

# *The BrierPatch*

August 2016

## **Notice of Annual Meeting**

In accordance with the GPOA's Articles of Amendment and the By Laws, the GPOA Board of Directors does hereby announce that the Annual Meeting of the Association will be held at **7:00 p.m. on Tuesday, September 20, 2016**, at the GPOA office located at 1021 Eden Way North, Suite 132, Chesapeake, Virginia.

7:00 p.m.	If no quorum of 991, meeting adjourned
7:05 p.m.	If no quorum of 496, meeting adjourned
7:10 p.m.	If no quorum of 248, meeting adjourned
7:15 p.m.	If no quorum of 124, meeting adjourned
7:20 p.m.	If no quorum of 62, meeting adjourned
7:25 p.m.	If no quorum of 31, meeting adjourned
7:30 p.m.	If no quorum of 16, meeting adjourned

The annual budget will be reviewed and voted on at this time, as well as the election of three Board members and IRS Revenue Ruling 70-604. *In order to vote at the meeting or to assign a proxy, your account must be in good standing.*

## **Yard of the Month Winners June, July & August 2016**

### **Low Density**

1242 Lake Point Drive  
1302 Thyme Trail  
1445 Woodside Court South

### **Low Cluster**

1929 Shepherd's Gate  
1314 Summerset Court  
2206 Logan's Mill Trail

### **Low/Medium Density**

1010 River Birch Court  
1239 Cedar Mill Square  
1919 Devonwood Common

## **Assessments Remain the Same Next Year—No Increase!**

The assessment increase that was approved in 2015 is for three years. Therefore, no increase in the annual regular assessment will occur until possibly 2019.

## **Resolution of the Greenbrier Property Owners Association, Inc.**

*RE: Excess income applied to the following year's assessment - Revenue Ruling 70-604.*

WHEREAS, the Greenbrier Property Owners Association is a Virginia corporation duly organized and existing under the laws of the State of Virginia; and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW THEREFORE, the members hereby adopt the following resolution by and on behalf of the Greenbrier Property Owners Association;

RESOLVED, that any excess of membership income over membership expenses of the year ending December 31, 2016, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

AC DELCO

TERRY W. BRADSHAW SR.,  
Owner  
BRADSHAW'S AUTO SERVICE



## BRADSHAW'S AUTO SERVICE

1008 Yager Court  
Chesapeake, VA 23324

Office (757) 545-8080  
Fax (757) 545-0887

## 2016 GPOA Board of Directors

**President**, Debi Jones, Woodgate Commons

**Vice President**, Judy Shangraw, Turtle Rock

**Secretary**, Sandy Daniels, Woodgate Commons

**Treasurer**, Melvin Parker, Bayberry Place

**Director**, Ken Belkofer

**Director**, Ed Betz, Logan's Mill

**Director**, Bill Lawton, River Birch Run



## Lake Safety

The lakes in our area are an asset to the overall appearance of our neighborhoods and are great for fishing and recreation for our residents. They serve as storm water detention ponds for the city and are great for kayaking and canoeing....*but not for swimming!* The lakes are very deep in some areas (well over 20 feet) and there is a lot of vegetation on the bottom that could easily entrap someone—especially a child. **Reminder—the lakes are not for swimming or wading or playing in. Parents be sure to closely supervise your children and make sure they do not play in or near the water.**

## Front Yards and Flowerbeds must have Shrubs

Evergreens—plants or bushes that stay green all year long - need to be planted at the front foundation of the homes in the community—**including the town-homes**. They should be planted in a flowerbed area with mulch surrounding the plants. Flowerbed areas contribute significantly to the overall appearance of the homes and keep your home looking well cared for. They soften the look of the front of the house—making it look like a *home*. There are many low maintenance options available for flowerbed areas such as azalea, indian hawthorne, hollies and juniper. Local nurseries, home improvement stores and even your neighbors are usually eager to share their landscaping ideas with you.

## GPOA Meeting Dates

**Open Forum/Board of Director Meetings** are always held on the 3rd Thursday of each month at 7:00p.m. All residents are encouraged to attend to share your concerns or comments. Remaining 2016 meeting dates:

September 15

October 20

November 17

December 15

**Architectural Review Committee (ARC)** meetings are held on the first and third Monday of each month. Your exterior change applications should be submitted by the Friday before the Monday meeting in order to be added to that meeting's agenda. Remaining 2016 meeting dates:

Sept 5 & 19

Oct 3 & 17

Nov 7 & 21

Dec 5 & 19



## Ask Lucie

Howdy- Bark again!

Phew! It's been HOT! My owner won't let me play as hard outside these days- something about getting over heated. I didn't like what she was telling me so I played a good old game of 'nose soccer' by myself and boy oh boy did it do me in!

If it's too hot for your owner, it's too hot for us pets! And YOWSER BOWSER that hot sidewalk! If it's too hot for your owner to walk on barefoot, imagine 4 bare (or bear??) feet! Same goes for cars- would your owner sit in a car with the windows barely cracked in a fur coat for very long before using their opposable thumbs to hold the cell phone and dial 9-1-1??? Nope... Pets, lets keep our owners on their toes!!!

Lets talk hurricane preparedness for pets- Did you know that most shelters do NOT accept pets? I know right??? How insulting! So, if the humans in your family have to leave home and have to seek shelter someplace that we're not welcome, here are some tips:

- Leave a day's worth of food and PLENTY of water accessible for your pet.
  - Write your cell phone (land lines may not be working) number on your pet's collar in water-proof marker. Include area code!!
  - Got a tiny pet/tiny collar? Wrap duct tape around a portion to make a larger writing surface- who cares if it's fashionable- it will get you found!
  - If your pet has a micro-chip make sure it's activated and the information on file is up to date. Hmm.... As she was helping me write this my human muttered something naughty!
  - Make sure the tags on your pet's collar are current.
- YOU STAND A MUCH BETTER CHANCE OF BEING REUNITED WITH YOUR PET IF ANIMAL CONTROL CAN IDENTIFY IT AS BEING 'OWNED'.
- If you're going to be traveling with your pet do some research and find out if there are pet friendly shelters in the area just in case.

This reminds me of a true story- Several years ago, during one of the hurricanes, my owner looked out on the front porch and was surprised by a Great Dane cowering in the corner. She had a current rabies tag, so the next morning my owner called the animal hospital on the tag and they located the dog's owner! Their fence had blown down, they didn't realize it and let the dog out. We may not get a lot of devastating storm damage, but something as simple as a blown down fence can be just as bad for us pets!

Take care- take your heartworm, flea and tick treats-

BAYL (Bark At You Later)

Lucie



**Greenbrier Dental Center**  
Daniel M. Etheridge, D.D.S.  
G. Gregg Harrell, D.D.S., Collin N. Rice, D.D.S.  
Celeste S. Balino, D.D.S., D. Garrett Spruill, D.D.S.

Actual patient Brina. Photo by Kaser Custom Images.

Greenbrier Pkwy	Crossways Center
N. Main St.	E. Main St.
Greenbrier Dental Center	River Birch Run

**THE PILOT'S  
BEST  
OF 2007-2014  
GOLD  
CHESAPEAKE  
Best Dentist  
8x WINNER**

**www.GreenbrierDental.com**  
**757.547.2266**  
**1059 Eden Way N., Suite 100, Chesapeake**  
(next to Greenbrier Mall)

## Did You Forget?

Your assessment payment was due by July 31st. Past due accounts are forwarded to collections where attorney fees, courts costs and interest are added. Please call the office at 547-9229 if your account has not been paid.

# NOW!

It's time to re-evaluate  
your current home loan!

Mortgage interest rates are at historic lows.

- See if you qualify for 100% cashout refinance
- Great time to get out of an ARM
- Review your credit history\*

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RESIDENTIAL LENDING  
NMLS #2914

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Rick Drake Mortgage Loan Originator NMLS# 320206  
828 Greenbrier Parkway #220 Chesapeake, VA 23320  
Phone: 757.536.1509 Email: rdrake@iservelending.com

\*Applicant must complete a 1003 mortgage application before a credit report is ordered. iServe Residential Lending, LLC - NMLS ID 2914. Programs, terms, and guidelines subject to change without notice. Not all borrowers may qualify. All loans subject to underwriter approval. Virginia Mortgage Lender License IMC-3220. ([www.msnisconsumersaccess.org](http://www.msnisconsumersaccess.org))

## Lawn Maintenance Standards

- Lawns should be mowed on a regular basis, usually at least once a week.
- Weeds should be treated or pulled from flowerbeds and other areas so their growth is controlled in the lawn.
- Sidewalks, driveways and street surfaces around your home should be kept weeded and grass free and a clean edge should be maintained. The curbing, gutter and street in front of your home should be kept free of litter and debris as the City of Chesapeake only cleans the streets once a year. It is incumbent on all citizens to keep the road clean in front of their own home.
- Trees and bushes should be trimmed to keep them from hanging over a neighbor's property, roof, or chimney, and so they do not obstruct windows or doors. They should not hang over the street or obstruct the sidewalks and should be pruned and shaped to their proper height and shape according to accepted best management practices. Tree stumps should be removed or cut flush with the ground or otherwise hidden from view of the street.
- Dead trees and tree limbs should be removed as soon as possible. They could present a safety hazard especially during storms.
- Leaves, gumballs and other yard waste should be placed in clear plastic bags and placed at the curb on trash collection day. Leaves, grass clippings, etc. should not be blown into the street.
- Paper and other trash should be picked up from your lawn on a regular basis.
- Lawn equipment, grills, bicycles, toys, etc. should be stored out of view of the street when not in use.
- Lawn furniture in the front yard is not allowed, however exceptions may be made for small decorative benches or chairs that blend in with the overall appearance of the home. These may be kept near the home's front entrance or porch but not in driveways or front yards.
- The front lawn must have grass and be kept as free of weeds as possible. Bare areas need to be seeded so that the entire front lawn has grass.
- At the front foundation of the house evergreen bushes need to be installed in a defined bed area with mulch or other approved ground cover (excluding white rocks). Azalea, holly and hawthorn are examples of the many different types of shrubs that will stay green all year. A minimum of three shrubs should be installed at the largest portion of the front foundation of the house.
- Decorative items such as statues and knick-knacks should be kept to a minimum in the front yard. Artificial grass, flowers, bushes, or other vegetation is not allowed.

## **Guidelines for the using the GPOA Lakes**

**These guidelines are based in part according to the recreational guidelines for lakes as set forth by the City of Chesapeake and The Virginia Department of Game and Inland Fisheries (DGIF). Only GPOA residents and their guests are permitted to use the lakes. The lakes are not available to the general public. The safety of persons using the lakes is of the utmost importance and caution should be used at all times. Swimming, diving, wading or playing in the water is strictly prohibited. The lakes have a considerable amount of vegetation on the bottom that can easily entrap someone, especially children. Children should not play in or near the water and should be supervised at all times.**

### **Fishing**

- A. A fishing license is required when fishing from the GPOA lakes. Consult the DGIF for details at [www.dgif.virginia.gov](http://www.dgif.virginia.gov). Fishing licenses can be obtained at various local retail establishments**
- B. Fishing is permitted from the GPOA docks or lake edge.**
- C. All fishing equipment is to be removed after use. This includes bait and its containers, fishing lines and all trash.**
- D. Trapping of fish, turtles or other wildlife with cages or other contraptions is prohibited.**
- E. Fishing is permitted from sunrise to sunset.**

### **Boating**

- A. Only non-powered watercraft is permitted to be used on the lakes. Examples include: canoes, rowboats, jon boats, dinghies, paddle boats and kayaks.**
- B. Gasoline powered engines are prohibited, however small electric trolling motors are permitted.**
- C. Watercraft that is launched from the GPOA common ground must be small enough to be hand carried across the grounds. No vehicles or trailers can be used to take the boat across the common grounds or to launch it in the lake.**
- D. Residents whose lots adjoin the lake may use larger watercraft; however the above regulations still apply.**
- E. No one under the age of 14 shall operate a watercraft.**
- F. U. S. Coast Guard approved personal floatation devices are required for all passengers.**
- G. The number of passengers aboard the watercraft shall be within the designated safety limits of the watercraft.**
- H. No glass containers should be used on or near the lake.**
- I. Lakes close at sunset and open at sunrise.**
- J. Watercraft shall be removed from the water and GPOA common grounds by sunset. No watercraft shall be left in the lake or on the common grounds after use. However, residents that live adjacent to the lake and own the portion of the lake past their yard may do so.**

		<b>2014</b> <i>Actual</i>	<b>2015</b> <i>Actual</i>	<b>2016</b> <i>Budget</i>	<b>2017</b> <i>Proposed</i>
<b>Annual Regular Assessment</b>		\$200	\$200	\$224	\$224
<b>Assessment Income</b>		322835	321581	370048	370048
<b>Other Income</b>	<i>Attorney collections, resale pkgs. interest on accounts, newsletter ads, etc.</i>	22026	21667	13600	13600
	<b>Total Income</b>	344861	343248	383648	383648
<b>Financial Fees</b>	<i>CPA Audit and Tax Prep, bank account fees, collection expenses, etc.</i>	4785	4805	5800	5500
<b>Insurance</b>	<i>General Liability common grounds, Workers Comp, Director &amp; Officers liability</i>	5813	5973	6500	6800
<b>Legal</b>	<i>Attorney retainer, court preparation fees for covenant enforcement, etc.</i>	3252	3566	5000	4578
<b>Postage</b>	<i>Bulk mailings, stamps, semi-annual billing</i>	4030	2665	5000	4500
<b>Newsletter</b>	<i>Printing and postage for BrierPatch</i>	4949	4990	3500	3500
<b>Office Rent</b>	<i>Cost to lease office space</i>	16302	16791	17818	17818
<b>Copy Machine</b>	<i>Lease payment office copier</i>	2349	2423	2500	2500
<b>Office Telephone</b>	<i>2 phone lines, fax, internet, cell</i>	3815	3794	4000	4000
<b>Salaries/Taxes</b>	<i>2 employees, payroll taxes, health ins-mgr (Fed, State, Soc Sec, Medicare, unemployment taxes)</i>	76088	78053	82927	85349
<b>Common Ground Lighting</b>	<i>113 Dominion VA Power night watch lights, 20 misc. lights</i>	20214	16766	22000	20500
<b>Common Ground Mowing</b>	<i>Mow, edge, trim 70 acres of turf and 10 miles sidewalks</i>	95583	126996	126996	126996
<b>Common Ground Maintenance</b>	<i>Tree trimming &amp; removal, mulch, cave-ins, bench repairs, etc.</i>	39730	18736	40000	41500
<b>Storm Clean-Up</b>	<i>Contingency - severe weather tree clean-up</i>	7445	0	10000	10000
<b>Office Supplies</b>	<i>Equip. repair, envelopes, paper, etc.</i>	4091	2939	3500	3500
<b>Taxes</b>	<i>Federal, state, personal property</i>	514	532	3000	1500
<b>Miscellaneous</b>	<i>Mileage, software support, website, license &amp; dues</i>	4372	4573	4300	4300
<b>Reserves</b>	<i>Money placed in reserve accounts for major projects</i>	47243	46760	40807	40807
	<b>Total Expenses</b>	340575	340362	383648	383648

# Greenbrier Property Owners Association, Inc.

## Proxy Statement

I (we), the undersigned owner(s):

*Name—please print*

of the property located at: \_\_\_\_\_  
*Property Address*

in the Greenbrier Property Owners Association do hereby appoint:

(Please check I or II)

(I) \_\_\_\_\_ The Board of Directors

*or*

(II) \_\_\_\_\_  
(full name)

to serve as my (our) \*proxy\* in counting towards a quorum and in representing my interest in voting:

1. The election of members to the Board of Directors.
2. The Annual assessment for 2017 (no increase from 2016).
3. Any other business that may properly come before the Association at the Annual Meeting of the Association on Tuesday, September 20, 2016, at 7:00p.m. at the GPOA office, 1021 Eden Way North, Suite 132, Chesapeake, VA 23320.

This proxy is to be in effect for the Annual Meeting of the Greenbrier Property Owners Association on September 20, 2016, and any continuation of this meeting or until sooner revoked by me (us) in writing, received by the presiding officer of the meeting, or unless I (we) am present at the meeting.

*Owner signature(s)* \_\_\_\_\_

Telephone number \_\_\_\_\_

Greenbrier Property Owners Association, Inc.  
1021 Eden Way North, Suite 132      Chesapeake, VA 23320  
Phone: 757-547-9229      Fax: 757-410-1526

Greenbrier Property Owners Association, Inc.  
1021 Eden Way North, Suite 132  
Chesapeake, VA 23320

757-547-9229  
[gpoa@gpoahomes.org](mailto:gpoa@gpoahomes.org)

August 12, 2016

Dear Greenbrier POA Member,

Please allow this correspondence to serve as official notification of the 39th Greenbrier Property Owners Association, Inc. Annual Meeting. It will be held on Tuesday, September 20, 2016, at 7:00p.m. at the GPOA office located at 1021 Eden Way North, Suite 132, Chesapeake, VA 23320.

The assessment amount remains the same—no increase. The annual operating budget, IRS Revenue Ruling and proxy statement are attached. Please complete the proxy statement and return it to the GPOA office if you are not planning on attending the meeting. The proxy statement allows someone who is present at the meeting to vote on your behalf. **The proxy statement is not a voting form.** Please contact the GPOA office at 757-547-9229 or email us at [gpoa@gpoahomes.org](mailto:gpoa@gpoahomes.org) if you have any questions.