

# *Lost River Valley* PROPERTY OWNERS ASSOCIATION **Newsletter**

PO Box 40, Lost River, WV 26810 • [www.lrvpoa.org](http://www.lrvpoa.org) • February, 2018

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## ***Financial Report and 2018 Annual Assessment***

For the 2018 dues year, the LRVPOA Board of Directors approved maintaining dues level at \$175.00 per lot per year (\$87.50 for half dues lots). The Association remains in a favorable financial position with reserves funded in excess of requirements, and cash on hand above expenditures.

In 2018, 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 fund. We have met and exceeded this requirement.

Invoices for 2018 LRVPOA annual dues assessment were mailed in early March (included with this newsletter). We ask that payment be made in a timely manner to ensure that sufficient funds are available for spring 2018 road maintenance, next phases of tree work, other maintenance, and winter 2018-2019 snow removal.

LRVPOA 2018 annual dues assessments are due by Friday, April 13, 2018. For your convenience, you may remit your payment online using the Association's 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 2018 annual dues assessment payments to: LRVPOA, P.O. Box 40, Lost River, WV, 26810.

## ***Road Maintenance***

In October 2017 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 to help minimize damage caused by water runoff.

Spring Road Work is scheduled for the second or third week in May 2018. Boom trimming along all LRVPOA roads will be conducted this fall in October 2018.

We continue to try to work with the WV Division of Highway regarding 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](mailto:Lee.J.Thorne@wv.gov).

It's time to pass the torch. I would like to say THANK YOU to everyone that has supported me over the last 5 years as your roads coordinator. We are actively seeking a volunteer for the LRVPOA Roads Coordinator (Member-at-Large) position. If you are interested in this position, please feel free to contact me and I will be happy to discuss the position and its responsibilities with you.

## ***Next Phases of Tree Work***

In addition to the standard road work, the Board has engaged an additional contractor to remove some trees that are in danger of falling across roads in the LRVPOA area. Phases 1 and 2 (Settlers Valley Way, Hunters Ridge, and Spurs Access) were completed in 2017. This year we will concentrate on Phase 3 and 4 (Whispering Pines, Valley View, Toms Knob Approach, and Meadow Lane). 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 DeWayne Lawrence (see above).

## ***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 <https://lrvpoa.org/renovation-construction-2/>. 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, may contact you to arrange an on-site meeting to discuss the project in more detail.

## ***New Signage in LRVPOA***

New speed limit and private drive signs will be installed this spring. The new signs will be fixed to pressure treated 5-6" fence posts and driven into the ground with a post driver. We intended to get this done this past Fall, but because it has been incredibly dry the past couple months and now the ground is frozen, it makes it difficult/near impossible to drive posts. We need to wait until the ground is thawed and moist. Another issue we've run into is that in some areas we will need to notify Miss Utility before driving posts. If you have suggestions on sign placement please reach out to Jason Peschau who is coordinating this project. As a reminder, the speed limit on ALL association roads is 15 MPH.



## ***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:

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|-----------------|---|
| President:      | <b>Belynda Hicks</b><br>(bhicks180@gmail.com)         |
| Vice President: | <b>Jason Peschau</b><br>(jason.peschau@gmail.com)     |
| Secretary:      | <b>Glenn Cudaback</b><br>(glenn.cudaback@gmail.com)   |
| Treasurer:      | <b>Robert Earl</b><br>(rearl@hardynet.com)            |
| At-Large/Roads: | <b>DeWayne Lawrence</b><br>(lawrenceda2001@yahoo.com) |

## ***Communication***

The Lost River Valley Property Owners Association has a new website and Facebook Group. The LRVPOA website is the official home for association updates and information. <https://lostriverpoa.wordpress.com/>. By migrating the LRVPOA website to the WordPress platform, we aim to enhance functionality using various plugins. Are you a WordPress savant and would like to help? Please contact LRVPOA Secretary and webmaster Glenn Cudabeck-Cox.

The LRVPOA has also set up a closed Facebook Group for property owners and permanent residents. The primary purpose of the Group will be to communicate real time announcements relevant to our Association. The name of the Facebook group is Lost River Valley Property Owners Association; once there, send us a member request.

We also have a Facebook page ("LRVPOA Roads") that we post items of interest pertaining to association roads. Both pages are closed 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.

## ***Mailbox Updates***

Over the winter, the aged mailboxes at the entrance to Settlers Valley Way were replaced. In addition to improved aesthetics, these new mailboxes allow front-loading by USPS (improved safety) and additional mail slots and package boxes. All existing residents with mail slots in the previous stands as well as all freestanding mailboxes have been migrated to the new units. There are some additional spots available and residents who need a slot should contact the Lost City USPS. Many thanks to Steve Roberts for spearheading this effort!



## ***Proper Trash Disposal***

Residents who require trash disposal services should contact Enviroco at <http://www.envirocoinc.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 Enviroco, please place your trash out by 6:00 AM on collection day (Monday in LRVPOA) in one of the designated areas or containers. Enviroco 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 Enviroco, you are responsible for proper trash disposal for yourself and any guests.

## ***Invasive Species: Autumn Olive***

The Problem: Autumn Olive has taken hold in many areas within the Association including: Settlers Valley in the area near Hunters Ridge and Spurs Access, the entire western side of Wildlife Dr. (even numbered addresses), Mill Gap, and sections of Meadow Lane.

What is it? Autumn-olive is a fast-growing and highly destructive shrub capable of forming dense thickets that outcompetes native vegetation leading to extinction of native species. Autumn Olive can reach up to 20 feet in height in a very short amount of time choking out native trees and plants. Because this shrub is capable of fixing nitrogen in its roots, it can grow on bare, mineral substrates.

Leaves are small and oval, dark green on the upper surface and silvery below. Small coppery dots occur on stems and leaves. This shrub has light yellow, highly aromatic flowers and produces large quantities of small, round, red fruits that are readily eaten and spread by birds.

Additional resources:

<https://extension.wvu.edu/lawn-gardening-pests/weeds/autumn-olive>

<http://www.wvnps.org/FightingInvasives.pdf>

## ***Next Annual Meeting***

As required in our By-Laws, our next annual meeting is scheduled for Saturday, June 2, 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***

Lawrence Caudle and Brian Wilson – Whispering Pines

Patrick and Allison Cooke – Walnut Hill

Patricia Scott – Pleasant Valley

Troika Group – Wildlife Drive

Doug and Nan Sohn – Whispering Pines

Wayne Turner – Valley View

Jessica Watson – Hunters Ridge