

The Brier Patch

August 2018

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 18, 2018**, 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 assessment and 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 through a proxy, your account must be in good standing.*

Yard of the Month Winners June, July & August 2018

Low Density

*1300 Lake Point Court
1324 Savory Crescent
1325 Savory Crescent*

Low Cluster

*1360 Cypress Place
908 Scarlet Oak Court North
909 Sugar Tree Court*

Low/Medium Density

*1012 River Birch Court
1218 Mill Stream Way
1982 Woodgate Arch*

Assessment Increase Approved by GPOA Board of Directors

Now it's up to You!

See page 4 for details.

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, 2018, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

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 2018 meeting dates:

August 16
September 20
October 18
November 15
December 20

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 2018 meeting dates:

August 20, September 3 & 17
October 1 & 15
November 5 & 19
December 3 & 17

All meetings are open to all residents and all are encouraged to attend!

2018 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

Bill Lawton, River Birch Run

Director

Donnell Parham, Ashley Woods South

Director

Natalie Hale, Turtle Rock

Which neighborhoods are part of GPOA?

14 of the Greenbrier neighborhoods are part of the GPOA. They are:

Along River Birch Run North: Woodgate Commons, Logan's Mill, Avalon Birches, Heather Point

Along River Birch Run South: River Birch Run

Along Eden Way North: Bayberry Forest, Bayberry Place, Cypress Place, Bayberry Woods, White Oak Crossing, Mill Quarter, Ashley Woods, Ashley Woods South

At Volvo Pkwy & Greenbrier Pkwy: Turtle Rock

There are 1808 homes in GPOA. 480 are town-homes, 164 are condominiums, 312 are apartments and 852 are single homes.

Where are the GPOA parks and docks?

Woodgate Commons: 2 playgrounds at the front of the neighborhood along River Birch Run North, directly across from Greenbrier Intermediate School on River Birch Run North.

Logan's Mill: Playground at the end of Shepherd's Gate.

Foot Bridge: Playground near the footbridge at the lake, access from Saddleback Landing or River Birch Run S.

Turtle Rock: Playground between Turtle Rock Trace and Sugar Tree Court and Kings Mill Court. Sidewalk access beside 1135 Turtle Rock Trace.

Weber Park: Playground, kayak launch and dock at the end of Waterside Drive S.

White Oak Crossing: Dock at the lake behind White Oak Court S.

5 Acre Park: Playground area along Eden Way N. between Ashley Woods and Bayberry Woods and across from Mill Quarter.

These areas are for the use of GPOA residents only and are open from dawn until dusk. This also includes fishing from the lake edge and docks. A fishing license from the Virginia Department of Game and Inland Fisheries is required by the State.

Please do not fish from the footbridge. It should only be used to walk or bicycle across. Fishing from the bridge can impede foot traffic and potentially cause a problem with hooks and bait that can become scattered about.

Previous Annual Assessments:

2009 - \$180
2010—\$180
2011—\$180
2012—\$200
2013—\$200
2014—\$200
2015—\$200
2016—\$224
2017—\$224
2018—\$224
2019- \$252 proposed
2020—\$252 proposed
2021—\$252 proposed

Did You Forget to Pay Your Bill?

The semi annual assessment invoices were mailed at the beginning of July and were due by July 31. Thank you to the majority of owners that pay their bills on time! GPOA does not accept credit or debit cards or direct on-line payments. However, you can arrange for your bank to send a check through your bank's bill pay service. Many banks do not charge you a fee to do this. Please make sure you give your bank our complete address and GPOA account number.

If you have not paid your account please contact the GPOA office at 757-547-9229.

Failure to pay the assessments and/or mandatory fees may result in non-judicial foreclosure on your property or placement of a lien on your property, filing of suit seeking judgement for any balance due including attorney fees, interest and court costs

AC DELCO

TERRY W. BRADSHAW SR.,
Owner



BRADSHAW'S AUTO SERVICE

1008 Yager Court
Chesapeake, VA 23324

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

Ask Lucie



Howdy- Bark again!

I thought I would take this time to remind you about some of the laws pertaining to animals (even cats!) in Chesapeake:

- Owners must provide adequate food, fresh water, shelter, exercise space, and veterinary care including vaccinations and treatment.
- Owners must clean up after pets which defecate on private or public property.
- Dogs and cats 4 months and older are required to be licensed by the City and vaccinated against rabies.
- Dogs and cats must stay in their own yards unless accompanied by their owner or caretaker and must be restrained by a collar or harness and leash when off their property.
- No owner may allow their dog or cat to become a nuisance.
- Dogs cannot be tethered on any property where the owner or custodian is not present. No dog may be tethered for longer than 60 minutes unless the owner or custodian is in the immediate presence of the dog. Tethers must be at least 3 times the length of the dog's body, may not restrict the dog's normal movement, etc. See specific information about tethering and other important animal ordinances by searching the city's website at: CityofChesapeake.net.
- Failure to properly provide for a pet constitutes cruelty and is subject to confiscation of the animal by Animal Control Officers, as well as criminal prosecution.

Bark at you later,
Lucie



Board of Directors Proposes a \$28 Annual Dues Increase *Now its up to you!*

No one likes it when the amount of money they have to spend increases. When necessary monthly expenses such as electric , water, insurance, etc. increase it can hurt your home budget—especially if your income does not increase along with it. Sometimes your monthly expenses cause you to have to cut back on other things, such as money spent at the grocery store or restaurants, your vacation fund or even the amount of money that you set aside for house renovations or emergencies. Even though the proposed regular assessment increase *is only \$2.33 more per month* - or \$14.00 more per billing period, the GPOA Board of Directors realizes all expenses matter and can affect your overall household budget. With this in mind the proposed increase was given serious consideration. And, just in case you were not aware—the Board members *also pay* the assessment and are *not paid* by GPOA—they are volunteers who donate their time to serve the community.

As the community ages (some homes in our neighborhoods are 40+ years old), it is extremely important to keep common ground elements up to date and in proper repair. This is why considerable resources have been spent on replacing the equipment at the playgrounds since 2010. The play equipment that was replaced was all wood or metal and had exposed hardware—definitely not up to today's safety standards. Even if your family does not utilize the playgrounds, your new neighbors might or even the new owners that you may one day sell your home to will. In order for the neighborhoods to appear well taken care of, the common elements need to be up to date.

Some of the major projects that have been completed since 2009: Bulkheads at the lake at White Oak Crossing and Turtle Rock have been replaced, rip rap (large rocks) has been added at the foot bridge, sidewalks have been repaired, 20 park benches and 16 trashcans have been replaced, a kayak launch and dock have been built, a fence was added at 5 Acre Park and the Weber Park fence was replaced, landscaping enhancements along Eden Way at Mill Quarter, playground equipment was replaced at the parks at the foot bridge, Turtle Rock, Weber Park, Logan's Mill and Woodgate Commons, etc. If you have lived here for more than ten years you may recall that the annual assessments were considered by many to be extremely low and therefore the reserve fund (money set aside for future replacements) and the regular operating budget were insufficient. The Board of Directors has the fiduciary responsibility to make sure the reserves are properly funded by anticipating the future needs of the Association and setting the regular assessment accordingly. Much has been accomplished with the previous annual assessment increases (that total \$44) that have been approved since 2008. Going forward, there are many more projects that require adequate funding in order to take proper care of the common areas that surround your home. The GPOA Board of Directors is proposing a \$28 annual increase. This would make the annual regular assessment \$252 for the years 2019, 2020 and 2021.

....And What Will it Pay For?

Tree and Grounds Maintenance - The thousands of lovely trees that live on the 70 acres of common grounds throughout our community are a major asset. Trees provide shade to lower our electric bills, provide homes to birds and other wildlife and keep our air cleaner. However, as the trees grow older more care is needed in order to properly maintain them. Many have grown well past the size that the developers probably envisioned and unfortunately many of them need to be removed or severely pruned to prevent damage to surrounding properties, fences, etc. Since 2014, \$88,970 has been spent on tree trimming and removal. This year, \$21,220 has already been spent. It is expected that this expense will continue to increase for several more years. In addition, there are about 40 large tree stumps that need to be ground, lake edge trees need to be pruned to restore the property owners' views in several areas, shrubbery, soil and seed is needed to continue to upgrade the high visibility areas along Eden Way N. and River Birch Run North and South, the peninsula area in Logan's Mill needs to be severely cut back and desired trees need to be planted in various areas. \$25,000 has been added to the common ground maintenance operating budget for the aforementioned items.

Drainage issues - The french drain in Cypress Place needs to be extended so that the water properly drains away from it. This is considered a reserve expense.

Lake erosion – Adding plants that stabilize the soil, pruning trees along the lake bank, adding rip rap where appropriate and other measures are being considered to slow the erosion of the grounds near the lakes. Currently about 400 feet of the lake edge at Cypress Place is being surveyed. An early estimate of the cost of the Cypress Place project is \$30,000. This is considered a reserve expense.

Neighborhood Entrance signs - There are 14 signs that need to be replaced or renovated and solar lighting installed so that they can be seen at night. This is considered a reserve expense.

Sidewalk Repairs - It is estimated another 150 sections of concrete sidewalks need to be repaired or replaced over the next three years. This is considered a reserve expense.

Playgrounds - Additional mulch will need to be added to all playgrounds. Other items being considered are adding picnic tables, an adult exercise area at 5 Acre Park or around the lake on Eden Way, and adding a piece or two of new equipment at the oldest playgrounds.

How do I Vote For (or against) the Assessment Increase?

Voting for the assessment and any other Association business is conducted at the Annual Meeting. At the meeting you will be given a ballot to complete. If you are not able to attend the meeting, but know of someone who will be attending, please complete the Proxy on page 7. If you want to give your Proxy to the Board, they can also vote for you. Please complete your proxy and return it to the GPOA office on or before Friday, September 14, 2018. If you attend the meeting but have already completed a proxy, your proxy will be given back to you. Please note your assessment account must be in good standing in order to vote at the Annual Meeting.

Evergreen Plants are Required to be Installed at the Front of the House


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 townhomes. They should be planted in a flowerbed area with mulch surrounding the plants. Flowerbed areas contribute significantly to the overall appearance of the houses and really helps to make your house look like a well care for *home*. Shrubbery softens 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. Now is the perfect time to begin planning landscaping improvements as September and October are typically two of the best months for adding plants to the yard.

Chesapeake Police

One or more Chesapeake Police officers attend the Open Forum meetings every other month or as needed. To find out what is happening in your neighborhood please attend one of the monthly meetings. The meetings are always held on the third Thursday of each month at 7:00p.m. at the GPOA office. If you want to learn of any crime happening in your neighborhood be sure to sign up for updates on Crimemapping.com. And remember, one of the most important ways to prevent crime is to report suspicious persons to the Police. *Please do not assume someone else will make the call.*


Emergency 911

Non Emergency 382-6161



**GREENBRIER
DENTAL CENTER**
FAMILY, IMPLANT, COSMETIC
& PEDIATRIC DENTISTRY
757-547-2266

Daniel M. Etheridge, D.D.S.
Gregg Harrell, D.D.S. • Collin N. Rice, D.D.S.
Celeste S. Balino, D.D.S. • Lisa K. Doan, D.D.S.
D. Garrett Spruill, D.D.S.



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CHESAPEAKE**

1059 Eden Way N., Suite 100
Next to Greenbrier Mall
Chesapeake, VA 23320

www.GreenbrierDental.com

Reminders.....

- Parking—Do not block the sidewalk with your vehicle. This makes it difficult for people with strollers or wheelchairs to safely pass without going into the street. Please be courteous and park in front of your own home—not your neighbor's whenever possible.
- Trash is to be placed in front of *your own* property, not on the common grounds, and not until Thursday.
- Is there a street light or common ground light out? Contact the GPOA office and we will report it to Dominion Power. You can also report street light outages to the City of Chesapeake at 382-2489.
- Bulk trash and tree limbs require a service order request to be placed with the City before Friday's trash collection. There are specific guidelines about what can be picked up, size limitations, etc. Items with glass (windows, doors, shelves, stoves, mirrors, etc.) must be extensively taped to avoid shattering. The resident is responsible for cleaning up any broken glass debris that may result from the collection of these items. Check the City's website for details at cityofchesapeake.net.
- Please make sure your children are not playing in others' yards without their permission. In the townhome neighborhoods most of the areas in front of the homes *belong to that home only, they are not common areas for all to use.*
- Please do not let your children climb the trees on the common grounds. This can damage the tree and more importantly can be dangerous for the child!

		2016 <i>Actual</i>	2017 <i>Actual</i>	2018 <i>Budget</i>	2019, 2020 2021 <i>Proposed</i>
Annual Regular Assessment		\$224	\$224	\$224	\$252
Assessment Income		363998	370048	370048	416304
Other Income	<i>Attorney collections, resale pkgs. interest on accounts, newsletter ads, etc.</i>	23548	13600	16870	25000
Total Income		387546	383648	386918	441304
Financial Fees	<i>CPA Audit and Tax Prep, bank account fees, collection expenses, etc.</i>	9402	5500	7100	8800
Insurance	<i>General Liability common grounds, Workers Comp, Director & Officers liability</i>	6198	6800	6400	7800
Legal	<i>Attorney retainer, court preparation fees for covenant enforcement, etc.</i>	3330	4578	4000	5000
Postage	<i>Bulk mailings, stamps, semi-annual billing</i>	4404	4500	4700	5500
Newsletter	<i>Printing and postage for BrierPatch</i>	3330	3500	3700	4000
Office Rent	<i>Cost to lease office space</i>	17294	17818	18256	17504
Copy Machine	<i>Lease payment office copier</i>	2396	2500	2500	2300
Office Telephone	<i>2 phone lines, fax, internet, cell</i>	3312	4000	3300	3500
Salaries/Taxes	<i>2 employees, FICA, unemployment ins. taxes</i>	86567	85349	93305	99257
Common Ground Lighting	<i>113 Dominion Power night watch lights, 10 misc. lights</i>	18513	20500	20000	20000
Common Ground Mowing	<i>Mow, edge, trim 70 acres around lakes and neighborhoods</i>	126996	126996	126996	130806
Common Ground Maintenance	<i>Tree trimming & removal, flowers, trashcans, mulch, cave-ins, repairs, etc.</i>	44149	41500	40000	65000
Storm Clean-Up	<i>Contingency - severe weather tree clean-up</i>	12575	10000	10000	10000
Office Supplies	<i>Equip. repair, envelopes, paper, etc.</i>	3919	3500	3500	4300
Taxes	<i>Federal, state, personal property</i>	516	1500	1600	2700
Miscellaneous	<i>Mileage, software support, website, license & dues</i>	3985	4300	3600	4150
Reserves	<i>Money placed in reserve accounts for major projects</i>	40807	40807	37961	50687
Total Expenses		387693	383648	386918	441304

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 three (3) members to the Board of Directors.
2. The Annual assessment for 2019, 2020, 2021.
3. Any other business that may properly come before the Association at the Annual Meeting of the Association on Tuesday, September 18, 2018, 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 18, 2018, 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 10, 2018

Dear Greenbrier POA Member,

Please allow this correspondence to serve as the official notification of the 41st Annual Meeting of the Greenbrier Property Owners Association, Inc. It will be held on Tuesday, September 18, 2018, at 7:00p.m. at the GPOA office located at 1021 Eden Way North, Suite 132, Chesapeake, VA 23320.

The proposed regular annual assessment, 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 if you have any questions.