

# Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

May 2024



	<u>SHLOA BOARD</u>	
President	Rick Inclima	
Vice President	CJ Happel	
Treasurer	Zoe Harris	
VP Roads	Jody Brown	
VP Communication	Rick Roscoe	
VP Common Facilities	Rose Carpenter	
Secretary	Amanda Cooper	

## SHLOA BOARD MEETINGS

During warm weather months, Board meetings are regularly scheduled for the second Saturday of the month at 10:00am at the ball field. All owners are welcome attend. However, during winter months, during inclement weather, or due to unforeseen circumstances, the Board will meet at the home of a Board Member or virtually via ZOOM. If you have any questions regarding meetings of the Board, please contact the President at the phone number listed above or via email at the address below.

**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](mailto: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*

### PRESIDENT

This edition of the SHLOA Newsletter is largely focused on the annual election for the Board of Directors. Printed below under “Resumes Submitted for Election to the Board” are the resumes of eligible members who have declared their candidacy for the Board. The names of these willing volunteers will be printed on the official election ballot. There are three (3) positions on the Board up for election this cycle.

I encourage every lot owner to vote their ballots and determine who will fill these Director positions for the ensuing two-year terms of office. The election ballot will also have a space for “write-in” candidates. If you are interested in running for the Board, you can still do so by writing your name in on the ballot. The composition of the Board of Directors is vitally important. The Board sets the assessment rates, maintains the roads and common facilities, exercises fiduciary oversight, and manages the day-to-day operations of the Association.

If you have any questions about the upcoming Board elections, the candidate write-in process, serving on the Board, or participating on a committee, please do not hesitate to contact me directly by phone or email at [sleepyhollowhoawv@yahoo.com](mailto:sleepyhollowhoawv@yahoo.com). Thank you.

Rick Inclima

### VP COMMON FACILITIES

As we near the summer season, I would like to remind everyone that the pavilion in the ballfield can be reserved by any property owner in good standing. It is free unless you would like electricity. There is a small fee for the use of the electricity. There are several picnic tables in the pavilion as well. If you would like to reserve the pavilion, please contact me at [wvrose612@gmail.com](mailto:wvrose612@gmail.com) or 304-261-6283.

I would also like to inform everyone that the lake passes have arrived. Property owners in good standing can obtain their lake passes from me by contacting me or, once the lake attendant starts, you can stop at the lake and get them. The passes look a little different this year. Due to some past issues, necessary precautions have been taken. The property owner’s name and lot/section number will be on the passes. Thanks everyone and I hope we have a wonderful summer!

Rose Carpenter

## **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 7, 2024.

Election results will be announced at the **Annual Meeting scheduled for Saturday, June 8, 2024**, 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 2024 Board Elections.

### **Order of Business/Agenda for Annual Membership Meeting, June 8, 2024 @ 10:00am:**

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

# **Resumes Submitted for Election to the Board:**

(Presented in Alphabetical Order)

Hello, my name is Rose Carpenter and I am currently occupying the VP Common Facilities position on the board. I have been on the board for a few years now and really enjoy the work I do. I have planned numerous community events that have been very successful. It gives me such pleasure bringing the community together for fun activities and I have several in mind for the coming months. I also oversee the pavilion/ballfield and lake. My husband has been a resident here for 20 years and I have lived here for 10 years. We love our community and we do our best to attend clean up day each year and assist in any way we can to keep our community safe, clean and a great place to live. I would love to continue my work on the board if I am voted for. Thanks.

**Rose Carpenter**

Kate Conratt has more than two decades of domestic and international experience in communications, including publishing, media relations, social media management, writing, editing, analysis, advocacy and campaigning. For the last 13 years, she has served as director of communications for the labor rights organization Solidarity Center. Previously, she managed communications during natural disasters and other emergencies for Save the Children. When she is not trying to make the world a better place for working people, she likes to birdwatch, take photos, bake and complain about people speeding along Audubon Road.

**Kate Conratt**

I have been a residential lot owner, always in good standing since 1996. I have spent the last 47 years working and raising my family. I have worked for the same company for the past 23 years. Five of those years overseeing and coordinating the operations of the distribution center.

I have also served on the HOA board of directors at my families cabin at Cacapon Retreat. My husband is and has been for 5 years the president of the HOA at our vacation property in Virginia.

Now that I am retired I now have the time, availability and dedication that a position on the board deserves. If you would like someone that wants to improve the community, be transparent, let's everyone have a voice and knowledge of how to follow rules and regulations then I am your person! Thanks for your consideration.

**Roseanna Mordesovitch**

Hello everyone. I'm Bob Steele, a 30+ year lot owner in Sleepy Hollow. I'm running for a board position in order to provide service to the community. I spent my 40+ year career as an environmental scientist performing investigation and cleanup of contaminated properties mostly in the Mid-Atlantic region. We have always enjoyed this community and I want to assist with efforts to keep it a great place to live.

**Bob Steele**

## Please Vote. 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.

\_\_\_\_ Teabod 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

### **SIGN UP FOR FREE FILL**

In conjunction with roads and common facilities maintenance, there may be free fill available to lot owners periodically. The fill generally consists of soil, stones, leaves and silt.

If you are a lot owner interested in the possibility of having fill placed on your property, please send an email to SHLOA at [Sleepyhollowhoavv@yahoo.com](mailto:Sleepyhollowhoavv@yahoo.com) and put **FREE FILL** in the subject line. Please include the following information: Sleepy Hollow address, Section/Lot number, and telephone number.

Delivery and placement of fill will be on a "dump and run" basis, and will not include grading, spreading, split loads, etc. Delivery will be contingent upon Contractor's assessment regarding the safety of their personnel and equipment, ease of access to the property, ground conditions, location, grade, obstructions, etc. Please sign up if you are interested!

### **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.

**Sleepy Hollow Lot Owners Association**  
**Gypsy Moth Treatment opt-in, opt-out Form**  
(Please Print)

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

SH PROPERTY ADDRESS: \_\_\_\_\_

SECTION(S) & LOT(S) #: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

MARK ONE OPTION BOX FOR YOUR PROPERTY(S), 2024-25

**YES, I AUTHORIZE TREATMENT**

**NO, I DO NOT AUTHORIZE TREATMENT**

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Please mail or email the completed form to:  
SHLOA  
65 Audubon Road  
Hedgesville, WV 25427  
Email: [Sleepyhollowhoawv@yahoo.com](mailto:Sleepyhollowhoawv@yahoo.com)

While a wet spring will encourage growth of a naturally occurring bacteria (BkT) that may reduce the emergence of gypsy moths, this infestation will likely not go away on its own. All the literature points to probable wide-spread defoliation and resulting tree mortality. The cost to individual owners for removal of dead and dying trees can be thousands of dollars per year, and the risk of wildfires could increase exponentially due to increased fuel load. It is expected, but hopefully not certain, that damage will be evident throughout our community this summer/fall. Should you as an owner want to opt-in or opt-out of possible treatment in the spring of 2025, please fill out the form above and mail or email it to SHLOA at the address indicated. Thank you.

**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](mailto: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.

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!

# **SLEEPY HOLLOW LAKE RULES**

(Rules posted at Lake)

- 1) NO-GLASS BOTTLES/CONTAINERS
- 2) NO- DRUNKENNESS OR LOUD PARTIES
- 3) NO- FOUL LANGUAGE OR DISTURBING THE PEACE
- 4) NO- SPITTING, URINATION OR DEFACATION IN LAKE, WOODS OR PARKING LOT
- 5) NO- SMOKING ON SAND OR DOCKS
- 6) NO- PETS ON SAND AREAS OR DOCKS WHATSOEVER
- 7) NO- PETS ON GRASS OR PARKING LOT BETWEEN 12PM AND 8PM
- 8) NO- DUMPING OF HOUSEHOLD TRASH OR LITTERING
- 9) NO- MOTORS OF ANY KIND ON LAKE
- 10) NO- ATVs, MOTORBIKES, OR VEHICLES ON BEACH OR DOCKS
- 11) NO- NUDE BATHING- ADULTS OR CHILDREN
- 12) NO- ACTIVITIES HARMFUL TO SELF, ENVIRONMENT, OR THE RIGHTS OF OTHERS
- 13) NO- DIVING OR JUMPING OFF BACK AND SIDES OF DOCK OR RAILINGS
- 14) NO- FIRES OR GRILLS
- 15) NO- FIREARMS OR FIREWORKS
- 16) PLEASE TAKE YOUR TRASH WITH YOU. KEEP OUR BEACH CLEAN.

## **FAILURE TO FOLLOW LAKE RULES WILL RESULT IN LAKE PRIVILEGES BEING REVOKED FOR THE SEASON**

- Each eligible owner is entitled to two lake passes per year and are to be presented to the lake attendant at each visit. It is important to safeguard your passes as they will not be replaced if lost.
- You are responsible for your guests' behavior. If you provide one of your lake passes to a family member or guest to use, please ensure they have an understanding of the lake rules.
- The presentation of fake, altered or reproduced passes will result in revocation of lake privileges associated with that property for the season. **No exceptions!**
- Please show respect to the lake attendant. They have a job to do.
- No lifeguard on duty. Swim at your own risk.
- Children must be accompanied by a responsible adult at all times.
- Lake hours are 6am – 10pm. The gate may be locked outside of lake hours.
- Police will be called for any illegal activities. Residents are also highly encouraged to contact the police when witnessing any illegal activities or disturbances.
- Please help keep the lake/beach area clean. Trash cans are present for small items. It is your responsibility to take large/bulky trash items with you as they will not be taken by the volunteer collector.

**HAVE A SAFE AND ENJOYABLE SUMMER!**

2024 budget as of April 12, 2024	2024 BUDGET	YTD	DIFFERENCE
<b>INCOME</b>			
2024 HOME OWNERS ASSESSMENTS	\$139,150.00	\$106,824.00	\$32,326.00
PAST DUE (2022 AND PRIOR) TARGET	\$5,000.00	\$0.00	\$5,000.00
MISCELLANEOUS INCOME	\$2,000.00		\$2,000.00
OPERATING INTEREST		\$0.00	\$0.00
REFUNDS		\$0.00	
MAIL BOXES		\$100.00	
<b>TOTAL INCOME</b>	<b>\$146,150.00</b>	<b>\$106,924.00</b>	<b>\$39,226.00</b>
<b>RESERVE ALLOCATIONS</b>			
CAPITAL IMPROVEMENT FUND	\$20,875.00	\$16,023.60	\$4,851.40
EMERGENCY FUND	\$13,900.00	\$10,682.40	\$3,217.60
<b>TOTAL RESERVE FUND</b>	<b>\$34,775.00</b>	<b>\$26,706.00</b>	<b>\$8,069.00</b>
<b>FIXED EXPENSES</b>			
INSURANCE/TAX/LICENCES/PERMITS	\$4,500.00	\$4,359.29	\$140.71
STORAGE	\$600.00		\$600.00
LIGHTS AT BALLFIELD AND LAKE	\$320.00	\$103.75	\$216.25
RELIEF STATIONS	\$1,100.00	\$0.00	\$1,100.00
COMMUNICATIONS	\$1,800.00	\$506.00	\$1,294.00
<b>TOTAL</b>	<b>\$8,320.00</b>	<b>\$4,969.04</b>	<b>\$3,350.96</b>
<b>ADMINISTRATIVE</b>			
ADMINISTRATIVE/OFFICE SUPPLIES	\$500.00	\$358.16	\$141.84
COMPUTER, SOFTWARE, OFFICE EQPT	\$150.00	\$85.02	\$101.00
LEGAL FEES	\$5,000.00	\$6,000.00	-\$1,000.00
TREASURERS/ACCOUNTING/INVOICING	\$3,700.00	\$10.75	\$3,689.25
<b>TOTAL</b>	<b>\$9,350.00</b>	<b>\$6,453.93</b>	<b>\$2,896.07</b>
<b>ROAD UPGRADES</b>			
UNPAVED	\$40,000.00	\$0.00	\$40,000.00
PAVED	\$1,000.00	\$420.30	\$579.70
SNOW REMOVAL	\$12,000.00	\$8,013.51	\$3,986.49
<b>TOTAL</b>	<b>\$53,000.00</b>	<b>\$8,433.81</b>	<b>\$44,566.19</b>
<b>COMMON FACILITIES</b>			
LAKE ATTENDANT	\$6,500.00	\$0.00	\$6,500.00
LAWN CUTTING	\$5,100.00	\$0.00	\$5,100.00
MAINTENANCE	\$7,300.00	\$0.00	\$7,300.00
CASUAL LABOR	\$1,500.00	\$50.00	\$1,450.00
COMMUNITY ACTIVITIES	\$600.00	\$0.00	\$600.00
<b>TOTAL</b>	<b>\$21,000.00</b>	<b>\$50.00</b>	<b>\$20,950.00</b>
<b>RESERVE FUND</b>			
	\$26,706.00		
<b>TOTAL EXPENSES</b>	<b>\$153,151.00</b>	<b>\$46,612.78</b>	<b>\$106,538.22</b>
<b>ACTUAL INCOME</b>	<b>\$106,924.00</b>		

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