

Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

September 2022



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

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.

SHLOA Election Committee Report
Annual Membership Meeting, 6/11/2022

Three (3) positions plus one (1) vacancy were open for election in the 2022 election cycle (VP Common Facilities, Communications, VP, and Secretary.) Vacant positions not filled in the election process could be filled by appointment by the Board.

- Only two (2) resumes (nominations) were submitted by Date of Record (April 15).
- Resumes were published in the 2nd Quarter Newsletter, distributed on May 15 by mail and email.
- Ballots were prepared and mailed on May 20, 2022. Names of those submitting resumes were printed on the ballot per the bylaws.
- There are 505 (corrected #) lots in Sleepy Hollow Lot Owners Association.
- 438 Ballots were mailed to 296 Owners in Good Standing.
- 102 Ballots were returned (23%) by 69 Owners in Good Standing (23%)
- 7 Ballots were deemed “void” due to lack of owner signature or failure to select candidate(s).

Election Results

Ballot Candidates:

Rose Carpenter*	<u>88</u>	Votes	[Name printed on Ballot per SHLOA By-laws]
Zoe Harris*	<u>83</u>	Votes	[Name printed on Ballot per SHLOA By-laws]

Write-in Candidates:

Amanda Cooper*	<u>12</u>	Votes
Chris Happel, Jr.*	<u>1</u>	Vote

Post-election, SHLOA contacted three other candidates receiving write-in votes. However, those owners either declined to accept election or were ineligible to election.

2022 Election Summary

Rose Carpenter and Zoe Harris were elected to 2-year terms. Chris (CJ) Happel, Jr. was elected to fill the remaining 1-year term of Vice President.

As of June 11, 2022, the composition of the SHLOA Board of Directors is as follows¹:

President:	Rick Inclima
Vice President:	Chris (C.J.) Happel, Jr.*
VP Roads:	Larry Znaniecki
VP Communications:	Zoe Harris*
Treasurer:	Rick Roscoe
Secretary:	Amanda Cooper*
VP of Facilities:	Rose Carpenter*

¹ *Elected or reelected 6/11/2022.

FROM THE BOARD

President:

It's hard to believe that summer is already in the rearview mirror and fall is nearly upon us. But there is still plenty of enjoyable weather ahead, so please get out and enjoy it before old man winter makes his inevitable return.

The composition of the Board of Directors, like the seasons, change on an annual schedule. Board nominations and elections were held during the second quarter and a newly constituted Board was announced at the Annual Membership meeting held on June 11, 2022. Thank you to all the residents who voted and participated in the Annual Membership meeting. And thank you to all those who submitted nomination resumes or accepted nomination as write-in candidates. We could not do it without you! Please see the Election Committee Report published elsewhere in this newsletter for additional election information.

Please join me in welcoming our newly elected Board Members Zoe Harris (VP Communications), CJ Happel (VP), and Amanda Cooper (Secretary). They have all volunteered their time, energy and talents to better our community and I look forward to working with them, learning with them, and exploring the new ideas and perspectives they will bring to the Board of Directors. Our newest members have all “hit the ground running” and I am grateful for their enthusiasm and willingness to serve.

Speaking of change, the Board has recently solicited and reviewed bids for our lawn maintenance contract. We are pleased to welcome Mountain Lake Landscaping, LLC as our new lawn maintenance contractor effective immediately. Similarly, this summer the Board had solicited bids for snow removal and we anticipate selecting a new snow plow contractor in September for the 2022-23 season.

Finally, with the winter weather approaching and COVID still circulating, the Board will once again be conducting its monthly (winter) meetings remotely via Zoom. As always, owners wishing to bring matters to the Board should submit their issues in writing to SHLOA, 65 Audubon Road, Hedgesville, WV 25427 or via email at Sleepyhollowhoawv@yahoo.com. The Board will endeavor to provide a written response to all matters so submitted. For matters needing immediate attention, please use the Board contact list published on the front page and posted on the bulletin board at the ball field.

Enjoy the fall weather, be safe, and stay well.

Rick Inclima

Secretary:

My name is Amanda Cooper I am a mother of twin boys and am so excited for this journey on the board!

Thank you for the election and I can't wait to help our community.

Thank you!

Amanda Cooper

VP of Common Facilities:

What a great summer we have had! It was great to meet some new folks at our annual yard sale and everyone seemed very pleased. I'd like to encourage more participation. It's a great way to get rid of things you no longer need/use and make some extra money at the same time! I'd also like to thank everyone for respecting the lake attendant and rules as well as being more mindful of the trash at the lake. We have had some recent discussions about possibly starting a Neighborhood Watch group. Participation would include riding the neighborhood roads in an effort to curtail speeding and ATV misconduct as well as suspicious activity. We all need to look out for each other. With enough participation we could form this group with minimal effort. If interested, please email me at wvrose612@gmail.com or text/call 304-261-6283.

I look forward to seeing you at upcoming events!

Rose Carpenter

UPCOMING COMMUNITY EVENTS

HELLO FALL Y'ALL !!
COMMUNITY PICNIC
IN THE BALLFIELD

SATURDAY, SEPT 17TH @2:00 PM

PLEASE BRING A FOOD DISH TO SHARE

SHLOA WILL PROVIDE HOT DOGS AND BOTTLED WATER

SEATING IS VERY LIMITED SO BRING A CHAIR IF YOU CAN
WE WILL HAVE GAMES AND ACTIVITIES



TRUNK OR TREAT
IN THE BALLFIELD
SATURDAY, OCT 29TH
6 - 8 PM

SHLOA WILL PROVIDE HOT COCOA AND SOME CANDY
PARTICIPATING CARS TO LINE UP IN BALLFIELD AT 5:45
CANDY DONATIONS ALSO ACCEPTED IF UNABLE TO
PARTICIPATE

SCHOOL BUS STOP SAFETY

Our County designated school bus stop does not have a parking area for parents putting their children on or getting off the school buses. Both Berkeley and Morgan counties pick up children at their designated stop, located at the junction of Mountain Lake Road and Audubon Road.

The bus stop area gets very congested, as parents and caretakers have taken to parking along the top of Audubon Road. This creates a potential hazard for everyone including road users, parents/caretakers, and most importantly, our children. Sleepy Hollow was originally established as a “recreational residential community” and was not engineered with a school bus waiting area. This is what we have, so let's all exercise patience and understanding for those twice a day stops as our children go to school for their formal education. Let's all show them (and each other) proper civic courtesy, patience and understanding!

The safety of our children is paramount. Parents and caretakers are reminded to observe posted signs and not to park too close to the corner of Audubon and Mountain Lake Road. Road users are reminded to be mindful of the bus stop and enter and exit the community using extreme caution, especially during school bus hours. And our students are reminded to use caution and be extra careful while using and accessing the bus stop.

Parents of school-aged children are strongly encouraged to speak with their school boards and PTAs about possible alternative bus stop options that will improve safety for our children.

Wishing all our students a safe and enriching school year!

Please Drive Safely in Sleepy Hollow

The maximum legal speed in Sleep Hollow is 20 MPH. However, residents are reminded to reduce speeds whenever pedestrians or children are observed, when rounding curves, navigating blind spots, and as weather and road conditions dictate.

Many of our roads are narrow. Please maintain your lane, especially when turning and navigating curves. No “Dutch Corners” please! Be safe, drive safe!

BLOCKED OR MISSING DRIVEWAY CULVERTS 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 on unpaved roads. Please help us keep our roads passable 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 someone to clean out your culvert, or if you need a contractor to install a driveway culvert, residents may contact the Board for a recommendation at Sleepyhollowhoawv@yahoo.com.

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 potential safety/environmental hazard to residents and may 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 July 29, 2022.

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



ATTENTION HIKERS

For the hikers intending to hike Sleepy Creek Wildlife Management Area during the months of September through December of 2022, I would like to make you aware of the following information.

September starts the hunting season for most desirable game including deer, squirrel, turkey and bear. During the months of September through December 31, 2022, hunters will be using a wide range of weapons from bows, crossbows, and a wide range of firearms.

It is my recommendation that hikers entering Sleepy Creek during this time **wear a bright color outer garment such as blaze orange**. If walking a dog, large or small, it is also recommended using some sort of bright colored covering for them also. Please be safe during this time and have fun.

Richard Roscoe
WV DNR Hunter Education Instructor

What is radon gas? Is it dangerous?

Recently, a fellow owner in Sleepy Hollow advised that he had his home tested for radon gas and the results came back well in excess of the Environmental Protection Agency's limit of 148 Becquerels/meter³ (4 picocuries/liter). The owner has since mitigated the risk by installing a ventilation system to reduce the level of radon gas below the EPA limit. Out of concern for his fellow residents, the owner requested SHLOA to share information about radon with members of the community. Here is what you need to be aware of, especially if your home has a basement or is built on a slab.

[Source: www.epa.gov] Radon is a naturally-occurring radioactive gas that can cause lung cancer. Radon gas is inert, colorless and odorless. Radon is naturally in the atmosphere in trace amounts. Outdoors, radon disperses rapidly and, generally, is not a health issue. Most radon exposure occurs inside homes, schools and workplaces. Radon gas becomes trapped indoors after it enters buildings through cracks and other holes in the foundation. Indoor radon can be controlled and managed with proven, cost-effective techniques.

Breathing radon over time increases your risk of lung cancer. Radon is the second leading cause of lung cancer in the United States. Nationally, the EPA estimates that about 21,000 people die each year from radon-related lung cancer. Only smoking causes more lung cancer deaths.

You can take steps to reduce and control the amount of radon in your home. Testing is the only way to determine radon levels. Have your home tested, either by a professional or with a do-it-yourself home test kit. If radon levels are high, contact a certified radon service professional to fix your home. EPA guidance suggests mitigating if levels are at or above 148 Becquerels/meter³ (4 picocuries/liter). Usually, radon problems are fixed using an underground ventilation system or by increasing the rate of air changes in the building.

For more information about indoor air quality and the health risk of radon visit www.epa.gov.

WEST VIRGINIA CODE

§20-2-58. Shooting across road or near building or crowd; penalty.

(a) In addition to any other prohibitions which may exist by law, it shall be unlawful for any person to shoot or discharge any firearms:

(1) Across or in any public road in this state, at any time.

(2) Within five hundred feet of any school or church; or

(3) Within five hundred feet of any dwelling house: *Provided*, That a person who is a resident of a dwelling house, and his or her authorized guest, may shoot or discharge a firearm in a lawful manner within five hundred feet of the dwelling house where the person lives, if the firearm is being discharged with the express or implied knowledge and consent of all residents of that dwelling house, and no other dwelling houses are located within five hundred feet of where the firearm is discharged; or

(4) On or near any park or other place where persons gather for purposes of pleasure.

(b) Any person violating this section is guilty of a misdemeanor and, upon conviction thereof, shall be fined not less than fifty dollars nor more than \$500 or confined in jail for not more than one hundred days, or both fined and confined.

(b) Notwithstanding the provisions of subsection (a) of this section, any person operating a gun repair shop, licensed to do business in the State of West Virginia and duly licensed under applicable federal statutes, may be exempted from the prohibition established by this section and section twelve, article seven, chapter sixty-one of this code for the purpose of test firing a firearm. The director of the Division of Natural Resources shall prescribe such rules as may be necessary to carry out the purposes of the exemption under this section and section twelve, article seven, chapter sixty-one and shall ensure that any person residing in any dwelling home within five hundred feet of such gun repair shop be given an opportunity to protest the granting of such exemption. *Note: WV Code updated with legislation passed through the [2013 1st Special Session](#). The WV Code Online is an unofficial copy of the annotated WV Code, provided as a convenience. It has not been edited for publication and is not in any way official or authoritative.*

Please obey all firearms and hunting laws and practice gun safety. Also, be sure to wear plenty of Blaze Orange outerwear as required by law whenever you are hunting or hiking. Have a safe and enjoyable Fall and enjoy the great outdoors!

Sleepy Hollow Snow Plowing Policy

Yes, it is almost that time of year again! It is possible that we will begin experiencing winter weather before the 4th quarter newsletter is published. Therefore, we are republishing our snow removal policy to keep our residents informed.

SHLOA follows a long-established policy regarding the plowing of roads during winter weather. The policy clearly states that roads are plowed whenever the depth reaches 3 inches anywhere in the development. We have unpaid volunteers checking on snow depth throughout the community especially in the problem areas. If the depth is not 3 inches, we do not plow.

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.
- **Do not** apply salt to unpaved roads; salt will create significant and costly damage and turn unpaved roads to mush.
- **Please** be patient with our contractors and the SHLOA Board; we are doing our best to provide these services.
- **Please** check in on your neighbors for their safety.

Thank you!

