

Around the Lakes:

- **Club House Area Tree Trim Late Spring 2011**—Membership safety, continuous cleanup, especially after windstorms and reducing tree stress prompted major tree work. Over a five day period a contractor used a bucket truck and special saws to rid the trees of dead and potentially dangerous branches. Long live the trees!
- **Playground Equipment revitalization**—The nuts and bolts and paint have been checked once and checked twice. Some play equipment now has a fresh coat of paint to spruce them up for our youngsters' enjoyment
- **Wind Storm, Aug. 1st**—Downed trees, branches and leaves covered the roads. Chief damage was to the main entrance sign which was blown down. Fortunately the body of the sign was not damaged, but it requires reinstallation of the holding posts and the restoration of the front gate sprinkler system that was attached to the post.
- **Remnants of Lee, Sept. 5th-8th** — Exceptional rain over multiple days saturated the Lakes. The only noticeable impact was to a tree located by the clubhouse that began to pull out at the roots due to soil saturation.

New Bridge Debuts at Lake Monroe



There's a new addition to Lake Monroe: A new bridge which replaces the previous one that was removed because the Commonwealth of Virginia required expansion of the Lake Monroe's flood overflow area.

The bridge was completed in late July and is ready to accommodate lakeside strollers, dog walkers and joggers of all various speeds, sizes and shapes.

The bridge was made possible by you, the members of Presidential Lakes Property Owners Association, as its construction is funded by your annual dues and assessments.

It accompanies the new pavilion at the lake and serves as a scenic spot for the imagination of PLPOA members as well as a way to cross over the rocks of the lakeside dam area.

Incidentally, the dam has been certified for safety and spruced up to fulfill the enjoyment of PLPOA members for the many years to come.

The bridge offers an opportunity for photographers to take advantage of the lake's beautiful autumn foliage or for just enjoying a day to take a long walk.

Come and enjoy the bridge.

State of the Lakes PLPOA President Linda Williams

It has been an interesting time period since the last newsletter. We've had severe thunderstorms, a once in a lifetime earthquake and Irene decided to come calling. All these events have stressed our infrastructure, especially our road system, but we are hanging in there and have made improvements that you can read about elsewhere in this newsletter.

The biggest impact to you, though, will be an increase in dues and assessments. This is not something the BOD is doing lightly nor without much study and reflection. In the past decade PLPOA raised the dues only three times. During the boom years of building (circa 2002-2006) delinquent income and interest funded the difference. That revenue is now gone so our collected income must support the budget – a balanced budget that must eventually include budgeting monies to reserves. No money has been budgeted this year to go into the reserves because we are sensitive to the economic environment, but the financial stability of the Lakes will be impacted if we do not *begin* to address this omission in budget year 2013.

Your uncompensated BOD is putting in many extra hours to keep your assessments down. It would actually be less stressful to not raise assessments so please be understanding in what we have to do to keep pace with PLPOA obligations.

Presidential Lakes POA, Inc.

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NEW OFFICE HOURS

BEGINNING OCT. 24th, 2011

Hours: M, Th, F: 8am-6pm
Wed: 8am-8pm; Tue: CLOSED

Meetings:

Meetings take place at the
Association's Community Center
10243 Madison Drive

BOD: monthly, 3rd Tues. 7:30 pm

ACC: as needed, 2nd Wed. 7:30 pm

Compliance: as needed, 2nd Tues. 7 pm

BOD Members:

President: Linda Williams
Vice President: Dave Cheramie
Secretary: Doug Davant
Treasurer: Debra Talbert
Chairpersons: Bill Omberg (Roads)
At Large: Jon Davis, Steve Scott

PLPOA Committees:

ACC members: Debra Talbert, Ray Williams

ACC Inspector: Bill Norris

Compliance Chair: Phil Barker

Compliance members: Jack Dawson,
George Hunt, Phil Lehman, John and
Tracy Sivak

Utility Contacts:

PLPOA is NOT associated with any of the utility companies serving this community, however, we are providing the following for your convenience should you need to make contact.

Section 1-13 — Water/Sewer

540-775-2746 ; After hours: 775-2049

Section 14 — Water/Sewer

Billing & outages: 540-891-6673

After hours: moorebzebal@aol.com

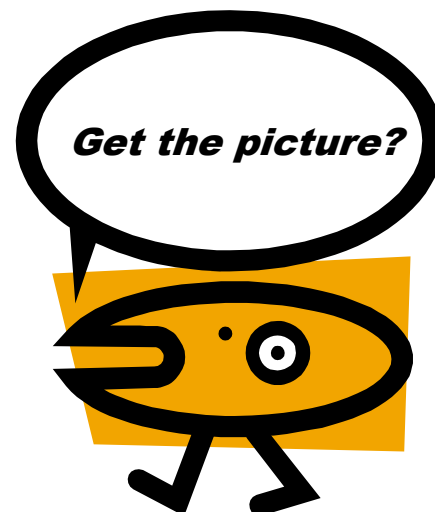
After hours water outage:

540-840-0192 (Doug Crooks)

[We're on the web!
plpoakg.org]

Constant Reminders:

- **NO** solicitation
- **NO** shoulder parking
- **KEEP** tags on person at all times as they are required everywhere
- Speed Limit **IS** 25 mph!
- **NEED** ACC approval for any exterior changes (i.e. fences, tree removal, color changes, displaying signs, etc.)
- **KEEP** pets under control and not a nuisance to others (i.e. barking, running loose)



Community Pride Weekend — Oct 22-23, 2011

Presidential Lakes has scheduled a Community Pride weekend. The third Saturday in October is slated for a PL-wide litter cleanup and removal of dead or sawed trees and storm litter in common areas and along road sides.

Volunteers are currently being sought to help with the litter campaign. Please contact Doug Davant, 540-775-9214 if interested in litter cleanup.

By appointment on this weekend, our Maintenance Chair will operate a chipper for lot owners who need to clean ditch lines and yards. However, the chipper is limited to limbs and branches no larger than three inches in diameter. Contact Bill Norris, 240-682-2515 to set up an appointment.

This weekend also encourages folks to take the time to do such things as removing autumn leaves out of ditches, clear culvert blockages, restore dilapidated mail boxes (faded, rusting, some need a good washing, no longer vertical posts, etc.) and other exterior maintenance.

Let's keep Presidential Lakes beautiful!

A reminder about Driveways ...

Driveways should be such that the end meets the roadway, and is at the same level. Driveways should have a slight slope from side-to-side to help encourage water flow into the ditch rather than onto the road surface. If a driveway has a downward flow, ideally the lowest location in the driveway would be above the culvert and not at the road's edge. If the driveway is gravel, gravel should not creep into the road.

...And about mailboxes.

Your Roads Chairman says the ideal placement of a mailbox is so the front of the box is barely off the edge of road for the mailbox's protection from traffic. The U.S. Postal Service states two wheels of the delivery vehicle should be just off the road and its height should provide easy hand access by the postal carrier. It is every property owner's responsibility to prevent damage to the road edge in the vicinity of mailboxes. It is recommended

2012 Proposed Budget

The 2012 dues and assessment meeting is scheduled for the third Tuesday in November: **Nov. 15, 7 P.M.** All members in good standing are eligible to attend the meeting to voice their input to the PLPOA regarding annual dues and assessments.

The proposed dues and assessment for **2012 is \$650**, an increase of \$50 from the 2011 rate. The 2012 dues and assessment is due no later than **March 1, 2012**.

A 10 percent late fee is assessed if payment is not received by March 15, 2012. Pre-payment is available, provided annual dues and assessments are paid in full no later than by March 1, 2012. There is no set amount for pre-payments—you may make pre-payments as your budget allows.

Proposed FY 2012 Budget Details

INCOME	\$ 584,620.00
2012 Dues and Assessments	\$ 574,620.00
Interests from CDs	\$ 10,000.00
EXPENSES	\$ 584,620.00
Taxes	\$ 17,370.00
Accounting	\$ 3,600.00
Legal	\$ 18,500.00
Insurance	\$ 18,500.00
Roads	\$ 250,000.00
ACC	\$ 1,500.00
Access Control	\$ 62,320.00
Office	\$ 10,250.00
Maintenance	\$ 15,000.00
Recreation	\$ 4,470.00
Pool	\$ 6,200.00
Building Operations	\$ 23,400.00
Salaries	\$ 153,510.00
Allocated Reserves	\$ -

Assessments Per Lot If All Paid		
<u>'12 Budget</u>	<u>Lots</u>	<u>Chgs Per Lot</u>
\$584,620.00	1071	\$ 545.86
\$584,620.00	852	\$ 686.17

Why the Proposed Increase....

There are 1,071 lots in PLPOA, however, based upon a five-year average, only 852 lots actually pay these dues leaving a shortfall of 219 lots not paying. Multiplication of the annual assessment of these non-paying lots, which for 2012 is \$650, totals to \$140,350—a shortfall which must be made up by the paying lot owners. The BOD has attempted to force payment, but beyond restricting amenity privileges, sending delinquent accounts to collection agencies and applying liens against delinquent lots there is only so much that can be done.

From 2008 to 2012 the BOD trimmed the budget by 21 percent. The 2012 budget is trimmed to the extent that allocation to capital reserves has NOT been included as a budget line item. Although PL currently has healthy reserves, not funding them for even one(1) year means PL must play catch-up in subsequent years. If the reserves are not dutifully funded should a natural disaster occur that significantly damages our roads, amenities, and/or impacts one of the dams or an unforeseen mandated expenditure is dictated, PL will be hard-pressed to make the required fixes without going to the membership for a special assessment. Special assessments have actually happened in other property owner associations and the PL BOD does not want that to happen here.

In funding our reserves the BOD also needs to plan for rising costs that impact future infrastructure replacement or an amenity repair.

To put the proposed \$50 increase in perspective, this amount is probably less than one would spend for a single evening in Fredericksburg doing a dinner and a movie and the total proposed dues (\$650) would cost you only \$1.78 a day to enjoy the beauty and amenities of Presidential Lakes — around the price of a 20-ounce cup of coffee. Our dues and assessments, even with the increase, are considerably lower, approximately 30 percent, than other nearby property owner associations such as Lake of the Woods, Lake Caroline, Land'OR and King George's Hopyard Farms.

Your dues and assessments ARE being put to work. Members can readily see the improvements made this year. There is a completely refurbished Lake Monroe Pavilion, a brand new bridge, and an increased overflow capacity at the Lake Monroe dam; plus roads have been improved.

In conclusion, the BOD knows the membership will not be happy about an increase, but the BOD hopes that members can understand and accept the need for this and future catch-up increases.

Let us keep Presidential Lakes a place where people want to live.

Mother Nature Shakes and Blows

Mother Nature dealt a double-barrel blow to Presidential Lakes in August as the area suffered both a 5.8 magnitude earthquake and Category 1 Hurricane Irene.

Storm damage from the hurricane included downed trees and limbs in our roadways with some hitting residential homes, outbuildings, automobiles, and storm litter across lawns and rooftops. 50 MPH winds and 5-8 inches of rain were recorded in the Lakes. Crews worked through the storm to ensure road passage. Residents helped. Thanks!

Luckily, a review of the physical plant of PLPOA such as the pavilion, clubhouse, dams and lakes revealed no damage from either the earthquake or Hurricane Irene.

For Your Information

- If a water system loses water pressure (usually, but not always, because of an extended electrical outage) then boil water notices will be distributed by the appropriate utility. To be rescinded, two (2) bacteriological water samples taken one (1) day apart have to indicate the water is safe for consumption. Notification is provided to each dwelling when 'boil water' is implemented and when rescinded. Determining Agency: VA Dept of Health
- A motorist who passes a stopped school bus is guilty of reckless driving (VA state law as of 3/22/11). PL roads are state roads for law enforcement purposes.
- Snow Storm: Where you park may cause your car to be towed or your road NOT made passable in inclement weather. Call the office for alternate parking locations prior to the storm.

PLPOA, Inc.
P.O. Box 186
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RETURN SERVICE REQUESTED



Want to be part of the writing staff?

This is a twice a year publication – Fall and Spring editions. Volunteers are being sought to write articles of interest about events that occurred in the Lakes during the six (6) month period prior to publication. Input can be approximately 50 words or less for the “Around the Lakes” section or a feature article of approximately 250 words. All submissions are judged for appropriateness and subject to editing.

