

Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

September 2023



Ghost Pipe, 07/16/2023, Hedgesville, WV

	<u>SHLOA BOARD</u>	
President	Rick Inclima	
Vice President	Christopher Happel	
Treasurer	Rick Roscoe	
VP Roads	Roger Brown	
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, 6/10/2023

- Four (4) Positions were up for election for the 2023 election cycle (President, VP, VP of Roads, and Treasurer).
- Six (6) resumes (nominations) were submitted by Date of Record (April 15). Resumes were published in the 2 nd Quarter Newsletter, distributed on May 15 by mail and/or email.
- Ballots were prepare on May 13 and mailed on May 19, 2023. Names of those submitting resumes were printed on the ballot per the bylaws.
- 405 Ballots were mailed to 287 Owners in Good Standing.
- 100 Ballots were returned (24%)
- 92 Ballots were counted
- 8 Ballots were “void” due to lack of owner signature or voting for more than 4 candidates.

Election Results

Ballot Candidates: [Name printed on Ballot per SHLOA By-laws]

Rick Roscoe* 83 Votes
Rick Inclima* 79 Votes
Roger Brown* 63 Votes
CJ Happel* 51 Votes
Jody Brown 34 Votes
Amanda Hardy 32 Votes

Write-in Candidates: NONE

Note: One write-in candidate was entered on a void ballot.

2023 Election Summary

Rick Inclima, Rick Roscoe, CJ Happel, and Roger Brown were reelected to new 2-year terms.

As of June 10, 2023, the composition of the SHLOA Board of Directors is as follows:

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

Notice: Winter Board Meeting Schedule

Board meetings are regularly held on the 2nd Saturday of the month at the ball field at 10:00am. We anticipate continuing to hold our monthly meetings at the ball field this fall as long as the weather holds out.

With the cold weather approaching, the Board will 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 posted at the ball field and published on the front page of this newsletter.

FROM THE BOARD

President:

It's hard to believe that summer is nearly gone, fall is upon us, and old man winter will rear his snowy head again soon. But experiencing all four seasons is part of the beauty of living in WV.

Before putting summer in the rearview mirror, I would like to take a moment to thank the Board of Directors for their hard work on behalf of the community. In their official capacity, members of the Board (all volunteers!) assure that our roads and common facilities are inspected and maintained, our contractors are selected, our bills are paid, assessments are collected, newsletters are published, files and records are maintained, and the myriad of emerging issues impacting our community are thoughtfully considered and addressed.

But the volunteerism by Board members to improve our community extends well beyond their "official" duties. On one recent summer weekend, Vice President CJ Happel recruited a work party (all volunteers) to repair the small dock at the lake. On another weekend, a new dock ladder was purchased and installed. On yet another 2 weekends, the debris fences under the large dock were rebuilt and reinstalled. I want to personally thank CJ Happel, Chris Happel Sr., Jeremy, Jarrett, other volunteers and members of the Board who participated in facilitating these repairs, shopped for supplies, and transported materials. Several weeks ago, two members of the Board volunteered their time and labor to begin repairing of the damaged guard rail at the dam. Additionally, five new picnic tables were purchased, assembled and transported to the lake and pavilion this summer by Board members and other community volunteers.

Volunteerism helps build our community, creates long-lasting friendships, and saves substantial assessment funds that can be put to other necessary uses. Volunteerism also contributes substantially to keeping our assessments stable and affordable. I personally encourage and welcome all residents to participate in future volunteer activities such as our periodic clean-up days, fill potholes, clear ditches of debris, pick up litter/trash, help with community activities, etc. Every act of volunteerism, both big and small, contributes to the overall wellbeing and livability of our community. Thank you to all our volunteers for a job well done!

Enjoy the fall weather, be safe, and hope to meet you on a future volunteer project.

Rick Inclima



Treasurer:

Zoe and I are still actively pursuing past due assessments. In the month of August, we closed two liens and one property judgement with two others in the final stages. We will issue the 2024 assessments early in December.

Rick Roscoe

VP of Communications:

After a year of being on this board I think I am finally getting into the swing of things. I've enjoyed putting together these newsletters for everyone and encourage our neighbors to let us know about prevalent information to include in upcoming newsletters! I hope to continue to be a contributing member and am very excited for our official transition into becoming treasurer for our community come January.

Zoe Harris

VP of Common Facilities:

As we come to the end of the summer lake season, I want to thank all of our residents and their families for their continued respect of the lake attendant, lake rules and helping to keep the area clean. With everyone's combined efforts, we continue to have a safe, family friendly environment for us all to enjoy. I would also like to mention that it is wonderful that more residents are reserving the pavilion at the ballfield. If you would like more information on reserving the ballfield pavilion for your event/party etc, please contact me at wvrose612@gmail.com or 304-261-6283.

Thanks everyone!

Rose Carpenter

SLEEPY HOLLOW
TRUNK OR TREAT

SATURDAY, OCT 28TH
AT THE BALLFIELD
6:30-8PM

(Participants, please arrive at 6 to be ready for trick or treaters at 6:30)

**Cookies and Hot Apple Cider provided by
SHLOA**

If you are unable to participate, we welcome treat donations.

If you have any questions feel free to contact Rose Carpenter, VP Common Facilities.



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.

NOTICE

SHLOA's Policy Guidelines and House Rules for Rental Units are applicable to all rentals within Sleepy Hollow. The Guidelines and House Rules are posted on our website at www.shloa.com. Owners may also request a copy of the Guidelines and House Rules via email at Sleepyhollowhoawv@yahoo.com or by U.S. mail to SHLOA, 65 Audubon Road, Hedgesville, WV 25427.

Division of Natural Resources Warns: Don't Feed the Bears!!!

The Division of Natural Resources cautions all West Virginia residents that the feeding of black bears is a violation of state law, as well as a misguided disservice to our state animal, according to Christopher Ryan, Black Bear Project Leader for the Division of Natural Resources Wildlife Resources Section.

"It is understandable that some people will illegally set out food to get a glimpse of this magnificent animal," Ryan said. "However, too often these actions regrettably result in the death of the bear. Bears that wander near residential areas in search of food are less likely to stay if they do not find anything to eat."

Bear populations have increased and expanded across the state in the last 10 years. "We have been receiving numerous calls concerning bear sightings from areas that have not had bears in the recent past. Bears have been reported in all 55 counties and we have received many reports of sows with cubs in the northern and western portion of the state."



Bears often become habituated to handouts and lose their fear of humans. When bears lose this fear they resort to raiding garbage, outdoor freezers, and other food sources associated with people. Unfortunately, if these activities are repeated, Division of Natural Resources personnel are forced to humanely destroy the offender for safety reasons.

"Unintentional feeding of black bears is a major concern to the Division of Natural Resources," Ryan said. **"People need to secure garbage in bear-proof facilities and place trash out for collection on the morning of pick-up. Residents should remove all outside pet food at night, and bird feeders should be taken down, cleaned, and stored until late fall to further discourage feeding around human habitation."**

Feeding of any wildlife should be avoided for numerous reasons including but not limited to disease transmission, increased predation, habitat destruction around the feeding site, ethical concerns, and the animal's overall health. Following these practical and common sense recommendations will reduce bear-human conflicts and assure that more of the state's animals will remain wild.

For more information on how to discourage nuisance bears or anyone experiencing bear problems should contact the local DNR District Office.

GYPSY MOTHS IN SLEEPY HOLLOW

WV Dept. of Agriculture to Conduct Egg Mass Survey

At our July meeting the SHLOA Board approved participation in the WV Dept. of Agriculture's (WVDOA) gypsy moth egg mass survey program. Our neighbors in the Woods Resort are also participating in the survey.

The WVDOA will conduct a site visit survey this fall to determine the level of infestation based upon an egg mass "count." Thereafter, WVDOA will notify Sleepy Hollow if it qualifies for participation in the WV Cooperative Spongy Moth (*Lymantria Dispar*) Suppression Program.

According to the WVDOA, the spongy moth (previously known as the gypsy moth) is the most serious insect pest ever to invade West Virginia's forests. The first adult male spongy moths were trapped in West Virginia in 1972. The first caterpillars were found in 1978. Since then, this destructive insect has continued to spread, while funding to combat the pest has been difficult to maintain. These circumstances created the need for a spongy moth cooperative suppression program for landowners in the generally infested areas in West Virginia (including Morgan and Berkeley Counties).

Severe economic loss of valuable timber, significant impact on outdoor recreational opportunities in heavily infested areas, adverse effects on some forms of wildlife through food loss and changes in habitat, and destruction of the aesthetic beauty of our forested communities are expected results of the onslaught of the spongy moth. In addition, a health problem, in the form of an allergic reaction, may occur in a few people when they come in contact with large numbers of spongy moth caterpillars.

Per the WVDOA, repeated heavy defoliation by spongy moth kills trees. Spruce, pine and hemlocks die after a single heavy defoliation. Hardwood tree mortality, after two successive years of defoliation, can reach as high as 80%. The forest trees preferred by this insect are oaks, and the oak-hickory type makes up about 77% of West Virginia's woodlands. Studies by the West Virginia Department of Agriculture and West Virginia Division of Forestry confirm that as much as 25 percent mortality after one year of heavy defoliation could be expected in timber stands if spongy moth populations are left untreated.

Upon completion of the egg mass survey, the WVDOA will advise SHLOA (in December 2023) of the egg mass survey results and their recommendations to treat (or not to treat). Should treatment be recommended, SHLOA will consider treatment costs, how to fund treatment, and the effectiveness and safety of treatment options. Sleepy Hollow's 868 acres were last treated for gypsy moth infestation through the WVDOA in 2008.

Additional information about gypsy moth infestation and control options can be viewed at the WVDOA Plant Division website at: <https://agriculture.wv.gov/divisions/plant-industries/forest-health-protection/>.



Spongy Moth Female

Spongy Moth Male

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!



2023 Budget as of Sep 1, 2023	2023 BUDGET	YTD	DIFFERENCE
INCOME			
2020 HOME OWNERS ASSESSMENTS	\$139,150.00	\$122,673.31	\$16,476.69
PAST DUE (2018 AND PRIOR) TARGET	\$5,000.00	\$7,654.37	-\$2,654.37
MISCELLANEOUS INCOME	\$2,000.00	\$1,028.00	\$972.00
OPERATING INTEREST		\$0.00	\$0.00
REFUNDS	\$0.00	\$0.00	\$0.00
MAIL BOXES	\$350.00	\$200.00	\$150.00
TOTAL INCOME	\$146,500.00	\$131,555.68	\$14,944.32
2023 RESERVE ALLOCATIONS			
CAPITAL IMPROVEMENT FUND	\$20,875.00	\$19,549.15	\$1,325.85
EMERGENCY FUND	\$13,900.00	\$13,032.77	\$867.23
TOTAL RESERVE FUND	\$34,775.00	\$32,581.92	\$2,193.08
FIXED ESPENSES			
INSURANCE/TAX/LICENCES/PERMITS	\$4,500.00	\$3,380.17	\$1,119.83
STORAGE	\$600.00	\$600.00	\$0.00
LIGHTS AT BALLFIELD AND LAKE	\$320.00	\$202.03	\$117.97
RELIEF STATIONS	\$1,100.00	\$572.40	\$527.60
COMMUNICATIONS	\$1,800.00	\$1,410.92	\$389.08
TOTAL	\$8,320.00	\$6,165.52	\$2,154.48
ADMINISTRATIVE			
ADMINISTRATIVE/OFFICE SUPPLIES	\$500.00	\$484.52	\$15.48
COMPUTER, SOFTWARE, OFFICE EQPT	\$150.00	\$49.90	\$100.10
LEGAL FEES	\$5,000.00	\$5,002.31	-\$2.31
TREASURERS/ACCOUNTING/INVOICING	\$3,700.00	\$1,740.16	\$1,959.84
TOTAL	\$9,350.00	\$7,276.89	\$2,073.11
ROAD UPGRADES			
UNPAVED	\$40,000.00	\$55,500.00	-\$15,500.00
PAVED	\$1,000.00	\$9,500.00	-\$8,500.00
SNOW REMOVAL	\$12,000.00	\$1,242.74	\$10,757.26
TOTAL	\$53,000.00	\$66,242.74	-\$13,242.74
COMMON FACILITIES			
LAKE ATTENDANT	\$6,500.00	\$8,277.50	-\$1,777.50
LAWN CONTRACT	\$5,100.00	\$3,404.70	\$1,695.30
MAINTENANCE	\$7,300.00	\$3,998.73	\$3,301.27
CASUAL LABOR	\$1,500.00	\$0.00	\$1,500.00
COMMUNITY ACTIVITIES	\$600.00	\$0.00	\$600.00
TOTAL	\$21,000.00	\$15,680.93	\$5,319.07
2023 RESERVE FUND			
	\$32,581.92		
TOTAL 2021 EXPENSES	\$131,555.68	\$126,498.00	\$31,078.92