

Lost River Valley PROPERTY OWNERS ASSOCIATION Newsletter

PO Box 40, Lost River, WV 26810 • www.lrvpoa.org • February, 2019

New to Lost River?

Welcome! The Lost River Valley Property Owners Association (LRVPOA) stands ready to assist you in a variety of ways. If you are new to Lost River, please make sure that you contact us and let us know that you are here. You can contact our Treasurer, Bob Earl, at rearl@hardynet.com.

The Association was formed in August 1979 in order to bring property owners together and establish ways by which our properties can be fully enjoyed by all who are members. The main task of the Association is to coordinate and oversee road maintenance, and in line with our Covenants and By-Laws we also maintain an interest in the design and placement of new construction and renovation, oversee tree and brush trimming near roads, provide those traveling to and from LR road updates, and offer our members opportunities to voice concerns to the entire LRV community. It is our goal to establish and foster warm relationships between property owners and to be inclusive of all who hold a stake in Lost River Valley.

We are glad you are here and look forward to meeting you in the coming year!

From the President – Thank You...

Our Property Owners Association Board consists of some amazing people who continue to work year-round between annual meetings.

Jesse Halpern-Robinson, Vice President, also helps to oversee the trimming and clearance of dead/near-dead trees that are located within 20 feet of the center of association roads. While this is a large task that is not performed every year, being proactive in this way saves the Association quite a bit of money in the long-run and removes a significant safety concern. Emergency removal of fallen trees is far more expensive and

dangerous than preventative removal of dead/dying trees that are likely to fall in the future due to the stresses of nature. As a full-time resident of our Lost River community, Jesse is one of two Board members who lend eyes and ears to goings-on when the rest of us are not physically here.

Bob Earl, Association Treasurer, does a fantastic job of keeping track of Association finances, budgeting, contractor payments, and processing annual dues as well as maintaining a current log of property owners as they move into and out of the Association. Bob is another person who lives over half-time in our Lost River community.

Glenn Cudaback-Cox, Association Secretary, is also our “technological guru”. In addition to preparing the minutes from our meetings and maintaining correspondence with members for the Board, Glenn also oversees the Association’s website.

Belynda Hicks, At Large and former Board President, continues to work in the “ad hoc” position of Director of Roads, a busy position given that the Board is responsible for oversight of road maintenance. Belynda ensures that roads are cleared in times of inclement weather and is often the first person Association members turn to when trees fall across roads and block access to and from properties.

As we begin a new calendar year, I want to thank our Board members for everything they do for LRVPOA!

Financial Report and 2019 Annual Assessment

For the 2019 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 substantial reserve funding. No additional funds will need to be added to the reserve fund in 2019. We will continue to monitor

and ensure that we maintain healthy reserves for the Association.

Invoices for 2019 LRVPOA annual dues are included with this newsletter. We ask that payment be made in a timely manner to ensure that adequate funds are available for spring 2019 road maintenance, next phases of tree work, other maintenance, and winter 2019-2020 snow removal. 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 2019 annual dues payment to: LRVPOA, P.O. Box 40, Lost River, WV, 26810.

At the 2018 LRVPOA annual meeting, the Board outlined proposed actions to bring all property owner accounts current. This includes follow-up with late notices for current dues not paid and filing liens for unpaid accounts over 2 years not paid if not paid current in a reasonable time period following notification. In the long run, everyone is responsible for paying the fees by which we pay for the services we all enjoy. Board members pay the same fees along with all our neighbors.

Road Maintenance

In October 2018 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 2019. Boom trimming along all LRVPOA roads will be conducted this fall in October 2019 as we are sourcing a new contractor for this 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 fall we completed Phase 3 and 4 (Whispering Pines, Valley View, Toms Knob Approach). The final phase is planned for 2019 (Meadow Lane, Wildlife Drive, Fox Squirrel, Pleasant Valley, Moonshine Road). 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 Jesse Halpern-Robinson.

Planning Property Improvements This Year?

Our covenants require the LRVPOA Board to review plans for new construction and property owner improvements and renovations at least 30 days prior to its commencement. It is not the Board's role to inspect or license for safety, but rather to provide support to owners who are planning changes to properties, making sure these changes still adhere to Association Covenants and Bylaws while maintaining the interests of neighbors who want to enjoy their own homes as well.

The LRVPOA Project Approval Form is found on the LRVPOA website at <https://lrvpoa.org>. Please complete and send it to the Board. If you have any questions, you may find answers in the Covenants and Bylaws section of the website - or feel free to e-mail questions to Board members.

Why Is There A Voluntary Fee for Construction, Remodeling, and Improvements?

Members who have work performed on their properties by contractors - including adding fences or large-scale landscaping projects - are encouraged to make a contribution to the LRVPOA (see suggested fee schedule on the LRVPOA website). Our annual property owner fee has not increased in some time, even though the costs associated with maintaining roads has gone up considerably. Still, roads are affected by large construction vehicles heading to and from properties and this adds to our overall road maintenance costs.

Members can give back to the community with the contribution, which goes directly toward the roads budget. Thank you in advance for your generous consideration to help keep our roads in the very best shape they've been in years.

Speed Limit on Association Roads

You may have noticed that additional signs have placed on Association roads urging drivers to maintain a speed limit of not more than 15 miles per hour. This helps keep the dust down and minimizes wear on our roads. Please help us keep the roads in tip-top shape and take the speed less traveled.



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:	Phil Robey (philrobey1@gmail.com)
Vice President:	Jesse Halpern-Robinson (lostriverrealtor@gmail.com)
Secretary:	Glenn Cudaback (glenn.cudaback@gmail.com)
Treasurer:	Robert Earl (rearl@hardynet.com)
At-Large/Roads:	Belynda Hicks (bhicks180@gmail.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 Cudaback-Cox.

Three enhancements are being made to the LRVPOA website. The first is the addition of document upload capability for users. This will help users in many ways, including uploading images and construction request forms. The second improvement is an update to the PayPal functionality. This will allow for a shopping cart purchase experience for payment of annual fees as well as payment of construction and improvements contributions. The third improvement will be the first phase of a member-only, 'gated' section of the website. Once this section is completed, it will allow the LRVPOA Board and Association members to share information securely, and for members to opt in to email notifications.

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.

Proper Trash Disposal

Residents who require trash disposal services should contact Envirco at <http://www.envircoinc.com> or (304) 897-6060. 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. Many residents have reported trash being left outside of receptacles and unsecured, not only is this unsanitary and unsafe due to the attraction of bears and other wildlife it is also unpleasant. Trash should never be left

outside of receptacles, when the receptacle is full you should wait until the trash has been removed to add additional trash, or, for weekend residents, take your trash home with you when you leave.

Next Annual Meeting

As required in our By-Laws, our next annual meeting is scheduled for Saturday, June 1, 2019 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.

Contact Information

Property Owners – a gentle reminder of the importance for you to keep your (permanent) address and contact information up-to-date. We do occasionally get returned mail for property owners who have changed address. We sometimes must do heavy detective work locating them. Please assist us by keeping your contact information current. Contact Bob Earl, rearl@hardynet.com, with any changes.

New Owner Spotlight

Larry Beal and Matt Brandt - Settlers Valley Way

Yvonne Braithwaite - Whispering Pines

Kevin Brown and Gelsey Bennett - Settlers Valley Way

Taj Carson - Wildlife Drive

Barry Conaty - Mill Gap Road

Richard & Selima Crum - Meadow Lane

Stuart Cudaback-Cox and Glenn Cudaback-Cox - Wildlife Drive

Andreas Eichin and Eric Schwers - Settlers Valley Way

Carol and Terry Ford - Tom's Knob Approach

Nina Hamedani and Erkin Ozberk - Moonshine Hollow

Hardy County Holdings - Meadow Lane

Trevor Hess - Settlers Valley Way

Wendy Kaplan and Patty Clary - Whispering Pines

Alan Levin and Elizabeth Halloran - Settlers Valley Way

Tara and Mark Lunardi - Settlers Valley Way

Jason McBeth and Patrick Guarniere - Hunters Ridge

Michael and Brigette Polmar - Meadow Lane

Tom Robertson and John Biggs - Whispering Pines

Michael Schuchert - Hunters Ridge

Scott Schwartz and Mark Smith - Tom's Knob Approach

Eric Skovron and Yvonne Braithwaite - Whispering Pines