

Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

Sept. 2020



<u>SHLOA BOARD</u> sleepyhollowhoawv@yahoo.com	
President	Rick Inclima
Vice President	Vacant
Treasurer	Rick Roscoe
VP Roads	Larry Znaniecki
VP Communication	Beth Znaniecki
VP Common Facilities	Stacey Weiant
Secretary	Rose Carpenter

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.**

COMMUNITY BEHAVIOR:

The members of the Homeowners association directors have received many complaints this year regarding behavior at the lake and in the community.

The behavior does not speak well as to how we treat others or the standards we set for our children.

The members of the HOA board are not police and have no legal standing to police the behavior of others. If residents witness illegal behavior, possible trespassing, or other behavior the resident carries the responsibility to call the police.

This year we have had the following incidents and recurring problems:

1. Trash being dumped at the beach.
2. Children left unattended.
3. Damage done to the dock.
4. Swimming under the dock that could potentially be dangerous.
5. Adults and Children that do not listen to the lake attendant.
6. Unwanted items left at the mailboxes.

Please remember:

1. The lake attendant is not there to be verbally abused and I doubt any one of us would want to experience this.
2. The lake is swim at your own risk and be aware there have been drowning deaths in the past at the lake.
3. If you are renting your property you are responsible for assuring your tenants dispose of trash appropriately.
4. The lake attendant is **NOT** a babysitter and is not responsible for children left alone.

Several residents have noted that the lake is crowded and have voiced concerns regarding COVID-19 and the need to maintain social distancing. This is the responsibility of residents.

A complaint has been noted about the lake being a sight of parties and possible trespassing. Should this continue residents should contact the police.

A community such as ours needs active participation of all residents to continue to enjoy our surroundings and homes. We have chosen this community for its remote and private advantages however we need to continue to respect others.

A special **Thank you** to our Lake Attendants for their dedicated service over the summer months. We appreciate all you do!

ANNUAL MEETING



6/20/2020

SHLOA Election Committee Report

- Three (3) Positions were open for election per the bylaws for the 2020 election cycle.
- Only two (2) resumes (nominations) were submitted by Date of Record (April 15). Resumes were published 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 within the Sleepy Hollow Lot Owners Association.
- 488 Ballots were mailed to 342 Owners in Good Standing.
- 60 Lot Owners in Good Standing voted (17%).
- 95 Ballots were returned (19%).
- 7 Ballots were determined “void” due to lack of owner signature or voting for more than 4 candidates.

Election Results

Beth Znaniecki* 80 Votes
Rose Carpenter* 82 Votes

Write-in Candidates:

Roger Brown	8 Votes	DECLINED POSITION
Peter Sheehan	5 Votes	DECLINED POSITION
Jane Munson	1 vote	DECLINED POSITION

The Election Committee has certified Beth Znaniecki and Rose Carpenter elected* to 2-year terms. As of June 20, 2020, the composition of the SHLOA Board of Directors is as follows:

President:	Rick Inclima
Vice President:	VACANT
VP Roads:	Larry Znaniecki
VP Communications:	Beth Znaniecki
Treasurer:	Rick Roscoe
Secretary:	Rose Carpenter
VP of Facilities:	Stacey Weiant

In Memoriam

Gregory Ross Emerick (1984-2020)

It is with sincere sadness that we inform you of the passing of SHLOA resident and contractor Gregory Emerick. Greg was a friend to many residents in Sleepy Hollow and throughout the entire area. As a business owner Greg was a fixture in Sleepy Hollow, performing and supervising SHLOA lawn and road maintenance, snow removal, and excavation services for well over a decade. As a SHLOA lot owner, he was kind and caring neighbor who was always willing to lend a hand and offer assistance to friends and strangers alike. Those of us whose lives he touched will miss him dearly.

Obituary for Gregory Ross Emerick Sr.

Gregory Ross Emerick, Sr., age 35, passed away at his residence on June 19, 2020.

He was the son of Palmer Ray Emerick, Jr., and Diane (Strojek) Emerick. He was a business owner and landscaper at Emericks.

In addition to his parents, he is survived by fiancé Dawn Hummel, son Gregory Ross Emerick, Jr. and daughters Hailey Michele Reed and Elizabeth Brooke Emerick. Also surviving Gregory is a brother, Palmer Ray Emerick, III.

On behalf of the Board of Directors and SHLOA residents, we extend our heartfelt condolences and prayers to Greg's loving family and his many friends.

BLOCKED AND MISSING DRIVEWAY CULVERTS ARE A MAIN CAUSE OF EROSION ON UNPAVED ROADS

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, water flows out on the road and causes serious erosion damage, especially to the unpaved roads. Please help us keep our roads passible and in a state of good repair by installing and maintaining your driveway culverts.

Periodic removal of accumulated leaves and debris from driveway culverts is a fairly straightforward task. However, for those who may need assistance, local contractors can help with culvert maintenance or installation. If you need to hire someone to clean or install a driveway culvert, you may contact VP of Roads Larry Znaniecki or email the Board at sleepyhollowhoawv@yahoo.com for a recommendation.

Thank you!

On behalf of the Board of Directors and the residents of Sleepy Hollow, we express our sincere thanks to outgoing SHLOA Board members Roger Brown and Jane Munson for their years of tireless service to our community. Thank you!

Donate your Abandoned/Unwanted Vehicle to Charity *Get Free Towing and a Tax Deduction*

In past SHLOA Newsletters, we highlighted 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 donate abandoned/unwanted vehicle to charity, receive a tax deduction, and have it towed away often free of charge.

Numerous charities accepting vehicle donations and offering free towing and a tax deduction can be found online. 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

Please donate your abandoned or unwanted vehicle to the charity of your choice. It's a win-win for you, your neighbors, and those who are served by your charitable donation. Thank you.



FOR THE SAFTY OF OUR CHILDREN

PLEASE OBEY THE SIGN AT THE ENTRANCE TO THE DEVELOPMENT

TURNING INTO THE DEVELOPMENT FROM MOUNTAIN LAKE ROAD IS A BLIND TURN AND WAITING VEHICLES IN THE ROAD ARE AT RISK TO BE HIT

THAT PUTS ALL IN DANGER

FROM THE BOARD

A MESSAGE FROM YOUR PRESIDENT

First, I would like to congratulate Beth Znaniacki and Rose Carpenter on their election/reelection to the Board of Directors. I also want to thank the lot owners of Sleepy Hollow who took the time and effort to vote in the 2020 election. Without the dedicated volunteers who make up the Board and the lot owners who actively participate in its elections and processes, SHLOA would cease to exist.

What would happen if SHLOA ceased to exist? Nothing! Nothing at all! Roads would not be maintained, the lake, beach and ball field would quickly fall into disrepair, snow plowing would not occur, lawns would grow wild, and the WV Department of Dam Safety requirements for dam oversight, inspection, use and maintenance would not be met.

The biggest risk to property values and the peaceful rural life we enjoy in this beautiful place is apathy. There are approximately 365 lot owners comprising SHLOA. However, we could not even fill the three (3) open positions on the Board of Directors this election cycle. As such, the Board is working short-handed, existing members have taken on new or additional responsibilities, and the position of Vice President is currently vacant.

If you think the State or County will come to our rescue, think again. Several years ago (and prior to my time), the Board inquired with the State about taking over our roads. The state reportedly told the Board that they were not interested in taking over the roads and that many of the existing roads within the development did not meet state minimums governing width, grade, drainage, etc. The State further informed the Board at that time that roads not meeting minimum requirements would simply be abandoned by the state if responsibility were somehow conferred to them.

Apathy is not a new affliction; it is an ongoing and worsening condition within the Sleepy Hollow community. Facing similar challenges with owner non-participation in 2013, the Board contacted several Management Companies in the area and told them what we do as a volunteer Board of Directors. One company said that it would cost \$50,000.00 to \$75,000.00 per year (in 2013 dollars) in addition to what you already pay in assessments to manage the Association. That would mean each of us would pay an additional \$150.00 to \$200.00 more per lot each year.

A second company said it would need to hire 4-5 people at a cost of \$30,000.00 to \$50,000.00 per additional employee per year. That would mean an assessment increase of up to \$400.00 per lot per year. And a third company said that they charge the residents in their community an assessment of \$250.00 **per month** to do what we do.

We need your help and participation to run the affairs of the Association. We need to fill the existing vacancy on the Board. We need someone willing to be trained as our next Treasurer. We need lot owners to serve on the (standing) Roads Committee, Common Facilities Committee, Communications Committee, Election Committee, and Communications Committee. In addition, we need to form a volunteer Committee on Abandoned Vehicles to compile a list of lots with abandoned vehicles and to conduct research into the abandoned vehicle ordinances of Berkeley and Morgan County.

We are all unpaid volunteers. We can't do it alone. We can't do it short-handed. We can't do with without you. We need your help, involvement, and assistance. If you are interested in keeping assessments low, maintaining property values, and improving our community, please contact any member of the Board or email us at sleepyhollowhoavv@yahoo.com. Thank you.

Rick Inclima, President



Wishing all students beginning the new school year a fantastic year of learning!

SLEEPY HOLLOW LOT OWNERS ASSOCIATION

COVID-19 ALERT

Common Facilities, including the lake and ball field, are for the common use and enjoyment of Sleepy Hollow lot owners.

Due to the Coronavirus Pandemic, the State of WV and the Centers for Disease Control (CDC) have issued mandates, guidance, and recommendations for public gathering places.

Please protect yourself and those around you by following all State and Federal guidance to prevent the spread of Covid-19 while recreating and socializing in and around Sleepy Hollow.

For more information visit www.wv.gov and www.cdc.gov.

STOP THE SPREAD OF GERMS
Help prevent the spread of respiratory diseases like COVID-19.

**Stay at least 6 feet (about 2 arms' length)
from other people.**

6 ft

DEPARTMENT OF HEALTH & HUMAN SERVICES USA
CDC

cdc.gov/coronavirus

CS31917B May 12, 2020 4:01 PM

Budget as of 7/31/2020	2020 BUDGET	YTD	DIFFERENCE
INCOME			
2020 HOME OWNERS ASSESSMENTS	\$139,700.00	\$129,495.02	10,204.98
PAST DUE (2018 AND PRIOR) TARGET	\$3,000.00	\$6,087.50	3,087.50
MISCELLANEOUS INCOME	\$140.00	\$101.00	39.00
OPERATING INTEREST		\$0.00	0.00
REFUNDS	\$0.00		0.00
MAIL BOXES		\$145.00	
TOTAL INCOME	\$142,840.00	\$135,828.52	7,011.48
2019 RESERVE ALLOCATIONS			
CAPITAL IMPROVEMENT FUND	\$20,955.00	\$20,337.00	618.00
EMERGENCY FUND	\$13,970.00	\$13,558.25	411.75
TOTAL RESERVE FUND	\$34,925.00	\$33,895.25	1,029.75
FIXED ESPENSES			
INSURANCE/TAX/LICENCES/PERMITS	\$5,000.00	\$5,325.42	325.42
STORAGE	\$600.00	\$0.00	600.00
PHONE AT LAKE	\$600.00	\$313.43	286.57
LIGHTS AT BALLFIELD AND LAKE	\$320.00	\$188.23	131.77
RELIEF STATIONS	\$1,000.00	\$236.91	763.09
COMMUNICATIONS	\$1,800.00	\$1,702.20	97.80
TOTAL	\$9,320.00	\$7,766.19	1,553.81
ADMINISTRATIVE			
ADMINISTRATIVE/OFFICE SUPPLIES	\$500.00	\$209.91	290.09
COMPUTER, SOFTWARE, OFFICE EQPT	\$100.00	\$0.00	100.00
LEGAL FEES	\$5,000.00	\$0.00	5,000.00
TREASURERS/ACCOUNTING/INVOICING	\$2,500.00	\$642.75	1,857.25
TOTAL	\$8,100.00	\$852.66	7,247.34
ROAD UPGRADES			
UNPAVED	\$40,000.00	\$44,480.00	4,480.00
PAVED	\$1,000.00	\$4,802.01	3,802.01
SNOW REMOVAL	\$15,000.00	\$2,419.30	12,580.70
TOTAL	\$56,000.00	\$51,701.31	4,298.69
COMMON FACILITIES			
LAKE ATTENDANT	\$5,500.00	\$3,108.25	2,391.75
LAWN CONTRACT	\$6,100.00	\$1,908.00	4,192.00
MAINTENANCE	\$5,000.00	\$975.62	4,024.38
CASUAL LABOR	\$1,500.00	\$257.00	1,243.00
COMMUNITY ACTIVITIES	\$1,000.00	\$0.00	1,000.00
TOTAL	\$19,100.00	\$6,248.87	12,851.13
2020 RESERVE FUND			
	\$15,395.00		
TOTAL 2020 EXPENSES	\$127,445.00	\$100,464.28	35,364.24



Sleepy Hollow Snow Plowing Policy

SHLOA follows a long-established policy regarding the plowing of roads during winter weather. The policy provides that roads are plowed whenever the depth reaches 3 inches anywhere in the development. We will have unpaid volunteers checking on snow depth throughout the community, especially in the problem areas. We will not plow when snow fall is less than 3 inches. Please drive carefully on winter roads and allow extra travel time during weather events.



How You Can Help This Winter

Remove all vehicles from the roadway to facilitate plowing and treatment of road surfaces;

Do not park in cul-de-sacs because plow trucks need to turn around and need places to push snow;

Do not attempt to plow roads yourself. This can damage the roads and impede drainage.