

Green Hill Forest Community Association

2021 Annual Meeting

January 23, 2021



The meeting was called to order at 10:03 am.

Attendees were: Jennifer Abras & Ian Matlick (4), Jim & Laurette Crowell, (47) Jon Crutchey (67), Debbie Dumez (26), Darlene Kelly (37), Laura & Rory LeMay (40), Mark & Kim Lucas (35), Pat & Diane Lund (29), Gina May (10), Randy & Laura Morton (22), Easton Peterson (38), Tom Scott (10,11,12) Tamara Sousa (54).

The meeting began with a brief introduction by everyone in the room.

The Treasurer's report was presented by Diane Lund, Treasurer. Please find the enclosed report in this mailing.

In answer to questions regarding the Treasurer's report are as follows;

- There are two lot owners. (lot 74 and lots 45 & 55) in particular that are in arrears for multiple years with their dues and county taxes as well. Tom Scott is working with the county to bring resolution to the outstanding balance.
- It was restated that if anyone wants to review the treasury books, they just need to let Diane know. The email board@greenhillforest.org is a way to reach out to her.

The Treasurer's report was motioned for approval by Mark Lucas and seconded by Laurette Crowell.

Tom Scott gave a run down on the roads, stating several points:

- John Lake paved our roads with chip and tar, his price has gone down by half so we have been able to use him.
- 3,200 sq ft of roads were re-paved this year through a new process that makes more efficient use of material than in the past. This process without rolling prevent dust infiltration, and helps to adhere better.
- The conditions of the roads have improved such that, we have not had to purchase any patching material this year. In past years, it became necessary to purchase as much as 100 bags of patch material per year just to keep up.
- This year we had been able to add an additional 5 tons of edging, to help fight the erosion of the road edge. We plan to add rip-rap to edges, around culvert openings and in very deep ditches. This will help reduce erosion and could prevent severe car damage if someone were to veer into a really deep ditch.
- If you see any bad spots in the road you feel needs attention, please let us know at board@greenhillforest.org

The topic of responsibilities came up.

- Green Hill Forest Community Association is responsible for all roadways, and under road culverts.
- The lot owner is responsible for their ditches and culverts (under their driveway) to ensure waterflow is not diverted from its natural course.
- The lot owner is also responsible for trees and vegetation that encroach on the road. If you have a tree, that overhangs a powerline on your property or the main roads, call Rappahannock Electric and they will cut it free of charge, however they do not remove the trees they cut.
- Culverts passing under roads are maintained by the community. If you find an area that needs attention or maintenance, please let us know at board@greenhillforest.org, or on our website at www.greenhillforest.org. However, the cleaning of ditches and culverts (ex. under driveway) on your own property is the responsibility of the lot owner.

For any emergencies involving power lines or to report a power line that is endangered by a dead tree, please call Rappahannock Electric Company directly at 800.552.3904 or 540.622.2001 or on their website at <https://www.myrec.coop/share/reliability/tree-pruningcfm>.

To report power outages, go to <https://www.myrec.coop/> or call (800)522-3904

It was brought to our attention that people have been taking salt out of the placed barrels, intended for the roads during winter weather. The bags evidently have been taken for personal use. Please keep an eye out for such activity.

Tom adjusted the timer on the solar light installed at the mailboxes, and has recently been adjusted to last longer.

Tom spoke about the camera located at the mailboxes. He relayed that it is not monitored, but is installed in case anyone needs to review activities in the community. Since the installation of the camera, there has not been vandalism. If anyone needs to review the footage, just contact us at board@greenhillforest.org or contact Tom who can provide the police or owner with a copy of activity. The recordings are taped over every 2 months.

You may call him at 540-635-5434. No copies of videos are kept nor reviewed on a regular basis.

If you, as a lot owner, have an issue with a neighbor, be it a pet, noise or a messy yard.

- The first step would be to contact the neighbor, most things can be resolved by a simple dialog. The county ordinances are the enforceable.
- If you still have an issue, and the problem cannot be resolved we ask you reach out to the sheriff's dept, GHF has no authority to resolve personal issues.

If there is a lot that needs attention and you have already attempted to speak to the neighbor, have been unable to come to a resolution, you may bring it to the attention of the board.

- Our first step would be to advise the lot owner what needs to be done.
- If nothing is done, a letter will be sent advising the lot owner that they need to attend to it,
- If the situation is not resolved, the community will have to hire someone to resolve the issue. The lot owner will be responsible to pay for this service. Liens can be placed if necessary.

The topic of the website, (www.greenhillforest.org) came up, we can now accept payments for annual road fees through PayPal on our website, this service costs 2.9% which is added to as a "shipping" fee. Because of the server package we have, we are unable to change the wording. Our website has access to documents, as well as other important information. Please feel free to submit critter pictures so we can share them.

On the topic of internet, we have not been successful at getting Comcast to come into our community. There is a company that seems to be making progress in coming to bringing internet. *Glo fiber* is one company that is bringing fiberoptics to Linden. <https://glofiber.com/en/homepage> ,The company does not currently have it here, they ask for those interested to sign up, the more interest expressed, the more incentive they have to expand to our community. Other companies, which are not fiber optics were *Starlink*, a company by Tesla using low Earth orbit satellites <https://www.starlink.com/> and *Winchester Wireless* <http://www.winchesterwireless.com/> .

As a reminder to all, we are neighbors, and need to drive as such. For safety reasons, we need to drive the speed limit, slow when going around curves, or over hills in which we cannot see oncoming cars. We ask that everyone drive respectfully. Many children live in our community, walkers on our roads, as well as pets and other animals. There are areas in which we will need to yield to one another, so please remember to drive courteously and not follow too closely. If you reach an area in which it is too narrow, move aside and stop, let the oncoming traffic pass.

Laura LeMay volunteered to take the position of Secretary/ admin assistant. This is an important officer position, and we thank her for volunteering. Darlene Kelly was re-elected for another term on the board of directors.

If interested in volunteering your time, please reach out to us on the website (www.greenhillforest.org)

A question regarding helicopter traffic to the new hospital facility adjoining our community. It is unknown if it has a helicopter pad. Tom Scott said he would look into it. He mentioned also that Warren Memorial and the new facility are now both under supervision and part of Winchester Medical Center, and used as an overflow for patient care. It no longer has its own president nor board.

Meeting adjourned at 11:10am

Board members and officers are:

Darlene Kelly, BOD

Kim Lucas, BOD

Tom Scott, BOD

Laura LeMay, Secretary

Diane Lund, Treasurer