

Lost River Valley PROPERTY OWNERS ASSOCIATION Newsletter

PO Box 40, Lost River, WV 26810 • www.lrvpoa.org • February 2020

New to LRVPOA?

Welcome! The Lost River Valley Property Owners Association stands ready to assist you in a variety of ways. If you are new to LRVPOA, please feel free to contact us and let us know that you are here. The easiest way to reach us is through our website under "The Board" (<https://lrvpoa.org/the-board>). We are glad you are here and look forward to meeting you in the coming year!

Background

The Association was formed in August 1979, guided by our Covenants and Bylaws. The main task of LRVPOA is to coordinate and oversee road maintenance, but in line with our Covenants and By-Laws we administer required review of the design and placement of new construction and renovations, manage tree and brush trimming near roads, provide those traveling to and from LRVPOA road updates, and offer property owners a private communications vehicle for Association business. It is our goal to establish and foster warm relationships between property owners and to be inclusive of all who invest in LRVPOA.

—Philip V. Robey, President philrobey1@gmail.com

Thinking of Construction or Renovation?

LRVPOA Covenants require prior approval by the Board of Directors for any construction and certain renovations on your property. While we do determine whether the structure being built fits into a general sensical "look" that is found in the region, we are largely interested in making sure that any construction that occurs does not interfere with the rights and enjoyment of other property owners.

Construction may not begin until the Board has had thirty days to review detailed written plans and specifications for suitability and compliance with the Covenants. This is typically a proposal review 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.

Please use the LRVPOA project approval form to describe your project, found on our website, under Owner Info, Renovation & Construction at <https://lrvpoa.org/renovation-construction-2/>.

Please Remember – Property Owner Information

A gentle reminder of the importance for you to keep your (permanent) address and contact information up-to-date for LRVPOA master records. We occasionally get returned mail for property owners that have changed their billing address or other information. Please save us the heavy detective work! Send property owner information updates to lrvpoa@outlook.com.

Communication

LRVPOA has an official website, <https://lrvpoa.org>; and a private, LRVPOA owners-only Facebook Group, Lost River Valley Property Owners Association. To join the group, send a request from the Facebook page. Please note: **To streamline communications about road conditions, we closed the separate "LRVPOA Roads" Facebook group and now only use the main LRVPOA Facebook group.**

Our website now has the capability to allow members to upload documents, such as images and construction approval forms. The website also has a PayPal link to a shopping cart for payment of annual fees, voluntary construction and renovation contributions, and other voluntary LRVPOA contributions. Another improvement under way is the development of an opt-in member email platform for Association email notifications.

Roads and Associated Work

The regularly scheduled roadwork includes a full, late-spring filling of potholes, clearing of ditches, and addressing other structural issues followed by a resurfacing with gravel. The type and size of gravel varies whether the road is relatively flat (where larger stones are used) or steep (where smaller, more compact material is used). In the fall and in true emergencies, extra roadwork may be conducted as needed. Thanks to Keith Dove and his crew at K&J Excavating for diligently keeping our roads in shape.

In addition to maintaining the roads, the Association also oversees the clearing of brush on the sides of roads as well as the trimming of overhead branches that can hinder the large trucks used to restore and resurface areas. This year, we contracted with Phil Rinker to cut back brush and trim overhead branches in December. As we move forward into spring, further brush trimming likely will be needed in order to get the roads ready for summer.

Thanks to Board member Stuart Pham who has graciously taken on the job of overseeing roads. We also thank property owners who remove large branches and small trees from roads, and contact the Association when a tree blocks a LRVPOA road.

Financial Report and 2020 Annual Assessment

At the June 2019 LRVPOA Annual Meeting, the LRVPOA Board of Directors and owners approved maintaining annual dues to \$175.00 per lot per year for 2020 (\$87.50 for half dues lots). The Association remains in a favorable financial position with substantial investment funding for special or emergency projects. We continue to monitor and ensure that we maintain healthy investment funding for the Association, and whether increases in dues are needed in the future.

Invoices for 2020 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 2020 road maintenance, additional tree and brush work, other maintenance, and winter snow plowing. For your convenience, you may remit your payment online to the LRVPOA PayPal account. Visit the "Annual Dues" tab on the LRVPOA website (lrvpoa.org/payment-page). There is a nominal fee charged by PayPal to utilize this service. Otherwise, please remit 2020 annual dues payment to: LRVPOA, P.O. Box 40, Lost River, WV, 26810.

During 2019, the LRVPOA Board worked diligently toward bringing all property owner accounts current. This includes follow up with late notices for dues not paid, and filing liens for unpaid accounts following appropriate final notifications. Outstanding dues on non-lien properties are at the lowest level in years. In the long run, everyone is responsible for paying the dues LRVPOA needs to deliver the services we all enjoy. LRVPOA Board members pay the same dues rate as all property owners.

New Owner Spotlight-Welcome!

Tres Bailey & James Glueck - Tom's Knob Approach
Larissa & Peter Bottger - Settlers Valley Way
David Carter - Fox Squirrel Way
Richard & Selima Crum - Settlers Valley Way
Jenn & Alissa Curry Briggs - Settlers Valley Way
Eugene Del Gallo - Mill Gap Road
Chad Hrdina & Michael Zgoda - Spurs Access
Mark Kaminsky & Elisabeth Heller - Meadow Lane
Alma & Bruce Katsu - Pleasant Valley
Mamta Kaushal & Diego Ribeiro de Oliveira - Pleasant Valley
Bret Limage - Settlers Valley Way
Steve Marker & Joseph Palumbo - Settlers Valley Way
Jackson & Rachel McClam - Meadow Lane
S. Alexander Miller & Apryl Whitaker - Settlers Valley Way
Jeffrey Raup & Ryan Hinkley - Moonshine Hollow
John Rosato & Dan Fitz - Tom's Knob Approach
David Thrasher - Moonshine Hollow
Troika Group, Inc - Mill Gap Road
Mark Updike - Meadow Lane
Sarah Waldrop & Phil McNeal - Settlers Valley Way
Melanie Wilson - Mill Gap Road
Scooter Wooldridge & Lawrence Brown - Wildlife Drive

Residents Working Together

Last spring property owner Steve Roberts observed a problem with trash shed at the base of Settlers Valley Way, affectionately known as the "doll house" (used by active Envirco, Inc. customers for trash pickup). Steve offered to join forces with the Board to develop a plan to replace the shed with a new, larger structure as the doll house regularly was overfilled.

By July, the purchase and installation costs had been contributed voluntarily by LRVPOA Envirco customers and generous property owners, and in August, the doll house was replaced – ensuring no trash would be left outside the shed and making everyone very happy. Thanks to Steve Roberts for his effort to encourage donations and for coordinating the new shed build and installation.

As a reminder, the cost of trash service is NOT included in your annual association dues. If you are not a current subscriber, you should not use trash receptacles located throughout the community. For questions about trash or to become a subscriber please contact Envirco, Inc. at 304-897-6060.

LRVPOA Board Members

LRVPOA Board members are elected at our annual meeting, which is held on the first Saturday in June (June 1, 2020, at 1:00 pm). Thanks to our current Board members:

President: Phil Robey
philrobey1@gmail.com

Vice President: Jesse Halpern-Robinson
jessehalpernrealtor@gmail.com

Secretary: Glenn Cudaback-Cox
glenn.cudaback@gmail.com

Treasurer: Bob Earl
rearl@hardynet.com

Roads: Stuart Pham
phamstuart@gmail.com