

Green Hill Forest Community Association

Annual Meeting - Samuels Public Library, January 20, 2018

The meeting was called to order at 1:15pm

People present at the meeting were:

Vicki Althaus, Megan Amselle, Mitch Brill, Jon Crutchley, Alex & Debbie Dumez, Bill & Debbie Jenkins, George Jenkins, Darlene Kelly, Frank & Diane Kowalski, Kim Lucas, Mike Lumkin, Pat & Diane Lund, Jeff & Gini May, Patrick McCauley, Tom Scott and Fran Tamas



Board members and Officers present were:
Darlene Kelly, Diane Lund, and Tom Scott,

Diane Lund, GHF Treasurer, read the Treasurer's report for 2017. The report is enclosed.

It was brought to our attention that Everett Bergmann, formerly of lot 79, had passed away. He was a well-respected member of our community, a good friend and neighbor.

Tom Scott gave a run-down regarding the road work that was done this past summer. He answered questions, and noted concerns regarding the condition of the cul-de-sacs, culverts, the drainage problems due to heavy rain, completed and future road work. He addressed sealing the areas that were "spidering". The topic of remaining gravel, in many areas, was addressed. The fact so much gravel was left on the roads after the tar and chipping, as well as the impact it has had and it has become a road hazard. The loose gravel presents a hazard on the edges of the roads, when cars pass and with motorcycles on the roads. Speed of the traffic and incline are also factors with the loose gravel being a hazard.

Alex Dumez suggested we look into getting another set of estimates from Lake Paving because of the quality of work and the cost of recent work he had completed on his driveway about a year and a half ago. Alex offered to consult with Lake about future road work in GHF, as part of gathering bid proposals for upcoming repairs in our next phase of road work and resurfacing.

Mike Lumpkin mentioned that the ditch in front of his property is filled with Silt and gravel making it difficult to clean. Tom Scott offered to clear it out for him, next time he has heavy equipment, he will drive down and dig it back for him.

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It was brought to our attention, that High Knob community has switched from salting the roads to using sand, due to the ecological impact of salt run off, damage to the roads and effects on animals. It was agreed we should look into the effectiveness, and cost.

The subject of maintaining the road frontage in our community was discussed the question of whether to hire a contractor to take care of the weeding and clearing of the ditches, or remain that it is the property owner's responsibility to keep it maintained. It was discussed that it has not been successful this past year in leaving it solely to the lot owners to maintain their property road frontage. A motion was made and a vote passed that we will gather estimates and hire a contractor to keep our road frontage cut, and ditches maintained.

Vicki Althaus inquired about the status of Comcast coming into the community and providing internet service. Darlene Kelly gave an update on the current status regarding various options we may have to obtain internet. Comcast has agreed to come to a future meeting and address those interested to see how they can meet our needs. We will also look into the possibility being released from the sole provider-ship from Comcast and the possibility of seeking other providers. There will be updates on the Community Bulletin board and our website, www.greenhillforest.org.

Tom Scott announced that the county is now able to enforce county laws and codes in our community. Laws and codes such as animal control issues, inoperable vehicles and refuse junked lots, noise ordinances etc... Before this year, the county sheriff's office was unable to assist in enforcement in Green Hill Forest.

Alex Dumez informed us about the west end of properties in our community potentially being affected by the proposed new location of the hospital. Meetings are currently scheduled at the hospital regarding its future plans. Valley Health owns approx. 100+ acres that run from Leach Run and back up to some lots in our community. It was suggested and encouraged that we, as community members, and neighboring lot owners, provide our voices as the process is in such early planning stages of development. It would be in our best interest that we ask that a Conservation Easement be set for the property surrounding the hospital. This will benefit us because it keeps the undeveloped property remain as green space. Otherwise it could be sold and subdivided. Another possibility could be the building of highly populated housing. The Conservation Easement, would allow it to remain with trees, and in its natural state. Alex mentioned he had problems with noise, and helicopter

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traffic becoming a nuisance. When we obtain a schedule of the meetings, we will post on our Community Bulletin Board, and on our website, www.greenhillforest.org.

Debbie Jenkins brought up the idea of a beautification project at the entrance to the community. Since the fence and gate posts were removed, the entrance's appearance has declined significantly making it appear neglected. It was suggested we have volunteer work days to do some landscaping and planting flowers. Anyone is welcome to help in this project. Dates will be selected and posted on the Community bulletin board, and on our website, www.greenhillforest.org.

Debbie Jenkins brought up the idea of mounting a safety mirror at the intersection of Hillandale and Crest Lane. Turning onto Hillandale from Crest lane is a safety concern and a mirror would be a significant safety improvement. Another proposed place to mount a mirror is at the community entrance on the first curve. That too is a dangerous curve and could benefit from one. Tom Scott said he would look into the cost.

Darlene Kelly brought up the topic of fire safety, more specifically the dangers of open burning. (Please find this full informative report enclosed in this mailing). Highlights discussed were:

- The Commonwealth of Virginia along with Warren County adhere to the 4pm Burn Law. Per the Warren County Website, the 4:00 p.m. Burning Law states: from February 15 through April 30 of each year, no burning before 4:00 p.m. is permitted, if the fire is in, or within 300 feet of, woodland, brush land or fields containing dry grass or other flammable material.
 - The time of year that is most dangerous for our community is February 15 - April 30th, this is due to the dormant stage the trees and foliage go through in winter, the fuel supply builds up in the plants and make them more susceptible to fast combustion.

If you are going to burn, here are some tips: • Burn on a day with low wind conditions and high humidity (the fire danger sign at the Linden VFD is a good indicator) • Have a method of extinguishment readily available and capable of reaching the fire • Remove dead or dry debris from around the area you are burning to limit the fire's ability to spread • Notify the Warren County Communications Center of your intent to burn • Make sure someone is with the fire until it is completely extinguished • If you feel the fire is starting to spread out of control, call 911 early. Don't waste time trying to extinguish the fire yourself • Be mindful of the drifting smoke, as it can impact your neighbors • Be a good neighbor and tell those around you of your plan to burn, before you do it

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Easton Peterson was acknowledged and thanked for writing the very helpful and informative report. There is good information in his complete report, please take the time to read it. (We also have it linked on our website, www.greenhillforest.org, as well as provided links to the Warren County Fire Department's page, and the Virginia Department of Forestry.)

Kim Lucas mentioned that she had sprinklers installed above her wood stove, and received a significant discount on her home owner's insurance. Tom Scott mentioned the possibility of other discounts that he was able to receive due to him having a pool, a source of water.

Tom Scott announced he is planting trees on Hartwood to prevent any through traffic, as it has the potential to access Leach Run.

Tom Scott mentioned he planned on mounting security cameras on his property off of Hartwood Lane to monitor the building process as he builds as well discourage any potential theft. He said, if community members wanted a camera mounted near the entrance, he would be willing to purchase and mount one. He further explained it would have a memory card, and would **not** be on Wi-Fi, streamed, nor monitored. It would only be accessed as evidence on reported crimes. There was a show of hands as to interest, 17 yea, 1 nay.

Debbie Beatty's term for Board of Directors in Green Hill Forest was up for nominations. She stated previously that at this point in time she was very busy and was unable to run as a candidate for her seat. We thank her for her service, she was a true asset and will be missed on the board by all. There were two candidates were nominated for the vacant seat, Jon Crutchley and Frank Kowalski. Frank Kowalski was voted in as our new Green Hill Board of Directors member for a three-year term.

The meeting adjourned at 2:45pm.

Please find the two enclosed attachments

- Treasurer report
- Open burning fire safety report

Contact Information:

Current Board Members:

Darlene Kelly,
Frank Kowalski
Tom Scott

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