
5. Adjournment

Resumes Submitted for Election to the Board:

I would like to offer my services in helping to fill one of the vacant positions on the board. In lieu of a resume I would like to give a brief explanation as to who I am and what I do. I'm a 22 year old home owner in this community. I am a full time carrier at the Falling Waters post office and am approaching 3 1/2 years with the postal service. While employed I have worked at 6 different locations in our area, completed over 40 different routes, and even had some experience in management. I am a graduate of Hedgesville High School's class of 2016, completing in only 3 years with a 3.4 GPA. I am well versed in mathematics and finance, and have impeccable organizational skills. I would hate to see our association outsourced and will recommend applying to my neighbors. I hope that we may keep our community within the community.

Thank you for your time,
Zoe R Harris

I joined the board 2 years ago and continue to be enthusiastic about working to bring our community together with activities and events for our children. I have enjoyed interacting with the members of our community and have some great ideas for upcoming activities that will encourage unity and lasting friendships. In the last year I have met many at the community yard sale, the trunk or treat event and enjoyed cocoa with Santa. I would like to Thank all for helping and hope that I can continue to serve our community.

Rose Carpenter
VP of Common Facilities

A Big Thank You!

On behalf of the Board of Directors and our community, we take this opportunity thank Beth Znaniecki for her years of service on the Board of Directors. Beth has served two full terms as VP of Communications and has been an invaluable member of the Board. Thank you Beth for a job well done!



Your community thanks you!

SHLOA ANNUAL ELECTION SAMPLE BALLOT

Place an "X" by the candidates of your choice. Or use the write-in spaces to vote for yourself or a member not listed. Voting for more than three (3) members, sending your ballot to other than the address on the reverse side, or removing the Owners' Information on the reverse side, **WILL VOID YOUR VOTE.**

If you make a mistake, contact Election Committee Member, Rick Inclima, at 248-760-6966 for another ballot.
Only an official ballot issued by SHLOA will be accepted.

The candidates listed (alphabetically) are the only members who submitted resumes.

Icabod Crane John Audubon Rose Redbud

Write-In Candidate(s) Space

1. _____ 2. _____
 3. _____ 4. _____

Owners' Signature: _____

At least one (1) Owner of Record must sign this ballot.
BALLOT MUST BE RECEIVED BY JUNE 6, 2018

Write-in
Space

Candidates listed by name
have submitted/published resumes

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**Please do not leave unwanted items at the Mailboxes.
 This is not an exchange area and these items need to
 be removed.**

2021 Budget as of April 23, 2022	2021 BUDGET	YTD	DIFFERENCE
INCOME			
2021 HOME OWNERS ASSESSMENTS	\$139,150.00	\$110,375.00	\$28,775.00
PAST DUE (2018 AND PRIOR) TARGET	\$3,000.00	\$1,540.00	\$1,460.00
MISCELLANEOUS INCOME	\$100.00	\$0.00	\$100.00
OPERATING INTEREST		\$0.00	\$0.00
REFUNDS		\$550.00	
MAIL BOXES	\$350.00	\$0.00	
TOTAL INCOME	\$142,600.00	\$111,365.00	\$31,235.00
2021 RESERVE ALLOCATIONS			
CAPITAL IMPROVEMENT FUND	\$17,145.00	\$16,787.25	\$357.75
EMERGENCY FUND	\$11,430.00	\$11,191.00	\$239.00
TOTAL RESERVE FUND	\$28,575.00	\$27,978.25	\$596.75
FIXED EXPENSES			
INSURANCE/TAX/LICENCES/PERMITS	\$4,500.00	\$3,143.51	\$1,356.49
STORAGE	\$600.00	\$0.00	\$600.00
LIGHTS AT BALLFIELD AND LAKE	\$320.00	\$118.37	\$201.63
RELIEF STATIONS	\$1,000.00	\$0.00	\$1,000.00
COMMUNICATIONS	\$1,800.00	\$546.00	\$1,254.00
TOTAL	\$8,220.00	\$3,807.88	\$4,412.12
ADMINISTRATIVE			
ADMINISTRATIVE/OFFICE SUPPLIES	\$500.00	\$283.63	\$216.37
COMPUTER, SOFTWARE, OFFICE EQPT	\$150.00	\$58.85	\$91.15
LEGAL FEES	\$5,000.00	\$4,000.00	\$1,000.00
TREASURERS/ACCOUNTING/INVOICING	\$3,700.00	\$325.00	\$3,375.00
TOTAL	\$9,350.00	\$4,667.48	\$4,682.52
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	\$4,404.56	\$7,595.44
TOTAL	\$53,000.00	\$4,404.56	\$48,595.44
COMMON FACILITIES			
LAKE ATTENDANT	\$5,500.00	\$0.00	\$0.00
LAWN CUTTING	\$5,100.00	\$0.00	\$0.00
MAINTENANCE	\$7,300.00	\$409.69	\$409.69
CASUAL LABOR	\$1,500.00	\$112.00	\$0.00
COMMUNITY ACTIVITIES	\$600.00	\$0.00	\$0.00
TOTAL	\$20,000.00	\$521.69	\$19,478.31
2021 RESERVE FUND			
TOTAL 2021 EXPENSES	\$142,600.00	\$41,268.36	\$101,331.64

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