

Green Hill Forest Community Association
Annual Meeting - Samuels Public Library, January 12, 2019

The meeting was called to order at 10:15 am

People present at the meeting were:

Megan Amselle, Jon Crutchley, George Jenkins, Darlene & Mary Kelly, Rachel Krempasky, Mike Lumpkin, Pat & Diane Lund, John & Tracy Ohm, Tom Scott, John & Corrie Silcox, Graydon Weideman, Katie Weideman

Board members and Officers present were:

Darlene Kelly, Diane Lund, Tom Scott

Review of the 2018 meeting minutes were reviewed and approved.

Review of this Year's Progress:

Roads – One fourth of the community roads were Tar and Chipped by Lake Paving. This is an ongoing process and more paving will take place this summer. Many companies were consulted and Tar and Chip indeed was determined to be the best for our community roads. We will be continuing toward our goal of paving at this rate (1/4 of the road surface every year), such that all road surfaces will be covered every 4 years.

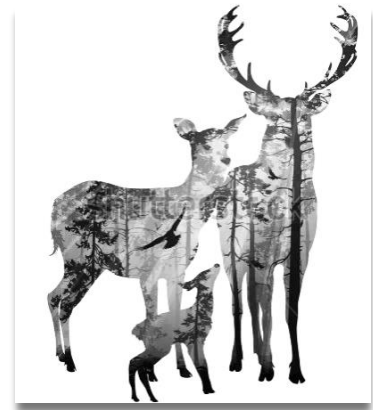
This year many folks have helped clean around culverts that pass under the road. We wish to thank all involved. When helping with cleaning out the ditches during rains, PLEASE DO NOT DIG DOWN, DIG BACK. Digging directly down permits the water to get under the road surface, thus damaging the roads further and causes the edges to erode and crumble away.

Just to assure we touch on this, ditches are the responsibility of the owners whose lot they are on, only the culverts which run under the roads are addressed by GHFCA funds collected.

Mike Lumpkin is having a drainage problem with the ditch directly across the road from his property. Mr. Crutchley has offered to help with this, just another example of neighbor helping neighbor. Thank you.

Research was done as to whether salt or sand is best for our roads during snow and ice. It was found that the type of salt we use, does not impact the environment as opposed to other types sold that can cause an impact. Sand was determined to not be as effective. The barrels that are staggered throughout the community in trouble spots contain salt in 50 pound bags. 1 Pound should be used for a 6 foot x 6 foot area. That means a bag should cover a 100 feet of roadway length on average.

Tom Scott mentioned "5G technology is coming to the area, perhaps as soon as a year. This will allow internet access devices through a cellular provider using a modem router, without having to install cable." <https://www.cellularmaps.com/5g-coverage.shtml>



A company has been contracted to perform cutback of growth along our roads in May. They believe they can trim back 6 feet along all of our roads for \$800. We will ascertain the quality and effectiveness to determine if we will continue with their service.

The topic of cleaning up the mailbox area, and entrance was discussed. We encourage any and all ideas and need volunteers to make this happen. If you wish to help design, plan, build or plant, please contact us on the website www.greenhillforest.org. With your help, we can make this beautiful.

Green Hill Forest is not a Sanitation District, which means we collect our own dues. The communities that are considered Sanitation Districts pay 1/10th of their dues collected to the county. We as a community choose to remain independent.

If you have an issue, such as noisy dogs or neighbors with unkempt lots, it is always best to address your concerns directly with your neighbor. We are in Warren County and therefore comply with all the Warren County Ordinances, if there is a problem that you feel does not comply with the ordinances you can always contact either the planning/zoning/inspection office or the sheriff's department of Warren for intercession. Speaking directly to one another is encouraged to mend and encourage peaceful neighbors. The board's responsibility is to maintain roads and culverts (which run under roads not driveways), we have no jurisdiction in control.

The Valley Health project is still proceeding. Green Hill Forest has no say in their building process. The plans show that a health center, with doctor's offices will be closest to the community lines. Tom mentioned the easement off of Hartwood Lane is just a private access to the building site of his home and those who own lots adjacent to it. It is not a thoroughfare, it is a dead end

Treasurer's (Diane Lund) Report (see attached)

The most recent review of the books was January 2019, Diane also said if anyone would like to look or review books, they were welcome, please contact her to make arrangements or visit www.greenhillforest.org and your request will be forwarded.

Collected approximately \$22,000.

Special mention was made that Green Hill Forest is owed \$4000 less in back fees than last year. We are now owed \$2800 prior to 2019.

There was/is a savings of \$37.00 each month, by changing out the light at the bottom of the hill to a photoelectric/motion activated one.

The camera at the entrance It costs us now 8 AA batteries every 3 months. It takes about 200 pictures per day and is erased every 3 months without any review of the photos. If you need the images for some reason please let us know the time frame and we will see if they are available. It is primarily a deterrent.

As of 2019 GHFCA is owed \$11,650 in Annual Road maintenance fees prior to this meeting.

New Business

The idea of painting a line on the road, in trouble and blind spots was discussed. It was determined it was not feasible due to the fact the roads are not wide enough to guarantee the 27 feet required. We are also in the process of continual road paving which will cover the lines placed.

Two mirrors and a stop sign have been purchased and received Tom asked for volunteers to help mount/ install them. The stop sign will be installed on Deerhaven where it intersects with Hillandale. To volunteer please go to the website www.greenhillforest.org

The Camera at the entrance was discussed. The question as to why it was installed arose. The reasons stated were: previous vandalism of the mailboxes, it deters theft from the house on Hartwood lane and other construction projects, it also deters loitering in that area.

The idea of a pet registry was brought up to identify pets that are supposed to be in the area from strays. It would also help to reunite lost pets with their owners sooner than having to call animal control. Lost and found pets can also be posted on the community board as well as the website www.greenhillforest.org.

We will be replacing the sign at the bottom of the hill stating the subdivision rules as it is deteriorating.

We would like to have a semi-annual meeting during the summer so we can meet our neighbors and enjoy social time, this will further provide more opportunities to bring up subjects more often. The semi-annual meeting may be a pot luck, and take place at one of the shelters at Bing Crosby park area. We considering opening board meeting to get more input, these have been in homes of the officers and board members, the open board meetings will be posted one week in advance. Further information will be on the website www.greenhillforest.org as well as the community board.

Two Board of Directors seats were up for nominations, Darlene Kelly's three-year term was up, Frank Kowalski had stepped down from his Board seat. Tom Scott nominated Darlene for re-election and was seconded. Darlene nominated Corrie Silcox for the second seat available, Fran Tamas seconded the nomination. No other nominations were made. Both Darlene Kelly and Corrie Silcox were voted in.

Meeting adjourned at 11:15.

Contact Information:

Current Board Members: Darlene Kelly, Tom Scott, Corrie Silcox
Officers: Diane Lund, Treasurer Lisa O'Neal, Secretary

Green Hill Forest Community Assoc.
1698 Hillandale Rd
Front Royal, VA 22630

This is not a physical address, the primary purpose is for billing and administrative purpose

Website: www.greenhillforest.org