

The Brier Patch

August 2014

Annual dues WILL NOT increase next year!

The Board of Directors is recommending the annual assessments remain the same next year at \$200 for the regular assessment (and \$60 for the private street assessment for homes on Cedar Mill Square, Mill Stream Way and Mabry Mill Place). In 2011, the members approved an increase of \$20 per year for 2012 through 2014. The Board is recommending the annual assessment remain unchanged for next year. All members are encouraged to complete the attached proxy or to attend the Annual Meeting to vote.

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, 2014, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

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 **8:00 p.m. on Tuesday, September 16, 2014**, at the GPOA office located at 1021 Eden Way North, Suite 132, Chesapeake, Virginia.

8:00 p.m.	If no quorum of 412, meeting adjourned
8:05 p.m.	If no quorum of 206, meeting adjourned
8:10 p.m.	If no quorum of 103, meeting adjourned
8:15 p.m.	If no quorum of 52, meeting adjourned
8:20 p.m.	If no quorum of 26, meeting adjourned
8:25 p.m.	If no quorum of 13, meeting adjourned

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

Board of Director Openings

Currently there are not any openings on the Board of Directors, although there is one Board term set to expire at the end of the year that will be voted on at the Annual Meeting. The incumbent will be running again, however if you would like to run for this position and would like your name on the voting ballot, please let the office know by September 12, 2014. Board of Director openings can occur at any time and you are encouraged to stop by the office to pick up an application.

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The Community Emergency Response Team (CERT) will be holding a new CERT class starting on September 23, 2014 at 7p.m. The classes are held at Chesapeake Fire Department headquarters located

at 304 Albemarle Drive, Chesapeake, VA. The classes are 6 weeks long and meet on Tuesdays and Thursdays at 7p.m. If you are interested please come to the class or contact Bobby Gelormine at: argelormine@cityofchesapeake.net for more information. The CERT website is ww.cityofchesapeake.net Click government and then Fire Department.

2014 GPOA

Board of Directors

Debi Jones, *President*

Woodgate Commons

Sandra Daniels, *Vice President*

Woodgate Commons

Edward Betz, *Secretary*

Logan's Mill

Melvin Parker, *Treasurer*

Bayberry Place

Judy Shangraw, *Director*

Turtle Rock

Ken Belkofer, *Director*

David Englehart, *Director*

Ashley Woods

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Amendment to Bylaws

On December 16, 2013, the GPOA Board of Directors adopted a resolution to change the number of Directors in the Board of Directors to seven (7). The previous number was nine (9). As it is increasingly difficult to obtain new directors this reduced number will help to ensure that Association business can continue to be properly conducted. If you would like a copy of the resolution just call or stop by the office and we will to provide it to you.

How to Keep Them Away

Criminals, that is!

- Report suspicious persons to the Police.
- Keep your vehicle and house doors locked.
- Make sure your front and back porch lights are on at night.
- Get to know your neighbors—keep an eye on each others house.
- Be aware of crime in your neighborhood by signing up for crime alerts at www.crimemapping.com

Police non emergency # 382-6161

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Owner



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Fax (757) 545-0887

Guidelines for the using the Greenbrier Property Owners Association (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 fishing license is required when fishing from the GPOA lakes. Consult the DGIF for details at www.dgif.virginia.gov. Fishing licenses can be obtained at various local retail establishments
- Fishing is permitted from the GPOA docks or lake edge.
- All fishing equipment is to be removed after use. This includes bait and its containers, fishing lines and all trash.
- Trapping of fish, turtles or other wildlife with cages or other contraptions is prohibited.
- Fishing is permitted from sunrise to sunset.

Boating

- Only non-powered watercraft is permitted to be used on the lakes. Examples include: canoes, rowboats, jon boats, dinghies, paddle boats and kayaks.
- Gasoline powered engines are prohibited, however small electric trolling motors are permitted.
- 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.
- Residents whose lots adjoin the lake may use larger watercraft; however the above regulations still apply.
- No one under the age of 14 shall operate a watercraft.
- U. S. Coast Guard approved personal floatation devices are required for all passengers.
- The number of passengers aboard the watercraft shall be within the designated safety limits of the watercraft.
- No glass containers should be used on or near the lake.
- Lakes close at sunset and open at sunrise.
- 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.

These guidelines were adopted by the Board of Directors and will be drafted as a resolution.

Making a Change?

All exterior changes to your house and yard need to be approved by the Architectural Review Committee before the change is made. This includes: changing the color of your front door or shutters, adding a fence, replacing your roof, building a shed, changing your windows, etc. Call the GPOA office at 547-9229 for more information.

GPOA Meeting Dates for 2014

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.

September 18 October 16 November 20 December 18

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. ***Interested in joining this committee? Please attend a meeting for more information!***

Sept 1 & 15 Oct 6 & 20 Nov 3 & 17 Dec 1 & 15

Recycling Pick-Up Dates

Put your blue recycling bin at the curb **every other Friday**. Only recyclable materials are to be in the blue can! Make sure to store the blue can in your back yard—not behind your fence on the GPOA common grounds or in front of your house. Recycling pick-up dates:

September 5 & 19 October 3 & 17 & 31
November 14 & 28 December 12 & 26

Recycle This

Paper bags Glass jars & bottles Tin or steel cans
Cardboard (flatten boxes)

Telephone books Junk mail Magazines & catalogs
Newspapers & inserts

Office paper & file folders Aluminum cans, foil, pie tins
Plastic bottles (#1 & #2 only)

Cereal boxes Paper towel rolls, etc.

Do Not Recycle This

Styrofoam Electronics Food waste Yard waste Light bulbs

Ceramics/dishes Plastic grocery bags Motor oil containers

Window glass/mirrors Hazardous waste containers

Gift ribbon & bows Shredded paper

Questions? Call the City of Chesapeake at 757-382-2489



Dangerous Dogs?

Several GPOA residents have expressed concern about their neighbor's dogs that they believe could be dangerous. **Please, pet owners:** make sure to keep your dog restrained when walking about and check your fence to make sure it is stable with no gaps or holes that would allow your dog to get out of the back yard. City ordinances require that your dog be restrained on a leash when walking and that you always pick up what it leaves behind. *Be a responsible pet owner.*

If you want to report a stray, sick, injured, nuisance or vicious animal or cruelty to an animal call the Police at 382-6161, or 911 in case of an emergency or Chesapeake Animal Services at 382-8080.



Do Not Feed the Geese or Ducks or Turtles or any Wildlife

The increasing number of Canada Geese in our area is creating quite a nuisance and is leaving a terrible mess on the GPOA common grounds. Signs have been placed throughout the community reminding residents not to feed the geese. The grass at the lake edges is being allowed to grow to create a buffer zone. This may discourage some geese activity as well as help to stabilize the erosion. If people do not feed the geese, they may naturally look for food on their own, hopefully somewhere else. Wildlife experts agree that these animals are healthier if they find their own food source and are not be fed by humans.

Please, no feeding the wildlife on the common grounds.

Yard of the Month Winners June, July & August 2014

Ashley Woods

1304 Summerset Court
1101 Buford Court
1200 Welles Court

Ashley Woods South

1123 Mill Lake Quarter
1106 Mill Lake Quarter
1110 Mill Lake Quarter

Bayberry Forest

1627 Waterside Drive N.
1316 Lake Point Drive
1239 Lake Point Drive

Bayberry Place

1405 Woodside Court S.
1437 Bayberry Court South
1524 Waterside Drive N.

Bayberry Woods

1324 Savory Crescent
1324 Thyme Trail
1311 Thyme Trail

Cypress Place

925 Golden Cypress Court
1331 Cypress Place
1340 Cypress Place

Logan's Mill

2206 Logan's Mill Trail
2112 Logan's Mill Trail
1905 Gatewood Court

Mill Quarter

1201 Cedar Mill Square
1320 Mill Lake Quarter
1227 Mabry Mill Place

River Birch Run

1021 River Birch Court
1010 River Birch Court
1336 River Birch Run S.

Turtle Rock

1201 Brookside Landing
925 Sugar Tree Court
900 Sugar Tree Court

White Oak Crossing

917 Scarlet Oak Court North
901 Scarlet Oak Court North
925 Scarlet Oak Court North

Woodgate Commons

1962 Woodgate Arch
1822 Woodgate Arch
1817 Beckwood Common



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 Briana. Photo by Kaiser Custom Images.

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Valley Pkwy	Eden Way N	Greenbrier Mall	H&M
Greenbrier Dental Center	★	River Birch Run	

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Selling Your Home?

The Virginia Property Owners Association Act requires that the seller of a home in a property owners association provide a resale or disclosure packet to the buyer. This packet includes: the covenants and restrictions, by-laws, design standards, budgets, meeting minutes, articles of incorporation, common ground insurance policy info, etc.. This allows the buyer of a home in a property owners association the opportunity to review all of the governing documents and rules so that they can make an informed decision before they buy a home in an association. The price of the packet is \$100 and is paid for by the seller of the property. Please contact the GPOA office or consult your realtor or other real estate professional for further information.



Concerns or questions?

Please call or email the GPOA office with any community questions or concerns you may have. *We will try to assist you in any way we can!*

		2012	2013	2014	2015
		<i>Actual</i>	<i>Actual</i>	<i>Budget</i>	<i>Proposed</i>
Annual Regular Assessment		\$200	\$200	\$200	\$200
Assessment Income		312705	330400	330400	330400
Other Income	<i>Attorney collections, resale pkgs. interest on accounts, newsletter ads, etc.</i>	31689	13225	15100	13800
	Total Income	344394	343625	345500	344200
Financial Fees	<i>CPA Audit and Tax Prep, bank account fees, collection expenses, etc.</i>	8603	4800	7750	5600
Insurance	<i>General Liability common grounds, Workers Comp Director & Officers liability</i>	5435	5500	5300	6000
Legal	<i>Attorney retainer, court preparation fees for covenant enforcement, etc.</i>	5214	5000	5000	5000
Postage	<i>Bulk mailings, stamps, semi-annual billing</i>	4130	4600	4000	5000
Newsletter	<i>Printing and postage for BrierPatch</i>	2949	3500	3500	3500
Office Rent	<i>Cost to lease office space</i>	17469	15827	16000	16800
Copy Machine	<i>Lease payment office copier</i>	2254	3000	3200	2500
Office Telephone	<i>2 phone lines, fax, internet, cell</i>	2804	2900	3400	3500
Salaries/Taxes	<i>2 employees, payroll taxes, health ins-mgr</i>	72419	76300	77800	80060
Common Ground Lighting	<i>113 Dominion VA Power night watch lights, 20 misc. lights</i>	16606	20000	20000	20000
Common Ground Mowing	<i>Mow, edge, trim 70 acres turf and 10 miles sidewalks</i>	101344	102000	120000	99880
Common Ground Maintenance	<i>Tree trimming & removal, mulch, cave-ins, bench repair, etc.</i>	24623	22000	20000	30000
Storm Clean-Up	<i>Contingency - severe weather tree clean-up</i>	0	15000	10000	10000
Office Supplies	<i>Equip. repair, envelopes, paper, etc.</i>	5666	4698	4000	4000
Taxes	<i>Federal, state, personal property</i>	738	2400	2200	2500
Miscellaneous	<i>Mileage, software support, website, license & dues</i>	3286	3100	3350	3100
Reserves	<i>Money placed in reserve accounts for major projects</i>	64150	53000	40000	46760
	Total Expenses	337690	343625	345500	344200

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 budget for 2015 (no increase from 2014).
3. Any other business that may properly come before the Association at the Annual Meeting of the Association on Tuesday, September 16, 2014, at 8:00p.m. at the GPOA office at 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 16, 2014, 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

August 20, 2014

Dear Greenbrier POA Member,

Please allow this correspondence to serve as official notification of the 37th Greenbrier Property Owners Association, Inc. Annual Meeting. It will be held on Tuesday, September 16, 2014, at 8:00p.m. at the GPOA office located at 1021 Eden Way North, Suite 132, Chesapeake, VA 23320.

The Board of Directors has approved the budget for 2015 with no assessment increase. The regular assessment will remain the same in 2015 at \$200 per year. The 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 at us at gpoa@gpoahomes.org if you have any questions.