

# **GLENWOOD FOREST SPRING 2021 NEWSLETTER**

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GFOA PRESIDENT (DOREEN K. SCHAFFNER) 304 676-6747

GFOA VICE-PRESIDENT (KAREN BARRY) 304 582-2027

NEIGHBORHOOD WATCH (ED HARRIS) 304 229-8019

## **NOTICE OF GFOA SPRING GENERAL MEETING 10AM on Saturday, April 24, 2021**

### **AGENDA:**

CALL TO ORDER

READING AND APPROVAL OF FALL MEETING MINUTES

PRESIDENT'S REPORT

CHAIRMAN'S REPORT

TREASURER'S REPORT

ANNOUNCEMENTS

COMMITTEE REPORTS

OPEN FORUM

MOTION TO ADJOURN

THERE WILL BE A SHORT BOARD MEETING AFTER

## **PRESIDENT'S REPORT**

The pandemic continues to plague our lives, but the vaccines seem to be the light at the end of the tunnel. We are continuing to put safety at the top of the "to do" list. In order to do this, we will have our **Spring General Meeting at 10AM on Saturday, April 24, 2021 at the Junior Order of Mechanics building next to Back Creek Valley Elementary School on Back Creek Valley Road.** This building is easily handicapped accessible and has room to socially distance.

We have very important matters to vote on at this meeting, so please make sure your dues are up to date, so you can vote. Among matters to be voted on or discussed are:

1. Budget # 1 is a budget that includes funding for a community building to house our records, hold our meetings, and hold community activities. We believe we can accomplish this without raising dues.
2. Budget # 2 is a budget that includes a few small increases over last year's budget but does not include a community building.

3. We have Elections to Board and Executive Committee positions.

4. We will be informing all Members of policies, including any changes to them, regarding: double lots; late dues; creek area policies; ATV policies; Welcome Packets; GFOA decals, etc.

On the Ballot, you will have an opportunity to vote for the Budget Plan you are in favor of. The plan with the majority of votes will be the one enacted. This will save us from the expense and time to run a 2nd vote, if the Board-approved Budget Plan # 1 does not get the majority of the votes.

Also on the Ballots, you will have an opportunity to vote for the candidates running for the vacant positions for Board Members at Large and Executive Committee vacancies or to write in other candidates, if you prefer.

I would like to request that everyone please make the effort to update your name, lot number, street address, mailing address, email address, and telephone number. It is important that we have it for us to be able to notify you, in case of an emergency. It also enables us to make sure you get credit for your payments. If you use PayPal, it does not include anything, but your name. PayPal payments or checks need to include the information requested above, so it gets posted to the correct lot.

Lastly, our roads have been taken care of by Rick Pugh Excavating and Repairs this winter. There have been many positive comments on what a good job he has done with our snow removal, graveling, and cindering. Mr. Pugh has expressed that he will be working throughout Spring and Summer months to get our road repair and maintenance done.

Please feel free to contact me at 304 676-6747 with any questions, comments, or concerns.

Doreen K. Schaffner, President GFOA

### **CHAIRMAN'S REPORT**

Hello, everyone! I'd like to welcome any new homeowners to the Forest. For the most part, things have been running smoothly. As a reminder to veteran residents and new ones, there is NO parking cars in the mailbox area. We understand in inclement weather that not everyone has an ideal driveway. Therefore, as always, the basketball court area has been available for parking. Along with that, roadways need to stay clear of any kind of motor vehicle, RV, and/or campers. This includes anything belonging to your guests or professionals performing services in your home.

Please be courteous to your neighbors and other people coming into the neighborhood. Treat others as you want to be treated.

A reminder to all homeowners in good standing: For the Spring Election for Members at Large on our Board of Directors, we have 0 positions without a candidate for that position. On the Executive Committee, there is one vacancy for Vice-President. You may write in yourself or any other homeowner in good standing for any position up for this election, if you wish to oppose a candidate already on the ballot.

Thank you, Michelle Brodbeck

### **TREASURER'S REPORT**

Robin Miller, our treasurer, has had a change of employment since taking on the treasurer's position. I have been assisting her in the interim. My thanks to her for the assistance she has given to me, so that we could ensure our financial data stayed pertinent. Robin has decided not to run for re-election to her position.

Our Financial Review is in the hands of our CPA and we hope to hear soon that we are certified to have no discrepancies for the 2020 Fiscal Year. I believe our Association to be in sound fiscal shape. We did have a greater need for snow removal, graveling, and cindering this winter and exceeded our budget for this line item in our budget. The Board voted to pay for the excess from another line item pertaining to road maintenance, so our overall budget is still within its limits.

Our proposed budget, Plan # 1, is on the ballot along with an alternate Plan # 2. Plan # 2 is a fallback alternative to assure that we don't have to have a 2nd vote for a budget.

We have a candidate for Treasurer, Gillian McCarty, running for election to the treasurer's position. Please vote for her or the write-in candidate of your choice.

Thank you, Doreen K. Schaffner, for Robin Miller, Treasurer

### **NEIGHBORHOOD WATCH**

**Spring is here, so when you are out and about, please be alert and aware.**

**Glenwood Forest Neighborhood Watch Is Seeking Volunteers!**

Any resident can join – whether renter or homeowner. Neighborhood Watch is simply neighbors looking out for and helping each other and reporting suspicious activities.

- **Non-emergency Sheriff's number-** No crime in progress or threat to Public Safety-304 267-7400
- **Emergency Sheriff's Number-** Crime is in progress or a threat to Public Safety-911
- **Give your location first. Give your name, address, and phone number.** This helps, if you get cut off for any reason. Answer Emergency Responder's questions as briefly and accurately as possible.
- **Notify Neighborhood Watch (304 229-8019), our Security Patrol (if possible), and a GFOA Board Member.**
- **If you are a new resident, please introduce yourself to Ed Harris, Neighborhood Watch chairman, the Security Patrol person, or a GFOA Board Member. Request a Welcome Pack.**
- **Notify the Treasurer of your name, lot number, street address, mailing address, email address, and telephone number.** If there's an urgent problem, we may need to notify you.

**Check out our website!**

Thank you, Ed Harris, Neighborhood Watch Chairman

### **ANNOUNCEMENTS**

The GFOA Board has voted to pursue legal action against Lot Owners that are two or more years behind in dues.

To make payment arrangements – contact a board officer.

## **ROADS REPORT**

I am happy to report that for the most part things have been going well. Glad to have Rick Pugh back on board to do our roads. As always, we strive to do the best we can with the elements that we have been given.

**REMINDER:** Please abide by the speed limit. It is in place for a reason. There are blind spots, narrow areas, and several reasons to not drive like you stole it in the neighborhood.

We are aware of areas on blacktopped roads that need work. We have been looking for someone to repair those areas. Rick Pugh has recommended a company and we will be talking with them once the weather breaks and the new budget is approved. If anyone has any recommendations, please feel free to contact a Board Member. We would be happy to check them out as well.

Thank you, Scott Brodbeck