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**September 13, 2016**

Good day,

Another month has passed and I am still late in putting out my letter. I can only hope I will do better next month.

I again say "THANK YOU" to those unnamed volunteers that have trimmed the side of the road in various areas. Your efforts are greatly appreciated.

The long awaited surveys regarding the Panorama Trail (Trail) have been completed. Total cost to the HOA was \$5,200.00. The reason for the increase of \$1,800 was due to the additional requirements levied by the US Army Corps of Engineers (COE) and King George County (County.) This bill has been paid and the two surveys posted to the website. The next step in the process is to determine what if anything will be done to improve Panorama Trail.

Those of you that might have walked the trail will certainly notice the difficulty in walking the entire trail without the assistance of a hiking staff or grabbing a convenient tree limb. As far as the County or the COE is concerned, there is no need to improve the trail in anyway. It can be traversed as is. If any improvements are to be made, that will require a permit process. The permit process is something that a subject matter expert (SME) normally puts together. This permit is required prior to plan approval from King George County. This permit is submitted to the Virginia Department of Environmental Quality (DEQ) and the COE. Discussions with both the County and COE regarding probable improvement of the Trail centered around boardwalks over the running water on the actual Trail, a bridge to span the flowing water, and a culvert to ensure proper drainage of flowing water. This was not a commitment to either the County or COE, simply a discussion. Both entities were favorable to those improvements. This permit is estimated to cost \$1,500.00. Again, this must be done before plan approval can be completed.

Once the referenced plan is completed, then there is the requirement for a "Dual Use" permit to be submitted to the DEQ and COE for approval. This permit is to allow "disturbances" on the wetlands. It is not anticipated there would be much of an issue with discussed improvements.

So, the cost absent any improvements would be an additional \$2,200.00 to obtain approval to improve the trail. Any improvements regarding a bridge over the stream would require plan approval and a building permit. I believe the same would hold true for any "boardwalk" built over the running water on the Trail. Presently, there is no approval for clearing the trail in any way. To do so, could result in fines to those involved, or the HOA. The responsible agency within the County has approved the bush hogging of the trail outside of the Resource Protection

Area (RPA), please do not do anything more as it could result in a fine. The RPA is marked on the landward side of the trail at each end. I REPEAT, PLEASE DO NOTHING MORE!

What is now needed is for volunteers to view the Trail and decide what it is they recommend to have done to the Trail for ease of use. There are no equestrian areas on the Trail, nor the requirement to put any in place. Horses can be walked on the trail as it is open as is to all HOA members.

Whatever recommended improvements there might be, they would need to be approved by the HOA at the next general meeting, or a special meeting called, once the suggested improvements are made and the associated cost ascribed to them.

Asphalt patch continues to be placed in potholes. I appreciate those that have stopped by to say "Thank You" or give advice on how to fill the potholes. What I would really like is for those that have stopped by and are able, to volunteer to assist. The completion of the pothole project should be done in the next several days. Once completed, I anticipate putting up the street signs purchased last year. Again, if anyone wants to volunteer to assist, please let me know. Email address is [teusry2@gmail.com](mailto:teusry2@gmail.com).

Again, I ask all of you that utilize our roads to obey the traffic signs. I still see drivers ignoring the stop signs within the community. This as I have stated before can lead to an accident. Now that school has started we have more vehicular and foot traffic on and around the roads. Please obey all signs.

Deer are starting to move more as the rutting season is upon us. Be careful when walking in the wooded areas and driving within the community. Deer crossing the road is a frequent occurrence presently. Remember, if one crosses the road, there are usually more to follow.

Our next Board meeting is on September 17, 2016 at 9:00 AM. Dave Fedorchak has graciously offered to host this meeting. If any of you wish to attend, you are welcome. The address is: 4581 Panorama Drive, King George, VA.

On a more serious note, I want to advise all members of the HOA and their invited guests that the "construction road" on Deep Cove Landing is a private road. Use is authorized by the owner of the property. Presently, Jim Hanson is the Agent for the owner regarding maintenance of the road. In order to utilize the road, there is a \$60.00 per year maintenance fee required. Those that pay and their guests are entitled to utilize the road. Those that don't are not. There are signs posted at the end of road on each side. Jim Hanson has advised that failure to pay will result in a trespass notice sent to you and a possible fine by King George County as well. You may provide the payment to Jim Hanson. His address is 4362 Deep Cove Landing, King George, VA. There have been several Trespass notices issued to lot owners within our community. Simply stated "Don't pay, Don't use."

I have received several calls from members of the HOA regarding this issue. Since the road is a private road and use is dictated by the owner of the lot, although members of the HOA may be affected, it is not an HOA matter. Use is between the owner of the lot and each individual that chooses to utilize the road. If you have issues regarding this, please contact the Commonwealth's Attorney, King George VA.

Recently, Metro Cast indicated they would be amenable to providing high speed internet and the associated services that go with it to The Meadows. Board members and a few home

owners will be attending a meeting with Metro Cast this coming week. This is the first meeting of what is anticipated to be several before the process is complete. Once there is a total understanding of what Metro Cast expects from our community, to include contribution to the cost of providing the lines within the community, necessary easements in order to run the lines and the ability to store their equipment within the community, we will provide an in-depth briefing and information packet for all lot owners. Metro Cast has asked to work with the HOA and the Board is the designated representative for this action. There will be several significant issues to work out, all requiring the approval of our attorneys. After this initial meeting, the Board will have a better understanding of the expectations of Metro Cast and will provide that information to the members of the HOA. After that information is provided, please feel free to submit any questions you may have to any Board member. We will maintain a list of questions to be answered either by the Board or Metro Cast. The Board will not enter into any agreement without first meeting with the HOA as a whole to discuss and decide a direction to take. Preliminarily, Metro Cast has indicated the cost to the HOA would be over \$50,000.00, exclusive of individual hook up. So, as you can see this will be a costly project.

The Board is here for you. If there are issues that you feel the Board should address, please contact us. You can reach me on my email: [teusry2@gmail.com](mailto:teusry2@gmail.com), or my phone: 540-220-8829. WE may not be able to do anything, but we can certainly listen.

Once more I ask that members of the HOA volunteer to assist with maintenance of the common areas. Absent volunteers, or a committee, the Board is responsible for maintaining the common areas. This can be done through the efforts of a Board member, or Board approval to pay to have it done. If the need to pay for services is the only alternative, then dues in the future will probably go up to cover these expenses.

If you are contacted about volunteering and do not wish to do so, please let the individual who contacted you know that you are unable to assist. It does not take much effort to answer an email or leave a phone message.

Yesterday was the 15<sup>th</sup> Anniversary of 9/11. I sincerely hope all of you paused for a moment to reflect on what happened to this country 15 years ago yesterday. I remember it vividly as I watched the passenger jet hit the Pentagon. A site I hope to never experience again. If any of you lost friends or loved ones' on that horrendous day, you have my sincere condolences. As a result of that attack, I as well as many others spent time in both Iraq and Afghanistan, those that served have my utmost respect.

Thank you.

Respectfully,

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Tracy E. Usry

President, Board of Directors.

