

Skyline Lakes Property-holders Association

www.skylinelakes.org

Letter from the President

I hope all of you are having a good summer filled with travel, fun, and rest to renew your spirit for another year. It's been quiet and somewhat cooler up on the mountain, so if you haven't visited the development yet this summer, please do so.

I want to inform you of several items. First, the spring road maintenance campaign was successful and the road network is in good shape now as a result of this work. A number of new culverts were installed, high traffic sections were graded, and fresh gravel of several grades was put down while the road bed was still soft enough from rain to absorb the rock. I want to thank our contractor Ronnie Donalson for the fine work and SLPA Board member Andrew Kent for the many hours of pro bono assistance which he provided for this effort. Please remember, the faster you drive--particularly on curves--the quicker the gravel will disperse and this good work will be degraded.

Second, I want to update you on the long-running Burns v. SLPA suit which appears to be reaching an end. Our attorney provided the following summary text.

"In October 2011, the Association (Defendant) filed three motions: 1) a Motion to Dismiss Burns' Amended Complaint based on the use of an incorrect case number; 2) a Demurrer stating the Association does not have a *duty* to repair common areas under the governing documents; and 3) a Plea in Bar stating that Plaintiffs filed this suit too late and are barred by the applicable statute of limitations.

After oral arguments and an evidentiary hearing, the court ruled as follows:

- 1) The court found Plaintiffs' use of an incorrect case number was not a serious error warranting dismissal and denied the Motion to Dismiss.
- 2) The court found in favor of the Association on the Demurrer, holding that the Declaration controls with respect to whether the Association has a duty to repair common areas. Under the Declaration, the Association has the right and authority to repair common areas, but does not have a duty to do so.
- 3) The court found in favor of the Association on the Plea in Bar that the statute of limitations bars this suit. The subject lake was abruptly washed out in 1996 by Hurricane Fran, and Plaintiffs filed this cause of action too late under the time allowed by law."

The complete written opinion by the Honorable Thomas J. Wilson, IV of the Twenty-Sixth Judicial Circuit will be posted on the SLPA web site. The final order enforcing the judge's opinion was entered on 25 July 2012 at the Circuit Court of Page County.

Third, the SLPA Annual Meeting will be held this year on Saturday, 15 September 2012 at 2 pm at the bathhouse. Three members of the Board are up for reelection and you will have the opportunity to vote at the meeting. Resumes of the candidates are presented in this newsletter, along with proxy ballots for those who will be unable to attend. Following the meeting, at about 4 pm, a picnic will be held at a Board member's residence with location to be announced during the meeting. I hope all of you can make it to the meeting and remain for the social event afterward.

I hope the remainder of your summer is satisfying and happy. See you in September at the Annual Meeting!

Eugene Skotzko
President, Skyline Lakes Propertyholders Association

Annual meeting/election date set

The 2012 Annual Meeting and Election of Directors to the Board of the Skyline Lakes Property-holders Association will take place (whatever the weather, but hopefully not as chilly as last year) on Saturday, September 15, 2012. The meeting, to begin at 2:00 pm, will be held as usual at the bath house grounds. A potluck picnic will follow around 4:00 pm. Crystal Liebenow will be out of town so the menu won't consist of the delicious turkey and ham feast she has managed in the past two years. It's likely we will revert to classic picnic fare of hot dogs and hamburgers so please bring a side dish to share to round out the meal. Beverages will be provided. Come enjoy another Annual Meeting and try to bring along a community member who doesn't usually attend.

The roads just keep getting better !

Maintenance and Improvements Committee Chair Regina Austin has managed the Spring roadwork effort with wonderful results. She employed the same contractor who made such noticeable improvements (praised by many Association members) last year and he has done it again. His years of professional experience plus, most importantly, using the right equipment have the roads at the best they've been in years, if not forever. From the use of a broad blade grader, the roads now have a broad central crown curved toward the ditches on either side. This shape keeps the water running where it belongs in the ditches rather than down the middle of or across roadways. Other significant improvements include widening of difficult turns, addition of new culverts, replacement of some culverts with larger ones providing greater water carrying capacity and extension of others to carry water further away and prevent undercutting of the road bed. Culvert pipe is expensive, however, so the entire community can't be done at once. Work has been proceeding inward from the entrance along major roads, with additional stretches of road to see more culvert work in successive years.

Some community members may remember back to when Tanner's Ridge Rd. finally was paved (and before that when it wasn't!) With the recent roadwork it may seem like some curves and hills in Skyline Lakes, including the dreaded Glick's Hill, have been paved. Actually, the firm pavement-like road surface is attributable to application of gravel dust (specifically VDOT #10 dust), which packs and hardens when wetted. Since this seems to have made a big improvement for some of the worst areas, there are tentative plans to continue the use of this material on the roads in the future.

Does your driveway have a culvert ?

If you don't know the answer to that question, which might be possible, it's time to check and find out. It's also time to get down, look through, and check the condition of your culvert, if you have one. This kind of checking should be done regularly because our roads, now in beautiful condition, depend on it. The ditches are in good shape and water should flow freely but it can't do so if it encounters a blocked driveway culvert. Such blocked culverts – even only partially blocked ones – can send water onto and across the roadway, eroding the surface. At its 29 July 2012 meeting the Board discussed the matter of driveway culverts. While condition of those culverts is the responsibility of the property owner, the Board and its Maintenance and Improvements Committee are responsible for the roads. Property owners with blocked driveway culverts are advised to clear them in the near future or the Association will need to take action by pulling blocked culverts to preserve the community's road infrastructure. Property owners who don't have a driveway culvert, or have one that's unobstructed, can help protect the roads by paying attention to ditches and removing fallen branches, rocks, or other debris that can impede water flow.

Skyline Lakes has a new Firewise Grant – AND Big Responsibilities

The good news is that Skyline Lakes is designated to receive an award of almost \$5,000 from the fire hazard mitigation program known as Firewise. However, that award comes with strings attached. To receive the funds the community must meet an in-kind commitment of 500 work hours devoted to clearing properties and roadsides.

We almost were not even considered for an award this year because we had failed to meet our in-kind commitment on some prior awards. Boyd Ritchie, our contact with the Firewise program, made it clear that we were viewed very unfavorably for that failure and that our overgrown roadsides and woodlots choked with brush and downed trees didn't look like a place worth investing any of their limited resources. However, in a meeting on May 9th, Orv Lee and Crystal Liebenow worked to persuade him that our community is newly energized, having purchased posts and installed 911 Emergency Preparedness house numerals for many properties and invested in professional work for our recently much improved roadways. They went on to discuss with Mr. Ritchie what kinds of things might be acceptable to include in a grant application. After that meeting, time was short to make the application deadline. Fortunately, Orv, who had made those applications in the past, took the ball and ran with it, securing another award for Skyline Lakes. Congratulations Orv!

The award will pay for completion of the house numeral project and for widening of cul-de-sacs to create space sufficient for turning around emergency vehicles and fire trucks. But funds from that award will not be released until the community earns them by meeting the in-kind commitment of 500 hours.. A work day with just a few volunteers showing up won't begin to meet that commitment. **Community action is needed!** Many residents already spend long hours clearing their properties. Now you can get credit for that work. You can also assist by clearing brush in the right of way areas along roadsides for other properties. Be sure to document your efforts by filling out a log sheet. Copies can be found in the bath house (both sides). Fill in your name, the date, hours worked and what kind of activity you were doing. A sheet can be used more than once and completed sheets should be returned to Orv Lee who will compile community hours. **Everyone's help is important** - not only to secure the funds from the 2012/2013 award but also to stay in the good graces the Firewise program for the future. Skyline Lakes has been forgiven for failing to meet our part in prior awards but that tolerance won't be likely to continue if we fail again.

Please vote for members of the 2013 Board

Too few members of the Skyline Lakes community vote in the annual balloting for members of the Board of Directors. If you're a non-voter, please change that and exercise your right/responsibility this year. A proxy ballot for the election of three members of the SLPA Board of Directors is attached. It can be mailed or brought to the Annual meeting, but must be received by September 15th. Ballots will be counted at the Annual Meeting, where additional nominations of SLPA members may be made from the floor. Board members Joyce Richards and Doug Southers are completing their three-year terms of office this year. Jimmy Painter, who was appointed to fill the vacancy created by the resignation of Andy Levin, is completing that three-year term. Association members in good standing (i.e. assessments are paid up to date) are entitled to cast one vote for each lot owned. They may vote for any or all of the three incumbents or write in the names of undeclared candidates that they might prefer.

Motion passed at the 29 July 2012 SLPA Board meeting:

That the Association proceed to spend funds to erect road signs for all eight unmarked SLPA roads at a maximum cost of \$200 each. [This followed a Board discussion of Page County's intent to remove the names of unmarked roads from the roster used in fire and rescue emergencies. Skyline Lakes has eight platted roads (e.g. Patti's Place, Stephanie's Turn) lacking road signs.]

Candidate Resumes

James Painter

Jimmy has been a Board member since 2007. After the big Thanksgiving ice storm of 2006, he met and volunteered to help the Maintenance and Improvements Committee with road clearing. Ever since then he has been actively involved with the M&I committee, which he has co-chaired in the past few years. Jimmy lives in Stanley and works at Dupont in Front Royal. He is committed to bow hunting and has been visiting Skyline Lakes for about 30 years. For almost ten years he has owned two lots and still has plans to build a log cabin. As a Board member he listens to everybody and weighs both sides of any issue, especially before agreeing to spend money. Priority issues for him continue to be focusing on road improvements and being frugal with expenditures.

Joyce Richards

I am a Skyline Lakes property owner of a home and several lots and work close by for Aramark in Shenandoah National Park. I have served on the board as Director for many years, chairman of committees and held the position of President for three years. I feel that the Property Owners need someone on their behalf to fight for their benefits that they are entitled to for the assessments they are paying. Maintenance of the roads is one of the biggest problems we currently have. If not maintained correctly with correct machinery and educated workers with knowledge of roadwork then they aren't getting done right. The safety and caring of the Property Owners should be the first priority of the entire board.

Douglas Southers

Doug has three children and has lived in Skyline Lakes since 1998. He works as a mechanic and enjoys hunting and fishing. For the past ten years he has been working part time in Haiti, where his on the ground knowledge and experience must have been very valuable following their recent disasters. Since 2009 Doug has been a member of the Skyline Lakes Board of Directors and actively involved in the Maintenance and Improvements Committee. Like all Board members he wants to see our roads maintained in good condition. Additionally his personal project is mowing and maintenance activities around Meadows Lake.

2012 SLPA Board of Directors

Gene Skotzko (President)

(703) 939-7624; (540) 778-2633

eskotzko@verizon.net

Joyce Richards (Vice President)

(703) 361-5677

ucjoyce@yahoo.com

Jane Harrington (Secretary)

(540) 778-3009

janegoneelsewhere@gmail.com

Crystal Liebenow (Treasurer)

(703) 743-5115

cliebenow@comcast.net

Regina Austin (Facilities Manager)

(540) 778-3486

Andy Kent

(703) 929-2481

Jimmy Painter

(540) 778-3141

jphunt4ever@aol.com

Evans Painter

(540) 778-3894

Doug Southers

(540) 778-1312

worksforfaith@yahoo.com

Asst Treasurer: Jane Skotzko (non-voting)
(703) 242-8828, jskotzko@verizon.net

Accountant: Sue Dawson (540) 778-1150

**Proxy Ballot for Election of Directors
September 15 2012**

The undersigned hereby appoints the Skyline Lakes Property-holders Association, Inc. HOLDERS OF ELECTION (Gene Skotzko, Andy Kent and Orv Lee designated by the Board), or any of them, each with power of substitution, as proxies to vote all lots which the undersigned is entitled to vote in the manner described herein, at the Annual Meeting of SKYLINE LAKES PROPERTY-HOLDERS ASSOCIATION, INC. to be held on Saturday, September 15, 2012, commencing at 2:00 PM, or any continuation or postponement thereof, unless sooner terminated as provided by law. The undersigned hereby revokes all proxies heretofore given. The undersigned hereby affirms that he or she is a member in good standing and is entitled to the number of votes which he or she has indicated at the bottom of this form (i.e. the number of lots owned). HOLDERS OF ELECTION are instructed to cast this ballot. The undersigned has inscribed an "X" beside the name of each candidate for whom the ballot shall be cast. Members in good standing (i.e. assessments are paid up to date) are entitled to cast one vote for each lot owned. Members may either mail this ballot to be cast by proxy or cast the ballot in person at the Annual Meeting. **If you choose to vote by proxy, mail this form to SLPA Proxy, PO Box 427, Stanley, VA 22851.** Ballots must be received by 15 September, 2012 to be counted.

Election of Officers (Vote for three)

Directors are elected to serve a term of three years, with directors elected each year to replace those whose terms have expired. Candidates receiving the most votes will be elected. The number of candidates voted for cannot exceed the number of open seats (3).

The nominees for SLPA Directors are:

- | | |
|-------------------------|--------------------|
| (____) James Painter | (____) Other _____ |
| (____) Joyce Richards | (____) Other _____ |
| (____) Douglas Southers | (____) Other _____ |

I own _____ lots in Skyline Lakes, for which my assessments are paid in full.

Signature _____
Date _____
Print Name _____
Mailing Address _____
Phone Number _____
E-mail Address _____

When signing as attorney, executor, administrator, trustee, or guardian, please give full title as such. If the signer is a corporation, sign the full corporate name by the duly authorized officer.