



# **GLENWOOD FOREST NEWSLETTER**



GFOA PO Box 727 Gerrardstown, WV 25420

**NOTICE OF GFOA SPRING GENERAL MEETING:  
BACK CREEK VALLEY VOLUNTEER FIRE DEPARTMENT  
SATURDAY, APRIL 9, 2022**

**AGENDA:**

CALL TO ORDER

READING AND APPROVAL OF FALL MEETING MINUTES

PRESIDENT'S REPORT

TREASURER'S REPORT

CHAIRMAN'S REPORT

COMMITTEE REPORTS

OPEN FORUM

MOTION TO ADJOURN

THERE WILL BE A SHORT BOARD MEETING AFTER

**PRESIDENT'S REPORT**

I feel the most immediate issues facing our organization now are the negativity and incivility of SOME of our membership, how it impacts all of us, followed by maintenance/contracts for our roads.

In the past few weeks, we've fielded negative calls about roads, snow removal, contracts (or lack of contracts), who is legally responsible for property damage, all sides of disputes between members, requests for dues information and updated statements for members and real estate closings, dues and/or late fees being unfair, timeliness of response to disputes, cars in ditches/parking areas, what GFOA funds are used for, legality of a pet cemetery on a lot, etc., etc.

Board Members are your neighbors, raising families, working, taking vacations, dealing with illnesses, deaths, and other responsibilities in our lives. We're not necessarily experts on all the different issues that come before us. We mostly show up and try. That's more than many of our members are able to do. Certainly, you should be able to bring your issues to us, but we might not always be able to respond as promptly as you would like.

The paved part of Nancy Jack Road is State-maintained, and we can't legally touch it. Some members residing there feel they shouldn't have to pay HOA dues. They have mailboxes in front of their homes, so don't use the cluster boxes. However, they have equal use of our recreational areas and Security checks on their homes as part of the community watch. They signed a legal agreement when they bought in this subdivision, making them members and subject to our rules. (Not the point in their opinion) I can speculate whether it would require winning a lawsuit to change this. I am neither an attorney or a judge.

For members questioning, who bears legal responsibility for property damage, I can ask questions about how the damage occurred, do you have witnesses, etc.? I cannot assign responsibility to any party. I wait for lawyers, insurance companies, etc. to give me a definitive legal answer. (sometime, contacting them repeatedly for a response). I am responsible to not answer in a way that would create a false obligation to the HOA legally. Again, that's for lawyers and/or judges to decide.

Some members own adjacent lots and have had the County combine those multiple lots into one property for tax purposes. They often seem unaware this has no bearing on how many lots they own in the Forest or the dues owed to the HOA for those lots. These combined lots are sometimes sold without making the buyers aware that each of the lots is still subject to dues individually.

The Board has a Road Committee. Since before I became President, that committee has tried (without success) to find a company willing to sign a contract to take care of our roads. Instead of criticizing, if you know of companies willing to contract with us, why not bring the contact information to us? Why not consider joining the Roads Committee?

It's easy to be an armchair quarterback, second guessing what actions and decisions are being made by others. It's easy to be the negative person criticizing the issues that have impacted your life. It's not nearly as easy to make the time to attend meetings, research solutions, or try to investigate the complaints without taking sides, etc.

I ran for office to help make this a community we could all be proud to live in, to help restore some of the amenities we used to enjoy, to acquire new ones that we would benefit us. In such a diverse group, there are bound to be differences of opinion. We don't necessarily assign the same value to things, so we vote and we accept the results of that vote. Sometimes, we modify our ideas and bring them up for a vote again. The outcome is still determined by the vote of the eligible members. No matter what the outcome, we should be able to remain on friendly terms without anger or personal attacks.

It's reprehensible to attack Board Members on Social Media because you're unhappy with the answers you get to your issues or how quickly you get them. It's slanderous to infer on Social Media or any where else that a Board Member is engaged in "shady dealings" or embezzling/diverting funds illegally from the GFOA or from anyone or anywhere else, without proof.

Like any organization, we have a few members that do not operate in a positive manner. People that begin everything in a negative way. There are also, the chronically dissatisfied, that climb onboard any issue, hoping to recruit others to their misery. Instead of trying to be open-minded about an issue and not jump to conclusions, they seek to stir the pot of discontent. Again, that's their choice. I can live with it and focus of the positive aspects, UNTIL, you slander my reputation. I will NOT mildly accept the attacks on my good name. Be forewarned, I have sought the legal advice of the GFOA attorney about taking action against **anyone** slandering me. I, also, intend to support any/all Board Members desiring to take legal action against anyone slandering them.

For the 95%, plus or minus, of members that are courteous, supportive, grateful, I am truly sorry for the tone of this letter. For our new residents, welcome. It's not always like this. I hope you aren't turned off by this and will get involved and help us to find better solutions.

In the end, I felt this had to be said. There are people trying to dismantle our homeowners' association. If they succeed, it will affect the value of our homes. In the meantime, when I think of when I decided to run for office in the GFOA, I am reminded of the saying "Be careful what you ask for. You might just get it."

Doreen K. Schaffner, GFOA President

### **CHAIRMAN'S REPORT**

Hi, everyone, my name is Karen Barry. I am the GFOA Board Chairman. I would like to welcome all the new homeowners here in the Forest. We try to see that new owners get a green welcome packet, but are not always notified when someone new has purchased a home. If you haven't received one, please contact our President, Doreen K. Schaffner, by phone 304 676-6747 or email her at [doreenschaffner@gmail.com](mailto:doreenschaffner@gmail.com). Also, I have had some inquiries about dues. Our HOA dues are \$300.00 per year. Our fiscal year runs from May 1 to April 30. You should receive an invoice in the mail at the beginning of May. If you don't get yours, contact our Treasurer, Gillian McCarty, at [Ga8082@aol.com](mailto:Ga8082@aol.com) or contact our President as listed above. You may pay your dues by check and mail to GFOA, PO Box 727, Gerrardstown, WV 25420, or go to our website, [Glenwoodforestwv.com](http://Glenwoodforestwv.com) and use PayPal with no fee. Also, on the website, you will find a list of all Board Members and their contact information, if you have any questions about anything here in the Forest.

Karen E. Barry, Chairman

### **TREASURER'S REPORT**

My first year as Treasurer is almost finished. Our president has been very helpful in keeping me on track with so many properties changing hands in our community

Our Financial Review has been completed and certified to have no discrepancies for the 2021 Fiscal year. Our Association is in sound fiscal shape at this time.

The proposed budgets are included in this newsletter, along with the official ballot. For your vote to be counted, it must be postmarked by April 4, 2022. Budget # 1 is exactly the same as last year's budget. Budget # 2 has increases in areas where the line items exceeded last year's budget.

I appreciate the patience and support of all of you, as I plodded my way through my new role as Treasurer, and hope you continue to give me the same support in the year ahead.

Gillian E. McCarty, GFOA Treasurer

### **FINANCIAL REVIEW**

Our banking information is with Stephanie at our accounting firm, for the annual Financial Review. It was not finished by the time of publication in the newsletter. It will be posted on our website [Glenwoodforestwv.com](http://Glenwoodforestwv.com), once it has been completed.

## NEIGHBORHOOD WATCH COMMITTEE

Neighbors cannot share a trash bill because it is a utility. Residents have the option to self-haul, instead of having curb side pickup. Every resident of West Virginia is required to be able to show monthly proof of disposal. If self-hauled, you must take your trash to a permitted disposal facility that accepts household waste.

**REMEMBER**, you live in a forest. Fire is our enemy. Please abide by Berkeley County fire safety regulations for the safety and well-being of all of us.

**IMPORTANT REMINDER:** Parking on our roads is ALWAYS forbidden. This is important for the safety of all of us and our property. If necessary, during inclement weather, you may park your car at the tennis court area.

**WARNING:** There have been reports of increased sightings of coyotes in the Forest. If you have livestock (chickens, sheep, goats, pigs, etc.), you are violating the covenants and may be helping to contribute to this problem by providing a food source.

**PLEASE**, everyone be alert with your pets and/or children when they are outside.

Ed Harris, Committee Chairman

## ROADS COMMITTEE-NO REPORT SUBMITTED

Our roads are in poor to fair condition. We have not had a signed contract for road maintenance or snow removal in several years. Pugh's cancelled their contract over 3 years ago and will not sign a new one. We had a signed contract with another company for a few months after the contract with Pugh ended. The company tried to get us to do work outside of our contract that BCPSD said wasn't needed and that they would do it free of charge, if it ever became necessary. When we declined, they gave us a notice of cancellation of the contract.

Pugh has agreed to do our snow removal on a snowfall by snowfall basis. He will not sign a contract. He has also done some minimal grading and graveling for us the past two summers. The Road Committee has been unsuccessful in finding any other company to do any work on our roads.

The cost to fix our roads properly with engineering studies, impact studies, road preparation, etc. is well over a million dollars. It would require a significant dues' increase to afford that. The bank won't say we have insufficient collateral for a loan. If you know any companies that would meet with us to sign a contract for our road maintenance and/or snow removal, please contact a Board Member.

**COMMITTEE CHAIRMAN RESIGNED. THIS INFORMATION COMPILED BY GFOA PRESIDENT**

# BALLOT

## VOTE FOR DIRECTOR POSITIONS:

Bruce Crabtree (3 year term)\_\_\_\_\_.

Roger Steyaert (3 year term)\_\_\_\_\_.

Mark Tomblin (3 year term)\_\_\_\_\_.

Vernon Chamberlain (2 year term)\_\_\_\_\_.

Write in (3 year term)\_\_\_\_\_.

Write in (3 year term)\_\_\_\_\_.

Write in (3 year term)\_\_\_\_\_.

Write in (2 year term)\_\_\_\_\_.

Write in Vice-President (1 year term)\_\_\_\_\_.

Write in (1 year term)\_\_\_\_\_.

HOMEOWNER'S NAME \_\_\_\_\_ LOT# \_\_\_\_\_

HOMEOWNER'S SIGNATURE \_\_\_\_\_