



Merifield Acres Landowner's Association

SEPTEMBER 26, 2016

VOLUME 3, NUMBER 8

Annual picnic – Saturday, Oct 1st

12:45 Pot luck picnic lunch

1:30 Annual meeting

Location: Oak Park Stable off Merifield Dr.

Preparation and clean-up of the stable will be Friday night @ 6:30pm for anyone that would like to help.

Please try to attend the annual meeting. All members in good standing (annual assessment paid up to date) are urged to attend the meeting and cast your vote accordingly. See mailed packet for further details and voting ballot.

Contact info:

MALA PRESIDENT:

Butch Cheatham

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email:
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SECRETARY:

Sue Warren - Borgh

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NEWSLETTER:

Cindy Meadows

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Merifield:

Each newsletter will list different points of interest concerning Merifield for informational purposes and to serve as a reminder. All information is pulled directly from our website at merifieldacres.org. This month, the focus will be on the history of Merifield.

The History of Merifield Acres

The common interest community known popularly as Merifield Acres is composed of developments established over time. Elected by property owners eligible to vote, the volunteer Board of Directors of the Merifield Acres Landowners' Association (MALA) and the volunteer Architectural Committee tend to the day-to-day business of the community. Property owners in Merifield Acres acting through the various committees share responsibility for maintaining the security, roads, and appearance of Merifield Acres, thereby

**Clarksville
Community
Players:**

<http://www.clarksvilleplayers.webs.com/>

**MALA
WEBSITE:**

<http://merifieldacres.org/>

**Clarksville Lake
Country Chamber of
Commerce:**

clarksvilleva.org

protecting its peaceful and wooded surroundings, enhancing property values, and preserving Merifield Acres as a highly desirable place in which to live.

The Occaneechee controlled the Buggs Island area and surrounding region from 1250 A.D. until 1676, when Nathaniel Bacon's Rebellion drove the Native Americans out. By the mid-1700s, Lewises had become landowners in Mecklenburg. During the time of John Taylor Lewis, IV, and his second wife Elizabeth Uzelle Wardwell Lewis, the land now popularly known as Merifield Acres was known as the John T. Lewis Homeplace or Grassy Creek Farm, a cattle and tobacco farm of a little over two-thousand acres bound on the northeast and east by the Roanoke River and on the south and southwest by Grassy Creek.

The members of this branch of the Lewis family are collateral descendants of explorer Meriwether Lewis, who died in 1809. As do many families, names were interchanged throughout the generations. After serving as a naval aviator in the Pacific during World War II, Meriwether Fielding Lewis returned to Clarksville with his bride Mary Frances Thatcher to farm and continued flying.

On August 15, 1947, Meriwether Fielding Lewis bought from his widowed mother a little over one-thousand acres. The land on which he raised beef cattle and a seven-acre tobacco allotment he had renamed Merifield (Deed Book 127, Page 176), from the first syllables of his given names. The original farmhouse stood on what is now the corner of Greenbriar Place and diagonally opposite the airstrip. Outbuildings stood to the left of now Cedar Lane. A tenant farmer's house has since been relocated to the end of Terrace Road.

The uplands of Merifield were largely wooded with scattered clearings. The lowlands through which meandered the Roanoke River and Grassy Creek on three sides of the farm included islands, several ponds, and large trees. Because the beef cattle grazed the undergrowth clear, a person could see through the tree trunks. In these lowlands and to the left of now Cedar Lane and on the eventual airstrip, hay was grown. Along Merifield Drive can be seen remains of pack houses and ordering houses, in which dry and brittle tobacco was steamed to make it pliable for handling.

About 1949, the pine tree forest across from Oak Park was planted. Many years before the U.S. Army Corps of Engineers took over, Carolina Power and Light had planned a smaller impoundment of water on the North Carolina-Virginia

border and had purchased from Meriwether Fielding Lewis's father John Taylor Lewis land up to the 245 MSL that he leased back. The construction of John H. Kerr Dam and Reservoir between 1946 into 1952 to control floods and generate hydroelectric power altered the geography and landscape.

Known in North Carolina as Kerr Lake for the North Carolina senator who supported the project, the 50,000-acre reservoir in Virginia is called Buggs Island Lake after a small island in the Roanoke River below the dam site that was named for early settler Samuel Bugg. The Corps purchased land up to the 320 MSL, higher in some locations. The rising waters claimed a cornfield the Lewises had planted and sent spiders and snakes up the cornstalks for refuge.

Merifield's bottom land became lake bottom. Roanoke Point appeared on surveyors' plats. Because the Corps only topped the large trees, when the water table recedes, their trunks berth along the shoreline; when the water rises again, they float elsewhere.

The impoundment of water within a reservoir forced the Lewises to shift from farming to land development. The first lots were platted in October of 1955. In the mid-fifties, combining two separate hay fields and moving earth, Meriwether Fielding Lewis created an airstrip running up from the water. A year or so later, he built one hangar and then a second and bigger one, the concrete foundation of which remains today at the head of the airstrip.

In 1956, the Lewises built a new house overlooking the lake and alongside the foot of the airstrip. The first property parceled off from Merifield was RP 2, lot 9, given on March 14, 1957, in exchange for drilling the well for the new house. For running the wiring, Lots 19,21 were exchanged.

One particularly cold winter, the inlets froze firmly enough that the family could go ice skating. Another cold winter, about 1960, a milking cow led nineteen or so calves out onto the ice--to fall in and form a frozen mound.

On July 23, 1959, lots in Holly Point (HPT) and Maplewood Lane (MWL) were sold, also with deed-form covenants and without annual assessments. These early deeds grant to the buyers an easement to drive to their properties over Merifield. The RP 2, Lower Cedar Lane, Lots 19,21, and Holly Point deeds grant the buyers the right to use the airstrip.

Town of Clarksville:

<http://www.clarksvilleva.org/>

Virginia's Lake Region:

<http://www.virginiaslakeregion.com/>

**Mecklenburg
County, VA
- The
Official
Visitors
Guide:**

<http://www.myvirtualpaper.com/doc/visitmeckvagine/mecklenburgcountryvisitorsguide/2014071601/#0>

Lake Map:

<http://www.kerrlake.com/map/map.htm>

**Lake
Country
Regional
Airport:**

<http://lakecountryregionalairport.org/>

The deed to the first lot sold in Maplewood Lane states: “whereas, the grantors are engaged in raising of livestock on the land on which the above-described lot is a part, the grantee agrees by the acceptance of this deed that should the wandering of livestock of the grantors over the property herein conveyed be objectionable, [the buyer] will at her own expense erect such proper fence as is necessary to prohibit their wandering on said lot” (Deed Book 168, Page 037).

Platted in 1961, Merifield 1 (MF 1) was developed by the Lewises initially. On May 7, 1962, Fielding Development Co., Inc., was formed with Meriwether F. Lewis, President, and Mary Frances Lewis, Secretary. The lots in Units RP 1, 3, 4, and 5 were sold with restrictive covenants and an annual assessment of \$25.00 for road maintenance that was not, however, stipulated within the declaration itself.

On June 10, 1962, with at least 10,000 hours flight time, Meriwether Fielding Lewis died in an aircraft accident. Mary Frances Lewis assumed development of the Fielding area and initiated development of Holly Park, December 4, 1963 (HPK) (amended October 24, 1964), in which lots were sold with restrictive covenants but also without an annual assessment. (At the present time, property owners for whom the annual assessment is not mandatory may make a voluntary contribution to the Association.)

In April of 1973, Fielding Development Co. deeded the remaining unsold property to Richard C. Rathke and Robert K. McKee, land developers based in Raleigh, North Carolina. Wanting a point of contact with the Merifield property owners, Rathke and McKee encouraged the formation of a landowners’ association.

In January of 1975, the first membership meeting was held. The development envisioned by Rathke and McKee not succeeding, Mary Frances Lewis foreclosed. In June of 1976, the remaining unsold property was deeded to Merifield Acres, Inc., a corporation registered in North Carolina and headed by David S. Wilson. On July 20, 1976, Merifield Acres, Inc., filed the declaration for RP 6, in which the Architectural Committee was established and the Merifield Acres Landowners’ Association is referred to as an entity already in existence.

On January 14, 1977, Merifield Acres Landowners’ Association was registered with the State Corporation Commission in Richmond, Virginia. On September 19, 1977, MALA’s first general membership meeting was held. Between July 20,

**Lake
Country
SPCA:**

<http://www.lakecountryspca.org/Home.html>

**Mecklenburg's
Veteran's
Memorial:**

<http://www.kerrlake.com/memorial/>

**Clarksville
Government**

⋮

<http://www.clarksvilleva.org/government/>

1976, and June 19, 1979, Merifield Acres, Inc., developed the major portion of Merifield Acres (Units RP 6, RP 7 A-D, RP 8A-E, RP 9 A-C, RP 10) with restrictive covenants and an annual assessment. (Merifield 1, November 20, 1977 [MF 1], in exchange for accepting the Merifield Acres, Inc., restrictive covenants, has a fixed annual assessment; RP 8A, May 25, 1977, amended June 15, 1989, has an amended assessment structure.)

In August of 1989, Merifield Acres, Inc., was forced into a Trustees Sale. On December 4, 1989, Mary Frances Lewis reacquired the unsold properties via public auction. On March 1, 1991, she declared the restrictive covenants for RP 11, land that at one time had been set aside for a campground. (These covenants are identical to those of RP 6-RP 10.) November 30, 1978, July 24, 1979, August 20, 1979, Merifield Acres Inc., and March 30, 1979, September 15, 1996, Mary Fran Lewis had deeded to MALA some 12.5 miles of roads, for which the maintenance and upkeep are the Association's responsibility.

On July 24, 1979, Merifield Acres Inc. had deeded to MALA the tennis court and portions of Oak Park. On May 6, 1992, Mary Frances Lewis deeded to MALA land neighboring the tennis court, additional portions of Oak Park, the upper portion of the airstrip, and two lots at the head of the airstrip (Unit RP 8E, lots 171-172) — so long as the airstrip remains available as an airstrip.

Authority to enforce the restrictive covenants of Units MF 1 and RP 6 through RP 11 resides with MALA and its membership. Authority to enforce the restrictive covenants of Holly Park and Units RP 1, 3, 4, and 5 was transferred by Mary Frances Lewis to the Merifield Acres Landowners' Association Board of Directors by declarations recorded at the Mecklenburg County Courthouse on March 4, 1983, and March 24, 1983, respectively. Persons using the roads and common areas and facilities of Merifield Acres are required to abide by the restrictive covenants of Merifield Acres, Inc., and the policies of Merifield Acres Landowners' Association.

Meriwether Fielding Lewis had envisioned that Merifield would be a community of people interested in aviation who owned their own aircraft and would use their airplanes and the Merifield airstrip for daily or weekly commuting to their place of work. The vision turned out not to correspond with the way people wanted to work and live and commute.

LIVE
WEBCAM
FOR
CLARKSVIL
LE:

[http://clarksville
va.com/live-
webcam/web-
cams-large-
view/](http://clarksville.va.com/live-webcam/webcams-large-view/)

Over time, the aviation aspect of the community diminished in importance, while the recreational aspects and peaceful living in a beautiful natural environment became more important. Although there has always been some use of the facility, MALA having maintained the airstrip throughout the years, as of this writing there is an increasing and promising interest in more active use of the airstrip.

On the Roanoke Point promontory formed by Buggs Island Lake/Kerr Reservoir resides the common interest community known as Merifield Acres that contains approximately 719 platted lots. As of September 21, 2008, there are 295 homes with an additional three under construction.

The brass plaque on one of the main entrance brick columns states Merifield Acres. The brass plaque on one of the more modest brick columns leading to the home beside the airstrip states Merifield. Of the original beef cattle and tobacco farm known as Merifield, there remains the home, the end of the airstrip toward the water, a twelve-acre parcel, lots within Merifield Acres, and several wooded areas.

Merifield farm remains here and there on edges of Merifield Acres and within Merifield Acres. In the course of these several decades and in various measure, untold and unsung residents within Merifield Acres have voluntarily given of their time and energy, talents and means, toward the evolution of a common interest community in which it is a pleasure to live.

Mary Fran Lewis interviewed by Martha Day summer of 2007 with the assistance of documents previously collected by Lee Hummel, slightly revised September 2008

Minutes from our last Board Meeting:

**Merifield Acres Landowners' Association
August 9, 2016
Board of Directors' Meeting Minutes**

The meeting was called to order at 7:00 PM.

Meeting Dates: Our BoD meetings are held at 7PM on the second Tuesdays of even months (currently at the Hensley's garage). We thank the Hensleys for graciously sharing their facility with us for our meetings.

Attendees: BoD Members: Butch Cheatham, Chris Crouse, Annie Hensley, Cindy Meadows, Kevin Hensley, John Stinson, FJ Hale, Scott Jeffrey, Phil Beck, Mike Compton, Carolyn Ferguson, Susan Warren, Paul Starzynski, David Hammer, Kent Galvin, Alan Weyman, Dewitt Vanarsdale.

Guests: Sambo Lewis, Mike Chandler, Scott Diamond, Kathy Diamond, Andy Ferguson, Ken Catlett, Rick Baldwin, Nola Adler, and Jack Swendrowski.

Minutes: Approval of Minutes from the June 14, 2016 Meeting were presented and were passed without dissent after a motion was made and seconded.

Treasurer's Report: Chair Annie Hensley reported the Bank of America checking account has \$118,203.38, the Merrill Edge investment account has \$144,544.04, and also provided the latest P&L statement. A motion was made, seconded and passed without dissent to accept the report. Thanks to Annie for all of her work in managing the MALA budget.

Old Business:

Committee Reports:

Appearance and Beautification - Chip Overton was not present, but reports that litter continues to be a problem. Thanks to all who have helped this summer by picking up litter. We ask our residents to please mention our litter problem to any contractors they hire and let them know that they could be permanently banned from Merifield if they are caught littering our neighborhood.

Architectural Committee - Chair Kevin Hensley reported that there were two requests submitted which were approved by the Committee. They are as follows:

1. An addition of a pergola and a detached workshop on Royster Court
2. An addition on Hazelnut Drive.

No requests for approval are currently under review and no issues or complaints are currently being investigated.

Aviation - Chair FJ Hale reported that the runway is in good condition.

Common Areas and Facilities - Chair Alan Weyman had nothing to report.

Deer Control - Chair Scott Diamond had nothing to report.

Roads and Maintenance - Chair Mike Gupton – Please continue to keep Mike in your prayers. Kent Galvin, who is standing in for Mike, reported the following activity for the months of June and July:

June – Filled in ruts in ditch at the front entrance with topsoil and grass seed and removed several small dead pines along West Point Drive.

July – Donald Wall was authorized to remove dangerous limbs on Lewis Drive. Mike Hite and the Fire Dept. could not unclog the culvert behind Mike Lyon's house using a high-pressure hose. Mike Hite is looking into a commercial roto-rooter and will try again. The ground upstream was reshaped. Once the culvert is unclogged we will install geotextile rock for erosion control. Rain delayed the process in July but will report on progress at the next Board meeting.

Security - Chair David Hammer had nothing to report.

Communication:

Welcoming / Email - Chair Cindy Meadows had nothing to report at this time. She continues to do an excellent job keeping our residents informed with the MALA newsletter.

Directory - Chair Susan Warren had nothing to report.

Website - Chair Susan Warren. Thanks to Hal Norman for his work improving the MALA website.

New Business

Land Swap Proposal - Sambo Lewis presented a proposal to swap Lewis land near the front entrance with MALA common area land adjacent to the airstrip. There was a discussion regarding the proposal and it was decided to form the Lewis Land Swap Committee to review his proposal and make their recommendation to the Board. In order to obtain an objective opinion regarding the proposal, Chris Crouse, the only Board member who is also a realtor, was appointed Chair. The Committee members were Paul Staryzinski, Rick Baldwin, FJ Hale, Annie Hensley, and Mike Compton. Three of those members own property adjacent to the airstrip, two of which are pilots. The Committee's recommendation to the Board was that the proposal was not adequate to make a decision at this time, and to forward a letter outlining conditions that must be met before the proposal could be presented to the Board for a vote. Before the Board could approve the letter, Mr. Lewis withdrew his proposal.

Committee Members Needed: Butch reported that a few of our committees (Roads, Security, Aviation and Common Areas) need volunteers to help in case of emergencies when a Chair might not be available. We need volunteers on the committees who can help remove downed trees that may block our roads. Pilots are needed to be on the Aviation Committee who are familiar with the procedures to follow in case of an emergency at the airstrip. We received several volunteers on some committees, however, Common Areas and Facilities still needs volunteers to help maintain Oak Park, the community dock, the tennis court and other common areas.

Speeding at the Blind Intersection at Merifield and Lakepoint Drives: We had a written complaint of another close call at this intersection: On Tuesday, July 19th at 6:15AM when, after obeying the stop sign, the resident started into the intersection. A red car popped over the hill heading out of Merifield at what the resident estimated to be faster than 60 MPH. Had the resident not slammed on brakes, he felt sure that there would have been a bad accident. Endangering the lives of our residents by speeding through our neighborhood in order to save a few seconds is extremely careless. We discussed this issue at last year's annual meeting, when

our residents were asked to help us identify the few speeders who are making our roads less safe so that we could deal with them individually. We received no feedback. The importance of the issue has now been raised again by two threats of legal action against MALA if nothing is done to slow down traffic, especially at that intersection. At the August meeting, after hearing the latest complaint (and threat), the Board approved installing removable speed humps at that intersection. There were 12 Board members present who voted. A subsequent request for a vote of the full Board was made, and that vote rescinded the speed hump, due to speed humps' liability issues, maintenance issues, and the unpopularity of speed humps with our residents.

In an effort to address the speeding issue we have done or will plan to do the following:

1. To obtain guidance from law enforcement, one Board member met with the Halifax County Sheriff and asked for his suggestions to help resolve the issue. (The law is the same as in Mecklenburg County). The Sheriff's suggestion was that, since there have been no accidents at that intersection, the Board notify MALA residents that the speeding issue at that intersection has been raised again and to put MALA residents on notice that, **should an accident occur at that intersection as a result of speeding, the speeder will be held accountable for the accident, not the owner of the roads.**
2. We are asking our residents to help us by informing any contractors that they hire that if they fail to obey our speed limit, they could be banned from Merifield roads.
3. We are installing a new highly reflective warning sign prior to that blind intersection that instructs drivers to slow down.
4. The traffic island at that intersection may be moved over to allow drivers entering the intersection from Merifield Drive to enter at a right angle, which will improve their visibility of vehicles approaching from the blind hill.
5. If the above options are not successful, the Board may randomly bring in law enforcement to patrol areas where speeding has been reported to give citations for speeding. While this option may be unpopular with our residents, as it is with the Board, we have an obligation to make our roads safe for our residents.

Annual Meeting Date: The Annual Board Meeting / Picnic will be held on **Saturday, October 1, at 12:45 PM at Oak Park.**

Adjournment was at 8:50 PM.

MALA Board Mtg 2016 Schedule

Mark your calendar now for the upcoming 2016 MALA Board Meetings are scheduled the 2nd Tuesday of every EVEN month and held in the Hensley's garage: Left at tennis courts, 2nd drive on the right on Occoneechee.

Until further notice, meetings will be held in the Hensley's garage on Occoneechee (2nd right past the tennis courts).

All meetings are scheduled on the 2nd Tuesday of every even numbered month and start promptly at 7 pm.

Oct 1 – picnic / annual meeting – Oak Park off Merifield Dr.

Dec 13

UPCOMING EVENTS IN CLARKSVILLE:

Sept 30 - Mecklenburg's Finest Charity Cook-off 4-7 PM. *Virginia Avenue Mall's Back lot. Enter your best Chili, Stew or soup recipe & compete for your Charity. Or stop by and taste the entries.*

Oct 1 – Harvest Days Festival 9am – 3pm

Oct 1 - **Honor Walk for Hometown Heros – 10am-12pm. Honoring Our Hometown first responders & all those who have served or are serving in the Military!**

Oct 1 - Oktoberfest Beer Garden – 8pm – 10pm

Oct 14, 15, 22 @ 7:30 pm; Oct 23 @ 3pm – “And Then There Were None”
Clarksville Fine Arts Center, 914 Virginia Ave, Clarksville

Oct 30 – Halloween Parade and Carnival, 1-4 PM. Costume Parade & contest. Fun, food & drinks. 317 Virginia Ave. (back parking lot of VA Ave Mall)

Oct 31 – Trick or Treat the Streets of Clarksville

Nov 11 – Veterans Day Observance at Meck Co Veterans Memorial Monument @ 11 am

Nov 20 – Christmas Holiday Open House

Dec 2 – Clarksville's Christmas Parade @ 6:30 pm

Weekly/Monthly events:

Friday Night Dance – Clarksville Ruritan’s Thrift Shop – Every Friday Night! 7pm. \$5.00 admission.

Clarksville Ruritan’s Bingo – EVERY Tuesday night 7pm – 9 pm at the center.

Lake Country Cruisers Cruise In – 1st Saturday of each month April – Oct. 4pm.

Occoneechee State Park calendar

Occoneechee State Park

1192 Occoneechee Park Rd., Clarksville, VA 23927

Phone: 434-374-2210 Email Address: Occoneechee@dcr.virginia.gov

Web Site: <http://www.dcr.virginia.gov/state-parks/occoneechee.shtml>

Listing of events:

<http://www.dcr.virginia.gov/state-parks/park-events-list?srchloc=OC&eventtype=all&BDate=01/28/2016&EDate=12/31/2016>

**Got any news to
share?**

**Send it to me and I'll include it in the
next newsletter!**