

LRVPOA

JANUARY, 2008 NEWSLETTER

Greetings to all of our members and best wishes for a successful and prosperous New Year! We hope this newsletter provides useful information and helps the Board of Directors to communicate more effectively with the membership. We are here to address your concerns, solve problems as best we can, and improve conditions for all Association property owners within the scope of the Covenants and By-laws. We welcome your comments, criticisms, and suggestions.

Financial Reports and Assessments for 2008 Announced

As discussed at the Annual Meeting in June, the Board of Directors has set a goal of establishing a reserve fund that would eventually equal one year's operating budget. The purpose is to provide a financial "cushion" in the event of particularly severe weather and/or unexpected road maintenance projects. Based upon past savings and generous contributions from many owners, we begin 2008 with a reserve fund that is nearly one-half of that goal.

At the December 2007 meeting of the Board of Directors, the annual fee assessed on each property was increased by 10% (as allowed by the Covenants). That new fee structure is reflected on the enclosed invoice. The Board believes the increase in the annual fee is justified because most of our road maintenance costs have increased more than ten percent. In addition to the actual road work, the Board has authorized significant tree trimming (see below) that places an extra burden on the budget. Please plan to pay your 2008 fees in a timely manner to ensure that the Association maintains its financial position as we enter the winter season and in anticipation of the significant spring road work that will need to be performed.

As noted on the enclosed invoice, the payment is due by March 1, 2008. Please note that to avoid a late fee and interest penalties, as stipulated in our Covenants, your payment must be received by that date. If you have a question about your annual fee, please contact Treasurer Greg Thomas .

New LRVPOA Web Site Launched

A completely redesigned web site for the Lost River Valley Property Owners Association was launched in December at www.lrvpoa.org to facilitate ongoing communication between members and the board. Features include contact information for board members, complete copies of the By-laws and Covenants, highlights of important provisions of those documents for quick reference, annual meeting minutes and annual operating budget, detailed association maps by subdivision section, newsletter archives, links to important county services and links to utility and basic service providers in the region. As circumstances may warrant, special notices to the membership regarding snow emergencies, road conditions, etc. will be posted on the top-level page.

A feature we hope everyone will find useful over time is a member-to-member service provider reference page that will include service provider categories with the names and contact information of members' who volunteer to provide a reference (either positive or negative) for service providers such as carpenters, roofers, painters, plumbers, etc. In order to encourage open and honest references while eliminating liability to LRVPOA, our reference page features only the name and contact information of the member providing the reference. It will be up to the member seeking services to contact the reference provider to discuss quality, price, etc. of the service provided.

Please volunteer to provide a service provider reference by sending an email to the web master . Be sure to include your name, email address, phone number, name of the service provider and description of the service. Please note, our site uses a "mask" to prevent spammers from harvesting your address from the site.

The new LRVPOA web site was produced with volunteer services provided by Dan Reichard, an association member.

Association Road Maintenance Progresses

The spring road work was carried out in June. This consisted of grading and laying down crusher run by our contractor Keith Dove. Due to moderate weather the roads held up well during the summer and into the fall. As of December, the roads were in fair condition, with recurrent washboarding on some of the grades. As usual, we must tolerate the washboarding until next spring, when the roads will be graded again. Derrick Strawderman, who did an excellent job of snowplowing last year, is on call for snow removal again this year.

The Board will conduct a road survey in April to plan the next phase of road maintenance and improvement. We plan to seek advice on solutions for the recurrent washboarding on our roads. This may involve rebuilding some of the roads, and could involve some heavy costs.

If anyone has particular concerns about sections of the road, please let a Board member know between now and the survey. We will try to address all problems in the spring and fall road work plans.

Please drive slowly (15 mph) and carefully along our roads and remind your visitors and contractors to do the same. This is for everyone's safety, but also because slow speeds will minimize undue stress on the roadbed and will allow the roads to hold up longer.

Construction/Renovation Fee Schedule Approved

Property owners are reminded that our Covenants require prior approval by the Board of Directors of any construction or renovation on your property. More specifically, prior approval is required

for the construction of any building (including sheds and garages), decks, fences, wall structures, driveways, or other improvements (including major landscaping).

Construction may not begin until the Board has had thirty days to review detailed written plans and specifications. The Board typically reviews the proposal to make sure set back and property line restrictions are met, the proposed structure is harmonious with surrounding structures and, in the case of driveways, water run-off does not adversely affect road maintenance or other properties.

Written plans should be sent to the Association at: LRVPOA, PO Box 40, Lost River, WV 26810. If you have any questions about a project, please contact President Bob Alcock at 304-897-7202 or by email .

At the 2007 Annual Meeting, the Association's members adopted the following schedule of voluntary construction/improvement fees. Owners are asked to make a contribution to the road fund in the amount specified at right, depending on the type of project the owner wants to undertake. The funds will be used by the Association to offset the wear and tear on the roads caused by the heavy vehicular traffic associated with completing the project.

1. New Home	\$300
2. Major Renovation/Major Landscaping	\$250
Adds 50% or more square footage to current structure, and/or 15 or more truck loads of fill material.	
3. Minor Renovation/Minor Landscaping	\$200
Adds less than 50% square footage to current structure, and/or 14 or less truck loads of fill material.	
4. Other Improvement	\$100
Job takes less more than 5 working days.	
5. Small Jobs	No Fee
Job takes 5 or less work days, e.g. storage shed or decking.	

Tree Trimming Complete for Season: More to Come

Throughout the Association, we have had a continuing problem related to vegetation, mostly trees, encroaching on our roads. Over the years, volunteers attempted to trim back the growth as best they could. Our efforts have helped, but we do not have the equipment to reach high enough or dispose of the refuse. This year the Board of Directors decided to hire a tree trimming service to trim back the canopy over our roads. The crew was directed to trim up to 20 feet over the roads and 15 feet over the ditches.

Because we don't have the funds to trim all LRVPOA roads the same year, the Board envisions a three year program that will eventually encompass every road.

In 2007 we focused on the areas recommended by our road contractors: Settlers Valley Way, Whispering Pines Way and Valley View Road. In 2008, we will trim along Meadow Lane, Wildlife Drive, Fox Squirrel Way and Pleasant Valley Drive. In 2009, we will trim along Moonshine Hollow Road, Hunters Ridge Road, Spurs Access Road, Toms Knob Approach and Walnut Hill Road.

The trimming allows us to pass easily along our roadways, allows our contractors to maintain ditches, grade roads and plow snow, and allows the sun to melt snow and ice. As an added benefit, the trimmed vegetation is chopped into mulch and left for us to use free of charge. Piles of mulch are located towards the end of Settlers Valley Way, at the corner of Settlers and Whispering Pines, and at the bottom of the "S" curves on Whispering Pines. Please take advantage of this free mulch.

Potholes: What Every LRVPOA Member Should Know

We are well into that time of year when potholes appear in our roads like magic. Left to their own, they are known to spawn whole fields of impassable critters. Now there is an easy solution. When our road contractor finished the Fall road work, he had some crusher run still in his truck, which he left for us at the corner of Settlers Valley Way and Whispering Pines. So we are now empowered to fill our own potholes!

It's easily done. Grab a couple of old buckets and a shovel, go to the pile of excess crusher run and fill your buckets with material. At the offending pothole, fill the hole with crusher run so that a gentle hump is formed. Pat it down with your shovel, leaving the hump in place. Stand back and admire your work! Good job! And thanks for helping to keep our roads in top shape.

Next LRVPOA Annual Meeting

Our By-Laws stipulate that the Association is to meet annually, at 1:00 PM on the first Saturday in June, which, in 2008, falls on June 7th. We look forward to seeing you then. A more formal announcement will be sent by mail in May.

County Planners Pursue Cell Service for Lost River

It probably is inevitable that cellular phone service will one day find its way to the Lost River Valley, but that day may be soon due to the efforts of the Hardy County Commission and the County Planning Office.

Responses from LRVPOA members to the news is likely to be as varied on this subject as with any other. Some members have cherished the ability to escape cell phone range in Lost River, while others find the lack of cell service to significantly impede mixing business with pleasure while enjoying their properties in LRVPOA. There also is concern about placement of cell towers. Will

their placement become blights on the landscape, or will they be strategically placed to preserve the natural beauty of the valley? For these reasons, the LRVPOA Board of Directors has taken no official position on developing cell service for the area.

In late November, 2007, the Hardy County Commission began circulating a notice ([click here](#)) to local businesses to marshal support for a three-phase plan to bring cellular service to the eastern part of Hardy County. Cell service currently exists in the western part of the county via cell towers in neighboring Grant County. Although the notice is directed to businesses, individuals may wish to respond as well with their own feedback.

The notice indicates phase I includes tower sites located along Corridor H between Moorefield and Wardensville, with service in that area projected to begin sometime in 2008.

Although not noted in the Commission's letter, a Commission representative said phase II is intended to place one or more towers in the Lost River Valley to bring service to Lost River. Phase III of the project will extend service south of Lost River to Mathias. According to the Commission, negotiations with land owners for the placement of those towers has not yet begun. However, a Commission representative said site negotiations for phase II may be complete by the end of 2008 with tower construction starting soon thereafter.

Of course, the LRVPOA Covenants will protect the association from the placement of intrusive towers within the subdivision, but that is not the case for property surrounding us. Public commentary about this initiative should be sent to Hardy County Planning Office, 204 Washington Street, Moorefield, WV 26836.