

Lost River Valley PROPERTY OWNERS ASSOCIATION **Newsletter**

PO Box 40, Lost River, WV 26810 • www.lrvpoa.org • February, 2017

Financial Report and 2017 Annual Assessment

For the 2017 dues year, the LRVPOA Board of Directors approved maintaining dues level at \$175 per lot per year. The association remains in a favorable financial position with reserves funded in excess of requirements, and cash on hand above expenditures.

In 2017, no additional funds will need to be added to the reserve fund. We will continue to monitor and ensure that we maintain a minimum of one year's worth of operating expenses in the reserve. We have met and exceeded this requirement.

Invoices for 2017 LRVPOA assessments were mailed in mid-February (included with this newsletter). We ask that payment be made in a timely manner to ensure that sufficient funds are available for spring 2017 road maintenance, other maintenance, and winter 2017-2018 snow removal.

LRVPOA 2017 annual assessments are due by April 15, 2017. For your convenience, you may remit your annual dues online using Visa, MasterCard, American Express, Discover or by using a PayPal account. Visit the "Annual Dues" tab on the LRVPOA website for details. There is a nominal fee charged by PayPal to utilize this service. Otherwise, please remit 2017 assessment payments to: LRVPOA, P.O. Box 40, Lost City, WV, 26810.

Road Maintenance

In October 2016 Keith Dove, K&J Excavating, performed the fall roadwork for the association. In addition to the standard work of clearing culverts and ditches, Mr. Dove also re-graded and applied new gravel where needed. As always, property owners are encouraged to help keep the culverts along their property clear between routine roadwork in order to help minimize damage caused by water runoff.

Boom trimming along all LVRPOA roads was conducted this fall in October 2016.

We continue to try to work with the WV Division of Highway in regards to the regular maintenance of the 0.5 mile stretch of Settlers Valley Way between Mill Gap Road and the intersection of Settlers Valley and Whispering Pines. We encourage LRVPOA members who are dissatisfied with its current state to contact Mr. Lee Thorne, Supervisor, District Five Engineer/ Manager, (304) 289-3521, Lee.J.Thorne@wv.gov.

Spring Road Work is scheduled for the second or third week in May 2017. In addition to the standard road work, the Board will be engaging additional contractors to remove some trees that are in danger of falling across roads in the LRVPOA area. The rule of thumb for determining which trees to cut is as follows: any dead tree within 20 feet of the center of the road inside the LRVPOA limits are eligible to be taken down. If you have a dead tree on your property and you want to make sure that tree is cut down - and that tree is within 20 feet of the road center - feel free to mark the tree with orange tape and notify me.

FACEBOOK – We have a Facebook page ("LRVPOARoads") that we post items of interest pertaining to association roads. It is a closed group so only LRVPOA members will be permitted to join. As always, any concerns with LRVPOA roads should be directed to the Member-at-Large, DeWayne Lawrence, (540) 604-1825.

Construction/Renovation

In accordance with our Covenants, property owners who plan on building or renovating on their property require approval by the Board of Directors prior to beginning the work. A project approval check list is available on the Association's web site at www.lrvpoa.org/reno-const.html. Please submit the checklist along with appropriate plans at least 30 days before beginning your project. If the project requires driveway excavation or another type of major construction, a Board member, upon receiving your checklist/plans, will contact you to arrange an on-site meeting to discuss the project.

Hunting and Use of Firearms

We have received a number of complaints about hunting activity and repeated gunfire over the past year. Property owners should be aware of rights and limitations relating to hunting and discharge of firearms within the WV Code

(<http://www.legis.state.wv.us/WVCODE/Code.cfm>), and report violations to the Hardy County Sheriff at (304) 530-0222. As a reminder, the LRVPOA has a noise/nuisance clause in the covenants (Article VII, Section 5: "No noxious or offensive trade or activity shall be carried on upon any Lot or right-of-way, nor shall anything be done thereon which may be or become an annoyance or nuisance to the community."). Hardy County regulations also provide limitations on noise within residential use only zoned areas, and prohibit hunting activities on Sundays. We would encourage guests and residents to make use of public indoor shooting ranges for recreational purposes (<http://www.wvdnr.gov/Hunting/SRanges.shtm>).

Proper Trash Disposal

Residents who require trash disposal services should contact Envirco at <http://www.envircoinc.com> or (304) 897-6060. Please DO NOT leave trash alongside association roads. In addition to being an eyesore and a misdemeanor, this increases the likelihood of potentially dangerous bear activity. If you contract with Envirco, please place your trash out by 6:00 AM on collection day (Monday in LRVPOA) in one of the designated areas or containers. Envirco asks that bags be tagged with your account number and customer name, as theft of service is a crime and is unfair to their paying customers. If you do not contract with Envirco, you are responsible for proper trash disposal for yourself and any guests.

Board of Directors

June will be here before you know it and soon it will be time to select a new Board of Directors! It is likely that there will be several vacancies that need to be filled. This is the perfect opportunity to begin thinking about how you can contribute to our community and its development. If you are interested in running or have any questions about becoming a Board member, please contact any member of the current Board of Directors.

The current officers of the Association are:

President:	Belynda Hicks (bhicks180@gmail.com)
Vice President:	Stuart Pham (phamstuart@gmail.com)
Secretary:	Glenn Cudaback (glenn.cudaback@gmail.com)
Treasurer:	Robert Earl (rearl@hardynet.com)
At-Large/Roads:	DeWayne Lawrence (lawrenceda2001@yahoo.com)

Next Annual Meeting

As required in our By-Laws, our next annual meeting is scheduled for Saturday, June 3, 2017 at 1:00 PM. We encourage your feedback and hope that you can attend. We also hope that you will consider the possibility of becoming a Board member. An agenda will be sent to property owners in May.

New Owner Spotlight

Kevin Brown and Gelsey Bennett – Settlers Valley Way

Patrick and Allison Cooke – Tom's Knob

Jeff Herrity and John Copenhaver – Tom's Knob Approach

Tom and Sandra Dickerson – Whispering Pines

Walter and Corrine Marlowe – Pleasant Valley

Packard Family Trust – Whispering Pines

Stephen and Sharon Page – Tom's Knob

Greg Roberts and Daniel Brewer – Tom's Knob

Mark Sapiano and Stuart Bonner – Hunters Ridge

Dirk Smith – Hunters Ridge