

## **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](mailto:rearl@hardynet.com) or

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, but 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!

Philip V. Robey, President

[Philrobey1@gmail.com](mailto:Philrobey1@gmail.com)

## **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 home owners who have changed their home address and/or other information and we sometimes have to do some heavy detective work locating them. Please assist us by keeping your contact information current.

Contact Bob Earl at [rearl@hardynet.com](mailto:rearl@hardynet.com) if you have changes to make.

## **Thank You...**

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

Vice President, Jesse Halpern also oversees 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, it is calculated that being proactive in this way saves the Association quite a bit of money in the long-run. Cutting up and removing fallen trees in unplanned emergencies is far more expensive than locating trees that will undoubtedly fall in the future due to the stresses of nature. As a full-time resident of Lost River, Jesse is one of two Board members who lend eyes and ears to goings-on when the rest of us are not physically there.

Bob Earl, Association Treasurer, does a fantastic job of keeping track of Association finances as well as maintaining a current log of members as they move into and out of the Association. Bob is also responsible for budgeting and making payments to those contractors who perform the work outlined above as well as overseeing the collection of dues from members. Bob is another person who lives full-time in the Lost River community and is, therefore, able to address Association needs when the rest of us are away.

Glenn Cudaback-Cox, Association Secretary, is also our “technological guru.” In addition to recording and writing up the notes from meetings, and maintaining correspondence with members for the Board, Glenn also oversees the Association’s website and most recently took valuable steps to eliminate unwanted intrusive e-mails that had found their way into our system.

Belynda Hicks, 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 draw attention to the on-going work and efforts of our Board members and thank them for everything they continue to do for the LRVPOA!

### **Planning Property Improvement this Spring?**

The Board of the LRVPOA is required to review plans for new construction and home owner renovations and improvements *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, while maintaining the interests of neighbors who want to enjoy their own homes as well.

Please find the form for property improvements on the LRVPOA website, complete it, and send it to the Board. If you have any questions, you may find answers in the Covenants and By-Laws section of the website – or feel free to e-mail questions to Board members.

We ask that members visit our website at <https://lrvpoa.org/> and check out the information on construction and renovation of buildings at least several months prior to actual construction taking place.

### **Why is there a voluntary fee for construction/remodeling?**

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). The current schedule of annual property owner fees 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 these undoubtedly add 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 and here’s to keeping our roads in the very best shape they’ve been in in years.

### **Association Fees Past Due**

During previous LRVPOA annual meetings, the names of members who have *not* paid their annual dues – some in several+ years - have surfaced. In general, members who are current have voiced the concern that most are paying their fees and it is not fair when some do not. At those meetings, members have supported efforts that the Board might take in order to collect past due amounts.

The Board is currently in consultation with counsel concerning what to do about home owners who repeatedly fail to pay association fees. Our bylaws allow for imposing a property lien and a 9% annual fee – in addition to attorneys fees – for those who do not pay the annual assessment on-time each year. Still, we are investigating the best ways by which the fees can be collected. We have some cases where property owners are largely absent from their properties and renting them out for income – and yet these same owners are behind in their association fees.

In the long run, everyone is responsible for paying the fees by which we pay for the services we all enjoy. Board members pay along with all of our neighbors. **Something here about the By-laws and the allowance of liens for those who do not pay.**

### **Speed Limits**

You may have noticed that signs are being erected urging drivers to maintain a speed limit of not more than 15 miles per hour. This helps keep the dust down for residents who live on more traveled roads, thus allowing them to enjoy their properties. The 15 MPH speed also better serves our roads, which are torn up by cars and especially larger vehicles traveling higher speeds. Please help us keep the roads in tip top shape and take the speed less traveled.