

President's Comments for 2025 Annual Meeting

Thanks to the volunteers of our Association

Before going any further, I would like to thank your Board of Directors for their volunteer work to keep the POA running. We have been lucky to have had the same Board for three years, thus guaranteeing a smooth continuation of our efforts on your behalf.

Ed Cezar has served as our Vice-President for the past three years. His technical knowledge of all things building has saved us a considerable amount of money because we did not need to hire out tasks.

Mary Barna, our secretary, is a long time Board member and past President. Because of her legal background she is able to offer good advice during Board discussions. She has also represented us in court on a pro bono basis, saving the POA a considerable amount of money.

Jennifer Mann has served as our Treasurer this year. She has done an exemplary job. She is producing both more and better financial reports that have allowed us greater clarity concerning our finances.

Jim Johnson, our resident EMT, continues as our at-large member. His maintenance work with our generators kept them in good condition and allowed us to sell them at a good price.

Pierre Monacelli, although not a Board member, has served as our web master for several years now. As we continue to move forward, the website will become an increasingly more important tool for us. Pierre has met with the Board and given us a tutorial on the capabilities of the website software. It can do more than most of us old fogeys can grasp, but a future generation of Board members should be able to realize all of the possibilities of the software.

Accomplishments of the past year

Jennifer managed the full transition to QuickBooks, bringing our financial software into the 21st century.

We sold our generators to Virginia American Water and to the Smith Point LLC. This lowered our asset value. The influx of money from this sale and the decrease in our insurance costs, has enabled us to maintain our dues at the \$50 level for the coming year. We hope that with sharp eyed stewardship, this windfall will continue to reverberate for several more years.

Virginia American Water has completed the refurbishing of well houses #1 and #2. The improvements included creating a hatch in the roof of both buildings so that a crane can have access to the interior should the pumps ever need to be replaced. VAW has also just announced that they will begin to chlorinate our water.

We purchased a sign to better communicate with our membership. You have seen it at the corner of the Greenfield Road and Greenfield Point Drive.

We continued with our yearly litter pick-up on the Greenfield Road. Not only do members of our POA turn out to assist, but we have also had help from others in the greater Greenfield Road neighborhood. This year we removed 17 bags of litter. This represents about half of the litter that we removed in our first year of doing the pick-up.

Projects for the next year

Jim Johnson will be organizing a clean-up of the boat ramp and picnic area. This area has been neglected for several years and needs to be brought up to a higher standard. You will hear more about that once the weather cools down.

Ed Cezar will be undertaking an appraisal of the current replacement cost of all of the materials that are in the facilities that we own. Once that is complete, we will revisit the reserve study. I believe that we may be over reserved. If so, we will need to communicate with the State to find out how to handle the situation. We may be able to temporarily suspend or reduce our reserve payment.

Dominion Energy still has a plan to bury the power line that extends from the pole near well house #2 to a pole on Little River Drive, and thence across the remote drain fields to terminate at a pole at 604 Greenfield Point Drive. There does not appear to have been much progress on this.

I had hoped to change some of the wording in our Declaration of Covenants this year, and then change similar wording in our By-Laws. Originally, I was thinking of doing this through a mailing, but it will cost too much to do that. Now I will organize a special meeting and we will go about it that way. The changes are just housekeeping around what appear to be two typos in the original document and a change to two dates to align with the way we have been doing business for many years.

Finally, I would like to address raising the dues once again. Our dues of \$50 per lot was established in 2005. That \$50 now requires \$82 for a similar basket of goods and services. We have been able to avoid an increase because of the sale of the generators and overall fiscal stewardship. At some point, an increase will be inevitable. Also, of major concern, is the failure of some of our members to pay their dues on time, or to pay them at all. The Board will become more aggressive in filing liens against the property of those who are not paying their fair share.