

 **GLENWOOD FOREST NEWSLETTER** 

GFOA PO Box 727 Gerrardstown, WV 25420

**NOTICE OF GFOA SPRING GENERAL MEETING:  
BACK CREEK VALLEY VOLUNTEER FIRE DEPARTMENT  
10AM SATURDAY, MAY 4, 2024  
Board Meeting To Follow Immediately**

**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

**PRESIDENT'S REPORT**

Welcome, one and all to the new year! I have stepped up as acting president until the spring elections where I will run for the position full term. If elected, it will be my privilege to serve the community that I've come to love so much! I look forward to this opportunity in that I will work to be more transparent between the board and the community. I want you all to see what we see and why we make the decisions we do. We have a wonderful group of people that work very hard to make sure things run here in the forest. It is not always easy getting people to see eye to eye or work together, but that is necessary if we are to move forward and for the betterment of the community! I will always lend an ear to anyone's concerns and will work hard to bring community goals to fruition. That being said I'm excited for this new year. We will be working to better our infrastructure and upgrading our technology. It's important to me that the community has the ability to access vital information easily and swiftly. I invite all that want to make a difference to get involved with the board and committees. Together we can make a difference! Thank you!

Jonathan Spaulding, Acting President GFOA

**CHAIRMAN'S REPORT**

Hi, everyone, my name is Karen Barry. I am the current GFOA Board Chairman. Welcome to all new homeowners.

All members should be aware that less than half of our homeowner's are paying their dues in a timely manner. This, plus inflation, is having a serious effect on our ability to meet our obligations, including road maintenance. The Board voted to raise dues for 2024-2025 by 10%, in accordance with the Berkeley County Court ruling permitting that,

My current term on the Board ends this year and I am running for re-election to the Board. I would like to encourage everyone to get involved with the Board of Directors. Run for office. Renters can still be involved by serving on a committee (or two). Get involved. Have a positive impact on your community.

Karen E. Barry, Chairman

## **TREASURER'S REPORT**

We are waiting for our current Financial Review to come back from our accounting firm.

In the meantime, to update you. Last year, we collected \$111,028.85. Of that, \$50,400.00 was current dues and \$60,628.85 from liens and/or interest on back dues. If it hadn't been for the liens and interest collected, we wouldn't have had the income to pay for our road maintenance and other obligations. If every lot owner had paid their dues for last year alone, we would have collected approximately \$62,100.00 more. (375 lots x \$300) That doesn't take into consideration, those owing more than just last year's dues.

Our total expenditure for the year 2023 was \$97,058.76.

Electric \$1,241.82.	Insurance \$2456.46.	Road maintenance and repairs \$79,014.00.
Office supplies \$612.77.	Website \$729.00.	Lawn Maintenance \$400.00.
Newletters & Postage. \$1,342.61.	Meeting Space \$200.00.	Playground \$4,817.10. Snow Removal \$6245.00.

The Board met in February to develop the new budget proposals. There were no figures available to use in developing the new budget, as the laptop with our Quickbooks program, the checkbook, and all financial data were in the hands of the Acting President. The Board made a decision to offer the community the opportunity to vote on two possible budgets.

The proposed budgets are included in this newsletter, along with the official ballot. For your vote to be counted, it must be received by mail on May 3, 2024 or by hand by 10am on May 4, 2024. Budget # 1 is exactly the same as last year's budget. Budget # 2 has been increased by 5% on all the line items to allow for inflationary increases that could affect this year's budget.

I was appointed to be the Acting Treasurer because of the unfortunate death of the former Treasurer, Roger Steyaert. I am running for the remaining year of that term of office. I would like to thank all the people that have stepped up to help me with my new responsibilities.

Leita Dominick, Acting Treasurer

## **NEIGHBORHOOD WATCH COMMITTEE**

**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. The recent fires in several West Virginia counties should make us all more aware of the risks to our homes.

**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 vehicles at the tennis court area. **You Can Not Park in the Mail Box parking lot.**

**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, be alert with your pets and/or children, when they're outside.**

Doreen K. Schaffner for Vacant Committee Chairman Position

## **ROADS COMMITTEE-NO REPORT SUBMITTED**

Deadwood Excavating did Phase Two of restoring our roads last summer. The roads are very much improved. Several members have taken the time to call and make positive comments about the improvements. There is one road that we're still having an issue with and the Board is looking for solutions. Rick Pugh has continued, without any contract, to do snow removal on an as needed basis.

Doreen K. Schaffner for Vacant Roads Committee Chairman Position

## **PLAYGROUND COMMITTEE REPORT**

Pleased to report spring is here and it's time to finish the playground located behind the mailboxes. Last Fall, we used heavy equipment to dig the post holes and set the posts before the frost set in.

Starting in April, we will be putting it all together! The playground will consist of various swings for babies and older; climbing ropes; monkey bars; spinning bar; Olympic rings; climbing walls; climbing rope cargo net; awning for the picnic tables; tires to jump and climb on; and finally, a 75-foot zipline! Just in time for summer activities.

There are a few other locations in Glenwood that are at our disposal for parks, but we wanted to give the kids something nice first. Though it hasn't been decided yet, I would like to build a dog park at one of the locations. We are very much a dog community and I'm sure we could benefit from having a place our little buddies can run free without risk of getting hit by cars or other dangers. Also, I'd like to build an exercise course at the other location.

I look forward to setting a foundation our community can use for decades to come. Thank you!

Jonathan Spaulding, Chairman  
Glenwood Forest Playground Committee

## BUDGET PROPOSAL

	<u># 1 23-24</u>	<u># 2 24-25</u>
Accounting - CPA (Financial Review/Audit)	3000.00	3150.00
Community Activities (Halloween Party, etc.)	500.00	525.00
Community Fund (Common Areas, Mowing, Building, etc.)	1500.00	1575.00
Computer Services (Website Fees & PayPal, etc.)	2000.00	2100.00
Court Fees	1500.00	1575.00
Gypsy Moth	1000.00	1050.00
Insurance	3500.00	3675.00
Legal Fees – Attorney	10000.00	10500.00
<u>ADMINISTRATION:</u>		
Miscellaneous	1500.00	1575.00
Utilities	1500.00	1575.00
 <u>ROADS:</u>		
Maintenance	40000.00	42000.00
Repairs - Improvements	44000.00	46200.00
Snow Removal	26000.00	27300.00
 <u>MEMBERS SUPPORT:</u>		
Office Supplies	2000.00	2100.00
Neighborhood Watch	1000.00	1050.00
Newsletters	2000.00	2100.00
 Property Tax	 Tax Exempt	 Tax Exempt
	<hr/> 141000.00	<hr/> 148050.00

**GLENWOOD FOREST OWNERS ASSOCIATION**

**OFFICIAL BALLOT**

**2024-2025**

**NAME** \_\_\_\_\_ **LOT#** \_\_\_\_\_

**SIGNATURE** \_\_\_\_\_.

**STREET ADDRESS** \_\_\_\_\_

**PHONE NUMBER** \_\_\_\_\_.

**I AM IN FAVOR OF  
GFOA 2024-2025  
BUDGET # 1**

**[ ]**

**I AM IN FAVOR OF  
GFOA 2024-2025  
BUDGET # 2**

**[ ]**

## 2024-2025 BALLOT

### VOTE FOR DIRECTOR POSITIONS:

- Write in for President (1 year remaining term)\_\_\_\_\_.
- Jonathan Spaulding for President (1 year remaining term)\_\_\_\_\_.
- Write in for Vice-President (1 year remaining term)\_\_\_\_\_.
- Gillian Burns for Vice-President (1 year remaining term)\_\_\_\_\_.
- Write in for Treasurer (1 year remaining term)\_\_\_\_\_.
- Leita Dominick for Treasurer (1 year remaining term)\_\_\_\_\_.
- Karen Barry for Director (3 year term)\_\_\_\_\_.
- Write in for Director (3 year term)\_\_\_\_\_.
- Write in for Director (3 year term)\_\_\_\_\_.

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

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

**2024-2025 PROXY**

I, (print name) \_\_\_\_\_ LOT# \_\_\_\_\_

GIVE MY PROXY TO \_\_\_\_\_ LOT# \_\_\_\_\_

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

**2024-2025 PROXY**

I, (print name) \_\_\_\_\_ LOT# \_\_\_\_\_

GIVE MY PROXY TO \_\_\_\_\_ LOT# \_\_\_\_\_

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

**2024-2025 PROXY**

I, (print name) \_\_\_\_\_ LOT# \_\_\_\_\_

GIVE MY PROXY TO \_\_\_\_\_ LOT# \_\_\_\_\_

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