

Merifield Acres Landowners' Association
Oak Park
28th Annual Meeting Minutes
September 26, 2004

Association President Phil Hart called the 28th Annual Meeting of the Merifield Acres Landowners' Association (MALA) to order at 1:05 PM. He welcomed the attendees and thanked all who traveled to make the meeting.

The minutes of the 27th Annual Meeting held on September 28, 2003 had been distributed previously to the members and posted on the Association Web site. There having been no comment or correction received, and in the absence of objection, the minutes are *approved as written*.

Treasurer's Report: Garry Wilburn, reporting for Treasurer DeWitt VanArsdale, distributed a copy of the calendar YTD Operating Statement. He highlighted the statement with the following points:

1. Association income exceeded budget by \$20,770. This was primarily due to the great response given for road repair contributions and the road impact fee collected on new construction beginning this budget year.
2. Expenses are \$15,496 under budget . The road paving was budgeted for August , but the actual expenses are not expected until October or November. The paving is expected to use the amount budgeted (\$13,059) as well as most of the road contribution and road impact fees. The road committee will comment on the paving plans.
3. Printing and postage expenses are slightly over budget due primarily to the mailing associated with the service district vote. Expect to mail assessment invoices in 2005 versus using e-mail.
4. Based on the current expected expenditures, we should complete the year within budget.
5. The \$40,000 placed in the money market has earned \$102 while the Other Investments have lost almost \$2000 since the first of the year.

President's Report: Phil Hart

Appointments made during 2004 to fill Vacancies – Larry Wood

Split Lot on Oak Run. A lot on Oak Run has been divided by the owner with one portion sold to an adjacent property owner. The question posed to the Board concerned the Association assessment fee structure to be applied in such circumstance. The Board

decided: *“that fractional improved lots be assessed at the rate of one-half the rate of a full improved property.”*

MALA Honor Roll has been reinstated to recognize special contributions by individuals.

A shortened version of Merifield rules and regulations has been developed. This rule summary will be included with the Association’s disclosure packets and was distributed in our Newsletter.

There has been an effort ongoing for approx. seven years to purchase a strip of land along the north side of Merifield Drive beginning at the entrance. The land involved recently changed hands from David Wilson to Monty Maxted. Our offer to purchase a strip 15’ x 1000’ is currently under consideration by the new owner.

At last year’s Annual Meeting, the Board was directed to address the policy allowing storage of camping vehicles on individual properties. In June of 2004, the Board passed a new resolution allowing such vehicle storage, but only on lots containing a dwelling. At that time, there existed two situations that were in violation of the new policy. The vehicle stored on Ridge Drive was voluntarily moved; the one on Meriwether Dr. was not. The Board is working with this landowner toward a resolution.

In order to give some additional funds for road maintenance, MALA this year solicited contributions from members beyond the annual dues assessment. The request was well accepted, and the Board has voted to repeat this request for 2005.

The question was raised as to how MALA should treat (for assessment purposes) lots having detached structures. It was decided *“that any lot with a building that required Architectural Committee approval be considered an improved property.”*

As suggested at last year’s Annual Meeting, the Association began on January 1 imposing an Impact Fee for all new construction:

“Impact fee will be assessed at the rate of \$.35 per square foot. The amount of the fee will be determined by the drawings or plans presented to the Architectural Committee, and will be payable at the time the application is submitted. No application will be approved until the required fee is paid.”

Election Results:

The following candidates were elected to a three-year term on the Board of Directors:

Jerry Billingsley
Don Sinkiewicz

Larry Garrison
Sharon Sinkiewicz

Clarence Neese
Bill Woodfin

Elected to a two-year term on the Board of Directors is **Richard Crouch**.

Elected to a one-year term on the Board of Directors is **Jerry Mabrey**.

Elected to a three-year term on the Architectural Committee is **Bill Townsend**.

The 2005 budget proposed by the Board of Directors was approved.

Architectural Committee: Don Szalkowski

Homes approved during the past year:

Jim Meyer – Highpoint Blvd.	Rachael Fiore – Myrtle Ct.
Greg Sansing – Darcy Dr.	Art Divins – Cheverly Rd.
J. W. Williams – 224 Oak Run	Richard Crouch – Maplewood Ln.
Stanley Brown – Eagle Perch Ct.	Mike Neviskey – Lakepoint Blvd.
Charlie Simmons – Westpoint Dr.	Barry Carter – Hazelnut Dr.
M. Compton – Hiddenwood Ct.	L. Mustian – Myrtle Ct.
P. Roberts – Meriwether Dr.	R. Hackney – Longmeadow Dr.

Detached Structures approved during the past year:

Lee Hummel, Maurice Tetreault, Michael Billings, Dale Dempsey, Michael Ramm, James Davis, Scott Jeffrey, and James Allen

Total Impact Fees Collected -- \$9,162.78

Appearance and Beautification Committee: Agatha Szalkowski

The Appearance and Beautification Committee was officially formed in August, but they have been functioning since November of 2003. Their purpose is to maintain the esthetic appearance of certain areas in Merifield.

Since November of 2003 the committee has painted all the road signs in Merifield. Cleared and maintained the entrance into Merifield which includes planting a variety of seasonal flowers, and decorating for the Christmas Holidays. The island at Lakepoint and Highpoint is also being maintained by weeding, bushes trimmed, and putting down mulch.

We have attempted to clear the island on Highpoint by the large rock, but we have been waiting for the timbers to be replaced before we can proceed. The original request to replace these timbers was made six months ago.

We would welcome any landowner who would like to join this committee.

Aviation: Joe Noah

Due to more than average rain this summer, the grass on the runway has been allowed to grow too long between cuttings. We encountered a less than safe condition when

CarolAnn Garratt last landed here this month. She landed without incident, but her takeoff would have been most dicey had Dennis not come out on Labor Day and cut the grass for her. Thanks, Dennis.

I inspected the runway today (9/26/04) and found the grass is too long to be safe for a small plane. This may be a subject for discussion before next summer. Also found one of the white marker cones has been damaged, probably by the mower. We have spare cones in the stable.

We recently bought a new windsock and Jerry Billingsley installed it. I'd like to thank Harry McPherson for reporting the condition of our windsock -- it was in shreds.

Common Facilities: Jerry Billingsley – No Report

Deer Control: Felix Anderson – Given by Phil Hart

Permit has been issued by the Va. Dept. of Game and Inland Fisheries for a controlled deer hunt in Merifield similar to the last two years. Approved dates are October 1, 2004, through March 31, 2005. The program will be conducted the same as the last two years using bow and arrow only and using only hunters approved by the Deer Control Comm.

The hunting area has been slightly expanded to include the power company right of way located west of Lewis Drive to Carriage Lane.

Previous two years efforts have resulted in a reduction of fifteen deer – 11 females and 4 males.

Phil Hart reported excellent success in repelling deer with a product called "Hinder". It is an agricultural product safe on food crops, available in small quantities, and fairly resistant to rain.

Finance: Jeff Jones – No Report

Political and Environmental – Margaret White

1. Due to adequate moisture we have not had to be concerned about the lake level; although there are ongoing efforts being made to control the outflow of Smith Mountain Lake for future drought seasons.
2. As all of you know, all of our properties have been reassessed. Those of us with waterfront properties are still in shock. The new tax rates are:
 - \$.37 per hundred for real estate
 - \$3.10 per hundred for personal property
3. *For some time the Corps of Engineers has been concerned over individuals building too close to the Corps line (320' in Merifield) around the lake. The Mecklenburg County Planning Board, after study and a public hearing, has voted against a proposal requiring that buildings be 15' from the Corps line.*

4. Even though the cogeneration plant is under new management, they still are community supportive and have been good neighbors.

Roads: Acting Chairman – Phil Hart

On September 23, a contract was awarded to Halifax Paving Company for tar and gravel paving and miscellaneous patching totaling \$21, 742. This was the lowest of three bids received. Those rejected were Lanco Paving and Michael Day, Inc. This action is in keeping with our new policy of securing competitive bids for large expenditures.

Tar and Gravel Paving:

Stacey Court –590' plus culdesac
Longmeadow Drive – 1275' plus culdesac
Elm Court –380' plus culdesac
Ridge Drive –2290' plus culdesac
Maplewood Court –815' plus culdesac
Eagle Perch Court –600' plus culdesac

Road Repairs or Patching:

Tar and Gravel paving: Last 150' of Holly
Tar and Gravel paving: Last 150' of Darcy Drive South
Tar and Gravel patching : Hazlenut Drive – as marked
Asphalt Patching : Oak Run Drive – 40'

Asphalt Patching:

Cheverly Lane – Lewis Drive – End of Lakepoint Dr.-- Intersection of Lakepoint and Highpoint

Additional work already approved by the Board of Directors:

Application of a yellow broken center line stripe in selected areas of the main roads previously having reflectors.

Complete reworking of the entrance to Stacy Court to include removal of trees in island, replacement of culverts, and paving over the island area.

Near record rainfall this year has put our Maintenance Contractor in a near full-time mowing mode for most of the summer. As we move into October and November, shoulder and ditch maintenance, along with overhanging limb removal, will be addressed.

The Board has approved treatment of the parking lot at the tennis court with a soil sterilizing herbicide. Plans have been extended to include the parking lot at Oak Park and the walking trail. The chemicals are on order, and they will be applied as weather permits.

The Board decided three years ago not to spend any additional Road funds to repair the pavement on the waking path, but they voted in August to repair by applying screenings to the cracks and holes. This will be done in conjunction with the herbicide.

Security: Phil Hart

12-22-03 - Vandals partially destroyed the Christmas Decorations placed at the entrance.

3-7-04 – Two pine trees at the home of Jean Smart fell across road in wind storm.

3-8-04 - MALA hangar reported collapsed in wind storm falling on an airplane owned by Mr. F. J. Hale. Roads Chm. put up yellow warning tape around wreckage. Mr. Hale removed his plane during the week ahead, and a volunteer group of MALA members dismantled the last of the hangar on 3-13-04. The last of the debris was removed by Dennis Hayes during August.

3-14-04 – Vandalism reported on Foote dwelling on Merifield Drive. Crime was reported to Mecklenburg Co. Sheriff.

3-21-04 –Dennis Hayes called at 2:00 am to report a brush fire at the end of Hollyfield Dr. His son Daniel had discovered the fire and the two of them contained the fire until Clarksville V. F. D. arrived. We experienced high winds from the NE all night.

3-27-04 – Dennis Hayes called to report that he had discovered a couple asleep in a car on Hollyfield Drive about 6:00 am. He asked them to leave.

Board of Directors voted to erect a movable barricade at the entrance to Hollyfield to remain until at least one home is built on that street.

7-30-04 – Two sections of modular home parked blocking 2/3 of Occoneechee Dr. near Hiddenwood Ct. Manufacturer is Palm Harbor Homes, Wake Forest, NC. House was finally set on August 4.

8-25-04 – Lock on Oak Park entrance changed to match the lock on the tennis courts.

9/10/04 – Mailbox belonging to Kevin and Annie Hensley reported destroyed by vandals.

9-23-04 – Two sections of modular home parked in southern grassy area on Merifield Dr. near the entrance. Contractor is Ron Eaton, Oxford, NC – 919-693-8984 Manufacturer is Sunset Homes.

Service District Committee: Phil Hart

At the Annual meeting in 2003, the motion was passed from the floor that “. . . the Board to effectively pursue creation of the previously approved Service District (for Road

Maintenance), using all means to ensure that the Service District is approved and established."

In early 2004, we were advised that the assumption "previously approved" no longer exists in the District population of 2004-2005. A committee of ten members was formed in February, 2004, with the goal of pursuing the establishment of this Service District. A survey of the entire landowner population of Roanoke Point was undertaken in order to re-establish the desire to participate.

A two-page letter was sent to all landowners on May 31 yielding a response of only 40%. At the end of July, the committee decided to repeat the mailing to those who didn't respond initially. A shorter letter was composed and mailed on July 28.

Today we have received response from only 54% of landowners. The vote is broken down at 265 in favor and 92 opposed, with 306 votes not cast.

In analyzing the response data, we find the following facts:

Improved lot owners have a response rate of 67%

Improved lot owners who voted are 72% in favor.

Unimproved lot owners have a response rate of 45%

Unimproved lot owners who voted are 76% in favor.

Owners in mandatory assessment districts have a response rate of 56%

Owners in mandatory assessment districts who voted are 78% in favor.

Owners in voluntary assessment districts have a response rate of 44%

Owners in voluntary assessment districts who voted are 57% in favor.

However: Since only 54% of the properties have been voted, we can show that only 40% of the landowners are in favor while 14% are opposed.

At this rate, in order to reach a "mandate" of 65-70% in favor, we would have to carry this same proportion to a 90% response level.

A number of respondents have offered comments. These comments are highly varied and suggest the most common reason for opposition is the method of prorating and assigning the expense.

It was suggested by Judy Williams that any future mailings be printed on colored paper and that they include a self-addressed, stamped envelope.

Welcoming Committee: Martha Day

Since the 2003 MALA Annual Meeting, the Welcoming Committee has called on fourteen full-time Merifield Acres families. Letters from local realtors (David Howell and Karen Kuhn), notification of request for disclosure packets from the MALA Treasurer, and comparing the new Merifield Acres Telephone/E-Mail Directory with the old alert the Welcoming Committee to new residents. This fiscal year, the MALA budget reimbursed the Committee for nine 6" clay pots and nine plastic saucers in the amount of

\$26.90. Otherwise, the Committee pots up extra house and outdoor perennials in extra and donated pots and saucers and offers a plant/plants, together with area tourist brochures of interest, to the new full-time residents.

Should any Merifield Acres resident have extra plant materials or pots to share, please so inform Martha Day (374-0899). (Fran Townsend and Midge Morgan have already done so.) Should any resident become aware of a new full-time neighbor, please inform Martha Day.

Youth and Schools: Cindy Carter

The annual Merifield Easter Party & Egg Hunt was held in April. Attendance was slightly less than prior years, partly due to the fluctuating weather and other conflicting events. Approximately 25 children and 30 adults were in attendance.

The annual Harvest Hayride is being planned this season. Dennis & Nancy Hayes have agreed to participate in the hayride and cook-out as they have since the first Annual Hayride. The Hayride is tentatively scheduled for Sunday, October 31, 2004 at 1:00 pm. All children are encouraged to wear their costumes for this fun-filled day.

All adults are encouraged to participate in the picnic and hayride. As always, we are seeking many "ghoul" volunteers to see along our trail.

Please contact Cindy Carter 374-4376

NEW BUSINESS:

A motion was made by Margaret White regarding the unauthorized parking of two sections from a modular home alongside Merifield Drive. After brief discussion, Mrs. White withdrew her motion in deference to planned action by the Architectural Committee.

Suggestion was made by Judy Williams that an information sign be placed at the exit from Merifield to inform residents of upcoming events.

Discussion was held regarding the condition of the RR crossing on Burlington Drive at Irongate Rd. Margaret White, Political and Environmental Committee Chair, agreed to contact Dale Goodman with Virginia DOT to request repair.