

Sleepy Hollow Lot Owners Association Newsletter

www.shloa.com

Sleepyhollowhoawv.yahoo.com

Feb 2020



	<u>SHLOA</u> <u>BOARD</u>	Contact us @ Sleepyhollow hoawv@yahoo .com
President	Rick Inclima	
Vice President	Larry Znaniiecki	Phone #s Removed for Web posting
Treasurer	Rick Roscoe	
VP Roads	Roger Brown	
VP Communicati on	Beth Znaniiecki	
VP Common Facilities	Stacey Weiant	
Secretary	Jane Munson	

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

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 Corporation Board Elections

Three Positions Up for Election in 2020

The Sleepy Hollow Lot Owners Association, Inc. (SHLOA) is a non-profit *corporation* organized and existing under the laws of the State of West Virginia. The affairs of the *corporation* are carried out by a Board of Directors elected by the membership (lot owners). You, the *membership*, are essentially the stockholders of the SHLOA *Corporation*. As such, YOU have a vested interest in the operation of the *corporation* and the SHLOA Board of Directors.

The operation of SHLOA, Inc. and the duties and responsibilities of the Board of Directors are spelled out in the SHLOA Bylaws (a copy of the Bylaws is posted at www.SHLOA.com). Per the Bylaws, the seven (7) member Board of Directors consists of a President, Vice President, Secretary, Treasurer, Vice President of Roads, Vice President of Common Facilities, and Vice President of Communications. This year, three (3) of the seven (7) Board of Director positions are up for election.

The Board manages the financial affairs of the *corporation*, establishes and collects annual and special assessments, and invests and manages the Working Fund, Capital Improvement Fund, and Emergency Fund established under the SHLOA Bylaws. All Board positions are volunteer positions, and no member of the SHOLA Board receives a salary or other compensation for serving the community.

The Board needs your help managing the affairs of the *corporation* for the betterment of the community. If you are interested in running for a SHLOA Board of Directors position, please submit a resume announcing your intent to run for a Board position (*see Request for Resumes published in this newsletter*). Resumes will be printed in the 2nd Quarter (May) newsletter, and the names of those submitting resumes will appear on the printed ballot. Ballots will be mailed to each lot owner of record 21 days in advance of the Annual meeting. Election results will be announced at the Annual Meeting scheduled for Saturday, June 20, 2020, at 10:00 AM at the ball field pavilion.

SHLOA Seeks Treasurer-In-Training

Training/mentoring will be provided

The SHLOA Board is seeking persons interested running for the Board and becoming our next Treasurer. This position is absolutely vital to the operation of the Association. The position of SHLOA Treasurer will be up for election in 2021. Our current Treasurer, Rick Roscoe, has faithfully served as a member of the Board for well over 20 years. SHLOA is seeking a “Treasurer-in-Training” who can step in and pick up the reigns in 2021. Rick Roscoe has volunteered to provide training to any interested candidate(s) over the next year so they will be prepared to step in and run for office in 2021.

Duties of the Treasurer include keeping the Association’s financial books and records, preparing budgets, preparing annual assessment notices, receiving and depositing of all funds of the

Association, maintaining current Owners List, and disbursing funds (i.e., pay the bills) on behalf of the Association.

SHLOA cannot function without a competent and dedicated Treasurer. We have been extremely fortunate to have such a Treasurer in Rick Roscoe. But the time is now to identify and train our future Treasurer.

We cannot leave this to chance; we need your help. The ideal candidate will be computer literate, understand basic accounting principles, and be honest and hard working. Interested candidates are encouraged to send an email to SHLOA at Sleepyhollowhoawv@yahoo.com or contact Rick Roscoe directly.

REQUEST FOR RESUMES - SHLOA BOARD OF DIRECTORS

This year there are three (3) positions open on the SHLOA Board of Directors. Elections for the SHLOA Board will be held during the month of June 2020.

You can self-nominate for a Board position by submitting a resume including your name, address, section/lot number(s), a brief description of why you would like to serve on the Board of Directors and any other information you would like to share with our community. Your resume will be printed in the 2nd Quarter SHLOA Newsletter. Resumes must be received by April 15, 2020.

Eligibility Requirements: A lot owner is eligible to run for a position on the Board if he or she is a Member in Good Standing. A Member in Good Standing is an Owner of Record and all lot assessments are paid as of the Date of Record, April 15, 2020. The Owner of Record is the owner listed on SHLOA's records as of April 15, 2020.

SHLOA needs your help and welcomes your participation! Many have served for many years, and we need the next generation of leaders to bring your ideas and talent, get involved, and learn the operating processes of managing our HOA!

Please send your resume to:

Sleepy Hollow Lot Owners Association, Inc.
66 Audubon Road
Hedgesville, WV 25427
ATT: ELECTION COMMITTEE

Or email your resume to: sleepyhollowhoawv@yahoo.com



IMPORTANT ASSESSMENT INFORMATION

Per the Declaration and By-Laws of Sleepy Hollow, assessments are to be paid on or before January 31st of each year. If the assessment is not paid, the debt becomes a lien on the land, securing the debt. The Association may also file suit and obtain a personal judgment against the homeowner. Such a judgment will then be enforceable by sale of the land, and the Sheriff of Berkeley or Morgan County, respectively, can execute the judgment by seizing and selling personal property. If required to seek judgment, the Association is entitled to recover its reasonable attorney fees in addition to the unpaid assessment(s) under Chapter 36B of the West Virginia Code, which will increase the total amount owed to the Association. SHLOA has been successful in obtaining judgments against delinquent members in the past. Please do not force SHLOA to seek a judgement, as this is not something we enjoy or take lightly.

SHLOA understands that some members may desire to pay the debt owed to the Association but are not currently in a financial position to make a lump sum payment. SHLOA is amenable to entering into a payment plan agreement provided that payments are made in accordance with the payment plan agreement. Once all payments are made, the judgment will be released.

Restrictive Covenants, Sleepy Hollow Subdivision

ABANDONED VEHICLES

Prohibitions on abandoned or junk vehicles are part of Sleepy Hollow's Restrictive Covenants. Covenant No. 12 states:

12) No trucks, buses, old cars or unsightly vehicles of any type or description may be abandoned on said lot.

The prohibition on abandoned vehicles is applicable to all lots. Abandoned vehicles present a safety/environmental hazard and adversely affect property owners and property resale values.

State and County statutes define what constitutes an abandon or junk vehicle, stipulate State/County authority to remove abandoned or junk vehicles from public and private property, and the imposition of fines and cost recovery to property owners associated with said removal.

Lot Owners are reminded that the Restrictive Covenants are part of your property deed and run with the land. Please do your part and remove any abandoned/junk vehicles. Failure to remove abandoned/junked vehicles will ultimately result in enforcement activity through State and County authorities. Thank you.

SHLOA ANNUAL MEMBERSHIP MEETING

The Annual Membership Meeting will be held on Saturday, **June 20, 2020**, at 10:00 AM at the ball field pavilion. This is your opportunity to meet the Board of Directors, volunteer for committees, and get involved. All residents are invited to attend!

FROM THE BOARD

A MESSAGE FROM YOUR PRESIDENT

The SHLOA Board of Directors is responsible for maintaining our roads and common facilities, collecting assessments to fund maintenance and other obligations, publishing this newsletter, and managing the overall affairs of the Corporation.

As with any organization, nothing happens by chance. Operating SHLOA takes people like you and talents like yours. SHLOA needs people to run for office and to serve on our various standing committees (e.g., Election Committee, Roads Committee, Common Facilities Committee, and Communication Committee).

Of immediate concern is the need to identify and train our next Association Treasurer (see related article in this newsletter). Our current Treasurer announced to the Board his intent to retire at the completion of his current term, which ends in 2021. We are therefore seeking persons interested in training for the Treasurer's position and running for the SHLOA Board. Please contact Treasurer Rick Roscoe if you are interested in training for this vital position.

This coming spring, we will schedule our state-mandated biannual inspection of the dam. The dam is our most critical asset and must be maintained and inspected as provided by WV law. The biannual dam inspection is required to be conducted by a Professional Engineer (PE). On behalf of SHLOA, the Inspector/PE files an Inspection Report with the WV Department of Environmental Protection, Dam Safety Section. As information, maintenance work on the Emergency Spillway at the dam is scheduled for 2020 in anticipation of our state-mandated biannual inspection.

Again, nothing happens by chance and we need your active participation. Our annual Board elections will be held in May/June 2020. We need owners to run for positions on the Board of Directors and to volunteer to serve on committees. Please see the Request for Resumes published in this newsletter for details on how to run for a position. Ballots will be mailed to each owner in good standing in last half of May, so please vote. Election results will be announced at the Annual Membership Meeting on June 20, 2020. I hope to see you there!

Rick Inclima
President

A MESSAGE FROM YOUR TREASURER

The year 2020 is off to a good start. The assessment collections are coming in at a great rate. to date we have already collected over \$97,000.00 in January. If you add in the February collections we are over \$100,000.00. I have also been able to close 2 Property Judgments and 3 liens collecting almost \$3,000.00 in over due assessments. I am very optimistic for 2020.

Rick Roscoe
Treasurer

2020 Budget as of January 31, 2020	2020 BUDGET	YTD	DIFFERENCE
INCOME			
2020 HOME OWNERS ASSESSMENTS	\$139,700.00	\$95,075.02	44,624.98
PAST DUE (2019 AND PRIOR) TARGET	\$3,000.00	\$2,373.65	626.35
MISCELLANEOUS INCOME	\$140.00	\$96.00	44.00
OPERATING INTEREST		\$0.00	0.00
REFUNDS	\$0.00	\$0.00	0.00
MAIL BOXES			
TOTAL INCOME	\$142,840.00	\$97,544.67	45,295.33
2020 RESERVE ALLOCATIONS			
CAPITAL IMPROVEMENT FUND	\$17,145.00	\$14,617.30	2,527.70
EMERGENCY FUND	\$11,430.00	\$9,744.87	1,685.13
TOTAL RESERVE FUND	\$28,575.00	\$24,362.17	4,212.83
FIXED ESPENSES			
INSURANCE/TAX/LICENCES/PERMITS	\$5,000.00	\$4,146.68	853.32
STORAGE	\$600.00	\$0.00	600.00
PHONE AT LAKE	\$600.00	\$45.26	554.74
LIGHTS AT BALLFIELD AND LAKE	\$320.00	\$23.28	296.72
RELIEF STATIONS	\$1,000.00	\$0.00	1,000.00
COMMUNICATIONS	\$1,800.00	\$0.00	1,800.00
TOTAL	\$9,320.00	\$4,215.22	5,104.78
ADMINISTRATIVE			
ADMINISTRATIVE/OFFICE SUPPLIES	\$500.00	\$0.00	500.00
COMPUTER, SOFTWARE, OFFICE EQPT	\$150.00	\$0.00	150.00
LEGAL FEES	\$5,000.00	\$0.00	5,000.00
TREASURERS/ACCOUNTING/INVOICING	\$2,500.00	\$0.00	2,500.00
TOTAL	\$8,150.00	\$0.00	8,150.00
ROAD UPGRADES			
UNPAVED	\$24,000.00	\$0.00	24,000.00
PAVED	\$1,000.00	\$0.00	1,000.00
SNOW REMOVAL	\$13,000.00	\$2,260.30	10,739.70
TOTAL	\$38,000.00	\$2,260.30	35,739.70
COMMON FACILITIES			
LAKE ATTENDANT	\$5,500.00	\$0.00	5,500.00
LAWN CONTRACT	\$6,100.00	\$0.00	6,100.00
MAINTENANCE	\$7,300.00	\$0.00	7,300.00
CASUAL LABOR	\$1,500.00	\$0.00	1,500.00
COMMUNITY ACTIVITIES	\$1,200.00	\$0.00	1,200.00
TOTAL	\$21,600.00	\$0.00	21,600.00
2020 RESERVE FUND			
TOTAL 2020 EXPENSES	\$105,645.00	\$30,837.69	66,706.98

Hedgesville Public Library

207 North Mary Street, Hedgesville, WV 25427

Phone: (304) 754-3949

Fax: (304) 267-9720

Branch Manager: Dana Phelps

Library Director: Gretchen Fry

Hours of Operation

Mon | 10:00 AM - 7:00 PM

Wed, Fri | 10:00 AM - 5:00 PM

Saturday | 10:00 AM - 3:00 PM

Sun, Tue, Thu | CLOSED

Song Of March

By: Patricia L. Cisco

With winter's footprints in the past, and snows begin to melt at last.
With longer days and shorter nights, the wayward winds of March take flight.
Four winds she holds within her grip, then hurls them from her fingertip.
Her woolly, fleecy clouds of white, she sets in skies of blue delight.
Her wild bouts of gusty breezes roar through valleys, hills, and trees.
That high pitch whistling song she sings awakens earth and flowering things.
She tears a hole in heaven's sky so sun can shine and rain can cry.
She gently calms as spring draws near, as blooming daffodils appear.
She welcomes April showers in, then gathers up her dwindling winds.
Now her long journey home begins, knowing she'll be back this way,
upon a cold, late winter's day, when nights grow short
and days grow long.
Listen for her whistling song!

Please Do NOT Apply Salt on Dirt Roads

Unfortunately, there are limited options for dealing with ice on dirt roads. Ice cannot be plowed down to dirt level. The only viable option is to spread cinders. Salt CANNOT be used on dirt roads; it will make a bad situation MUCH, MUCH worse. There are cinder barrels in the neighborhood for resident's use. Please avail yourself to some when ice is forecast.

Applying salt to dirt roads will make them mushy, muddy and virtually impassable. SHLOA will have no choice but to hold persons spreading salt on our unpaved roads liable for such costs. Help keep our unpaved roads open during winter weather. Please do NOT apply salt on unpaved roads!

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