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June 30, 2016

Good day,

Again, the days seem to stack up on me. Getting the letter out sooner than later has been a challenge for me. Hopefully, I will get better at this as the term goes on.

Recently, the Board laid down over 1400 lbs. of asphalt patch to fill some of the potholes on our roads. There is a need to put an additional layer down now that the asphalt has compressed into the hole. This should happen in the next few days weather permitting. Some areas of the road will require professional repair, which should happen before the bad weather gets here and makes it a bigger problem. I have been told that one reason the roads can be a problem is that the original contractor failed to build the road bed correctly, contributing to the community's problems over the years.

While working on the roads, I had the opportunity to observe different drivers and their failure in some instances to even slow down going through a stop sign. I have to admit, I too have been a violator. Find myself watching more closely now. Although our speed limits are not more than 25 mph, speeding, along with failure to stop at a posted stop sign can result in a terrible accident. I would ask all of you to please observe the posted signs for speed as well as stopping as required.

Recently, the Board sent out a letter under my signature to those members of the community that volunteered for the Common Area Maintenance Committee. I also included all other members of the committees' in which the recently activated committee affects. The Board looks forward to hearing from the newly formed committee in the near future in order to move forward with the required maintenance within the community.

Recently, I attended a meeting with representatives of the King George County Development Office US Army Corps of Engineers, and our contractor regarding the completion of the two surveys contracted for. All of us walked Panorama Trail, the government representatives' identified to the contractor what still needed to be done before the surveys can be completed. Once the contractor provides the Board with an estimate to complete the new work, the estimate is approved, the contractor completes the work, and reviews take place, permit requests can then be completed. It is necessary to have completed and approved surveys before anything else regarding the Panorama Trail can occur.

The County representative mentioned the small trees/large saplings cut down recently are a violation of the County statues regarding clearing prior to the receipt of an approved permit. If a permit had been issued, there would be no issue. The County representative stated that no further clearing or cutting should occur until the permits are approved. I would ask all of the HOA members to heed this advice. The fine is \$500 for every ten days until remediation occurs. The County representative also informed me that members of the HOA have visited her office and called the office to inquire as to the status of the permits. As a State government employee the office personnel are required to provide assistance to any citizen that calls. That being said, the process rests with the Board not County representatives. It does no good to repeatedly contact the County when the process is still within the Board and the contractor to complete.

The completion of the surveys and receipt of an approved permit are foremost on the Board's agenda and the responsibility to get this done rests with the Board. If anyone has any questions, please feel free to contact me through the Board email or my personal email which is [teusry2@gmail.com](mailto:teusry2@gmail.com).

The Corps of Engineer's representative indicated that as far as her organization is concerned, it appears we will receive their permission to remediate the trail to some extent. The County has indicated the same. To what extent that might be will not be known until the surveys are complete and approved. Please be patient. The last thing anyone wants to do is alienate any organization involved in the process to approve a permit to improve the trail. As stated previously, the Board is awaiting a new estimate from the contractor to complete the additional work required by the government organizations.

Jim Ross and John Lundberg recently changed out the shrubbery at the Monte Vista entrance to the community. This new shrubbery is more resistant to drought and requires less maintenance. Thank you to both of them.

Let's not forget all the work Dick and Verna Asbell have done over the years on the Monte Vista entrance. When you see them, please say "Thank You" for all the hard work.

Recently I contacted the Commonwealth Attorney's office to inquire as to the authority for the Board to consider a request to stop the discharge of any type of weapon, firearm, spear, machete, etc., from the common areas or across the common areas. The Board will be addressing this issue at the upcoming meeting.

Jim Buckley, a member of the community suggested that the Board replace the two picnic tables that went missing some years ago. Actually, as Jim indicated, this was his son Teddy's idea. The Board unanimously approved the expenditure and two picnic tables and stain were purchased recently. I am presently staining the tables and taking off the rough cuts to avoid splinters. Dave Fedorchak gave me a hand last week to start the process. I am open to other volunteers assisting as well.

I sincerely hope that all of you enjoy a happy July 4<sup>th</sup> celebration. I also want to extend my heartfelt thanks to those that served and to their families as well.

If you have any questions regarding any issue concerning the HOA, feel free to contact any member of the Board.

Please feel free to attend the next Board meeting held on July 9, 2016 at the Coldwell Banker Real Estate Office located at the Food Lion Strip Mall at the intersection of route 206 and Rte 301 East. The meeting starts at 9:00 am and will finish prior to 12:00 pm.

Thank you.

Respectfully,

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Tracy E. Usry  
President, BOD