**COUNTRYSIDE ON LAKE ANNA NEWSLETTER**

**FALL 2017**

Hello neighbors,

It doesn’t seem possible that summer 2017 is quickly coming to an end. We hope you have all had a great summer here at Countryside on Lake Anna. So far 2017 has been a year for saying goodbye to old friends and neighbors and hello to some great new neighbors with the hopes of new friendships. We just wanted to catch everybody up on some of the items the Board has been working on.

**COUNTRYSIDE GENERAL MEMBERSHIP MEETING.** Our annual meeting was held on Saturday, May 27, 2017 at 10:00 AM in the common area. We had a better turn out than some previous years. Hopefully, next year, we will have even more home owners in attendance. Please try and attend, it keeps you in the know and also is a good time to meet and greet old and new neighbors, and enjoy hot dogs, hamburgers, and drinks on the Association.

**DEAD TREES.** Remember that any damage done by a dead tree is not considered an act of God. The owner of the property that the tree is on is financially responsible for any damage to other’s property. Please look over your trees and make sure dead ones are tended to or removed.

**BOAT SLIP RENTALS.** We still have slips available for those that want to rent for 2017. The new rental price for 2017 is $125.00.

**COMMON AREA ACCESS.**  The property title covenants dictate the common area is for use only by lot owners and their accompanied guests. We continue to notice failure of common area users to lock the gate after opening it. In order to minimize the unauthorized use of our facility by ineligible people, plus protect our insurance liability coverage, we must keep the gate CLOSED and LOCKED when not in active use. Active use means that a boat is being launched or recovered: the towing vehicle arrives, uses the ramp and leaves the common area locking the gate behind them. Otherwise the launch vehicle arrives, opens the gate, drives through, relocks the gate and continues to the ramp to launch their boat and park their tow vehicle. We have many unauthorized parties using keys without the lot owner present. We expect to rekey the gate in early spring 2018 before boating season is in full swing. One key per lot will be issued in exchange for the old key. Replacement of lost keys cost $100.00 per key. (This price was increased in 2017.)

**WEBSITE.** Check out <http://www.countrysideonlakeanna.com> once in a while. Meeting notices, current happenings and all background documents for COLA are there, courtesy of webmaster, Steve Jenkins.

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**RESERVE ACCOUNT.**  The association owns and maintains a number of capital assets such as fences and gates, asphalt driveways, launch ramps, bulkheads, docks, boat slips, no-wake buoys, trails and trees. Repair and replacement costs-when needed-are paid for from our Reserve Account which accumulates funds ahead of need. The Virginia legislature requires that all Property Owner Associations maintain a Reserve Account. Your Association is in excellent financial shape having maintained a Reserve Account since 1998. Our Reserve Account continues to be annually funded at 100%. As long as our Reserve Account remains healthy, we should not have to impose special assessments to generate capital to fix inevitable problems. Many Association members don’t realize that a large part of their annual lot fees goes into the Reserve Account.

**CHANGE IN OFFICERS ROLES.** Since our last General Membership Meeting, the board has elected officers. Donna Jenkins- President, Paul Gadoci- Vice President, Cathy Delozier- Secretary, and Tom Nyman-Treasurer. Steve Jenkins, Beth Gadoci, and Joe Holter are also board members.

**OUR ROADWAYS.** Did you know? When Winston Land Corporation, our developer, finished platting and cutting roads in the new Countryside on Lake Anna Subdivision in 1980, they built the roads to comply with VA Dept. of Transportation (VDOT) standards and deeded the right-of-way for Virginia Way, Mountain View and Tomahawk Creek Circle to the County of Louisa. The Louisa Board of Supervisors then petitioned VDOT to accept maintenance responsibilities for these roads. At this time, too few homes were built on Tomahawk Creek Circle and the eastern end of Mountain View for VDOT to accept maintenance responsibility, and Louisa County retained that responsibility. A short time later, when three homes were built on Tomahawk Creek Circle, VDOT accepted this road also and moved the “End of State Maintenance” sign. However, the short section of road between Tomahawk Circle and the gate to the common area. Has never been picked up by VDOT for maintenance (no asphalt repair, no snowplowing). When the Board looked into getting the road cul-de-sac fixed outside our common area gate, VDOT inspected and said they would NOT pick up responsibility for maintenance until that section of road was brought back up to VDOT standards, and a large bond posted. This roadbed belongs to Louisa County Board of Supervisors who failed to maintain it and now they would have to take the required action and pay. While this roadbed serves our common area, it also serves the new Sassafras Subdivision with four homes. We cannot spend Association funds on assets not owned by us, so our involvement will continue to be in pressing the County of Louisa to take action and get this roadbed fixed so VDOT will accept it into their state road network.

**SWIMMING AT THE COMMON AREA.** The Association has never authorized swimming in the common area waters. VA Code states that swimming areas can be no closer than 50 feet from a launch ramp, and boats in the water must stay at least 50 feet from swimmers in the water or slow to no wake speed. Fifty feet on either side of our launch ramp and the travel way to the lake does not allow any area within the Common area property for swimming. Our insurance restrictions also stipulate no swimmers, although we could amend our policy if there was a need to do so. COLA has never enforced these state regulations since enforcement is the responsibility of the Conservation Officers (formerly Game Wardens) of VDGIF.

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* Would you support spending money to widen the walk through area of our common area gate to accommodate golf carts? Yes or No (Please circle your choice)
* Should we repave the road from gate to boat ramp? Yes or No (Please circle your choice)
* Should we hire a Landscaper to even out the picnic area in the common area, getting rid of the trip hazard of the tree roots? Yes or No (Please circle your choice)
* Should we redo the picnic tables using the same frames but using trex type material for the seats and tops? Yes or No (Please circle your choice)
* Should we purchase a small trex material bench with a commemorative plaque thanking deceased people who served on the COLA Board? Yes or No (Please circle your choice)
* Would you support abolishing our current Covenants and POA and replacing them with new Covenants with much stricter rules about how to maintain home and property appearances, and create a new POA with power to impose and enforce fines on violations? Yes or No (Please circle your choice
* Please feel free to write in whatever you want to see done if it is not on the list. These are just suggestions. Please feel free to make any comments on the above suggestion also.

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**NEIGHBORHOOD WATCH PROGRAM.** Please try and keep an eye on your neighbor’s property. If you see anything suspicious please try and contact your neighbor or the police. If you see people loitering that do not seem like they belong, please call the police. We are very lucky that our neighborhood hasn’t had any issues and with all of our cooperation, we can keep it that way.

**ADOPT A HIGHWAY PROGRAM.** If you see trash on the sides of the road in our neighborhood, please pick it up. If you walk you might consider taking a small trash bag with you and picking up anything you may see.

The board would like to request that all lot owners- whether you are a deed transfer lot or a lot in good standing, part time resident, full time resident or just own a lot-to participate in a survey. We want to know where the community as a whole wants improvements and what is important to the majority of us. This would give us a list of projects that we could do as money and priority permits. Please rank

these items by importance to you (the one you want the most as #1 and so on and so forth). The list we have come up with is on the last page. Please feel free to include other ideas you may have. Thank you for your time and participation you in advance!

Please feel free to email your responses, call us with your responses, or use the enclosed stamped, address envelope to send us your responses. Whatever is the easiest for you.

You can email Steve Jenkins @ scjenk@gmail.com or call at 540-894-6645

 Donna Jenkins @ dmayjenk@gmail.com or call at 540-894-8198

 Paul Gadoci @ Pgadoci@yahoo.com or call at 301-529-8269

 Tom Nyman @ nymanfam@gmail.com or call 540-894-9154 or 703-328-3231

Thank you all very much for taking the time to read the newsletter and for letting the board know what is important to you. It is your community and you should have a say in what you would like to see happening.

Sincerely,

COLA Board Members

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