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Skylines

Volume 51, Issue 4
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Skyline Lakes Property-holders Association
P.O. Box 427, Stanley, VA 22851

FROM THE PRESIDENT'S DESK by Eugene Skotzko

Fall 2020 greetings to you! After attending the latest Board meeting in mid-October, I can report that many trees in Skyline Lakes and next door in Shenandoah National Park are at or near their peak in color with brilliant yellow, gold, and red leaves. While nights are dipping into the low 40s, daytime weather and temperatures are still pleasant. Overall, it's an invigorating, delightful time to visit Skyline Lakes and I urge you to do so.

In general, our community is doing well. Despite COVID-19 restrictions on socializing and the lack of food, a productive annual membership meeting was held on 19 September. The weather was good and 22 owners attended. I could not be there and must thank Board members Beth Cayer and Mary Russell for their expert direction of the meeting. One of the main themes to emerge this year was our greatly improved financial situation. Thanks to SLPA's high receivables rate for lot assessment fee payments and its concerted efforts this past year to collect on arrears, Association finances currently are in their best shape ever. Looking forward, we are entering the winter months well prepared with funds, gravel, and an experienced snowplow operator under contract.

You can see further commentary about the annual meeting elsewhere in this newsletter, however, I do want to welcome Dave Opper to the Board as our newest, elected member. Dave's roots in this community go back to its very beginning over 50 years ago. It is fitting that he is now part of our Association's governance. Welcome, Dave!

Fire Sale – As discussed at the annual meeting, the Board is considering the possibility of holding a "Fire Sale" at reduced prices of approximately 20 Association-owned lots that have been acquired over

the years by donation and other means. We would like to put these lots, which are scattered throughout Skyline Lakes, into private hands for possible future development. Before that can happen however the Board needs to develop ground rules for the sale that ensure fairness and transparency. More on this initiative after our next Board meeting in January 2021.



Tree in Skyline Lakes, October 24, 2020.

Community pavilion – Plans are advancing for the construction next year of a permanent structure community pavilion, tentatively to be erected near the bathhouse. This is a long overdue need and would make a worthy addition to the community's infrastructure. Tentative plans call for a 50' by 25' open-air structure with a cement floor and a pitched, shingled roof.

Secondary emergency egress route – Association Vice President Regina Austin is leading efforts to negotiate right-of-way passage agreements with outside property owners over whose land such a route would pass. The proposed egress route would follow an existing, semi-improved lane from South Lake Drive to Tanner's Ridge Road. We hope to report progress soon on this safety initiative.

Lake repairs – So far, this has been a long running and disappointing project due to the high, estimated cost of repairs. The Board is now pursuing an alternative effort to correct the slowly deteriorating drainage pipe in the middle of the lake. I hope to give you a positive report soon.

Regards,
Eugene Skotzko
President



Skyline Lakes
Property-holders Association
P. O. Box 427
Stanley, VA 22851



2020 Election Results and Annual Meeting

This year we had three positions on the board to fill and three candidates, making it seem like this election would be very predictable. In fact, we had several owners that choose not to vote, as the outcome seemed certain. But that was not the case. If we do not have a quorum, we cannot hold the election.

We currently have 171 owners in good standing out of 200. In order to hold an election, the bylaws dictate that we must have a quorum of 20% of owners in good standing or 35 owners must cast a ballot. Bylaw quote:

Section 11. Quorum. Except as otherwise provided in these Bylaws or in the Declaration, the presence in person or by proxy of the voting members representing twenty (20%) percent of the total vote of the Association shall constitute a quorum at all meetings of the Association. Any provision in the Declaration concerning quorums is specifically incorporated herein.

While two of the candidates were incumbents, the third was a new board member candidate, Dave Opper. Dave has been attending SLPA quarterly meetings for the last two years and has been an invaluable voice of experience and reason. If we had not received enough ballots to hold the election, current positions would stand. The two incumbents would retain their board positions and Dave would not gain a seat on the board. So, vote! Let your voice be heard. Vote in every election, whether it is the SLPA election or the United States Presidential Election.

Vote! 
Let your voice be heard. Vote in EVERY election.

Election Results: With long time Skyline Lakes owner and board member, Evans Painter, deciding to step down after 30+ years, that gave a new board member, Dave Opper a seat on the board. Dave and his family were one of the first owners in Skyline Lakes, purchasing in 1968. We welcome **Dave Opper** to the board, as well as incumbents, **Rose Long** and **Crystal Liebenow** back for another three-year term! The write-in candidates, Scott Downey and Celeste Weaver, did not receive enough votes to gain a board seat.



Beth Cayer, SLPA Secretary, addressing the community. Wide angle photo taken by full-time resident, Mark Wolsky.

Despite fears of COVID-19, we had a great turnout of approximately 22 attendees, including our oldest owner, Orv Lee and our newest owner, Teresa Remein. The weather could not have been better – sunny and mid-50s.

Gene Skotzko, SLPA president, could not attend the meeting. So, Beth Cayer, secretary, had to spring into action at the last minute. We discussed various projects and the financials and received a lot of great feedback from the community, especially on the upcoming Fire Sale (deferred to the January 2021 meeting.) You can find more information about the topics discussed on the following page and on the website. 



Cheryl Watkins and Mary Russell counting ballots, Earl Crawford as oversight. Photo taken by new board member, Dave Opper.

Treasurer's Corner - **\$38,934** in arrears collection for 2020.

How Do Late Fees Work?

POA payments are due 30 days from the date the invoice is issued. Both the issue date and due date are reflected on your invoice. POA fees are considered late one day after the due date - and can be turned over for collections via the SLPA attorney. In accordance with the Virginia Property Owner Association Act (POAA), a 5% late fee can be assessed to your account 60 days after the due date. Late fees are applied to your total balance, which is cumulative over time. The current language can be found here:

<https://law.lis.virginia.gov/vacode/title55.1/chapter18/section55.1-1824/>

This language supersedes any prior publication.

SLPA Board Information

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Dave Opper

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Calendar of Events *

Meeting	Location	Date/Time
Quarterly Board Meeting	Skotzko's 119 Park View Rd	Jan 24, 2021 1pm
Quarterly Board Meeting	Skotzko's 119 Park View Rd	Apr 18, 2021 1pm
Quarterly Board Meeting	Skotzko's 119 Park View Rd	Jul 18 2021 1pm
Annual Meeting and Social	Location is TBD	Sep 18, 2021 1pm
Quarterly Board Meeting	Skotzko's 119 Park View Rd	Oct 17, 2021 1pm

* Always consult our website for changes to our meeting schedule.

How to Contact SLPA

Address: SLPA, P.O. Box 427, Stanley, VA 22851

Main E-mail: Board@skylinelakes.org

Website: Skylinelakes.org

Newsletter: SkylineLakesNewsletter@gmail.com

Treasurer: SLPATreasurer@gmail.com

M&I Chair: Maint@skylinelakes.org

Skyline Lakes 2021 Budget

Total Income	\$ 46,643.10	501 lots * \$98 = \$49,098 * 95% = \$46,643.10
Expenses		
Maintenance and Improvements	34,637.09	Whats's left after other expenses
Other Expenses		
Accounting - CPA	1,700.00	\$425 per quarter = \$1,700
Charitable contributions	200.00	\$100 for Stanley Rescue, \$100 to Stanley Fire
Corporate Memberships	25.00	Same as 2020
In-house publication	2,000.00	\$500 per quarter (online subscription coming)
Insurance	2,700.00	Same as 2020
Legal Fees / Collection Expense	3,000.00	Same as 2020
QuickBooks Online	1,000.00	Same as 2020
Rental fees	131.00	Same as 2020
Taxes	600.00	Same as 2020 - tax return - YHB
Utilities - electricity	650.00	Same as 2020
Website Hosting / Software	0.01	Placeholder for 2022
Total Other Expenses	\$ 12,006.01	
Total Expenses	\$ 46,643.10	

Lots for Sale

Cabin for Sale by Owner



\$135,000 (Lot D14)

1508 Parkline Road, Stanley, VA 22851

Newly renovated two-bedroom, one bath, walk in ready. Washer, dryer, dishwasher, furnished, new roof, siding, well with unlimited water. Instant hot water. New wood burning stove. New floors, interior painted. Backs up to Shenandoah National park.

Contact owner at (703) 981-0580.

Wooded Lots for Sale

**C25 and C26
\$7,400**

Two lots for the price of one! Lots total 1.9 acres. Located on Cliff Heights Road.

For more information, contact realtor, Chase Louderback at Funkhouser Real Estate Group.

**Office 540-743-4545
Cell 540-742-2146**

Current owners in Skyline Lakes almost always want to buy more lots, especially adjacent lots. So, advertising in the SLPA newsletter is a great way to reach those owners. If you have lot(s) in Skyline Lakes that you would like to sell, you can advertise in our newsletter by emailing us at board@skylinelakes.org. Visit our website, skylinelakes.org, for up-to-date information on lots for sale.

We now offer online donating. You can donate using your PayPal account or a credit/debit card. We hope this makes donating easier and more convenient. Please visit our website and consider making a donation today.

**Donate to SLPA
using PayPal**

Board Business: Initiatives, Priorities and Status

Security Measures

The challenges with installing a security camera are becoming more daunting. There are weak wifi signals and limits on cable length between camera and recording device. Unfortunately, if we cannot find a suitable alternative, we will be forced to abandon the security camera project.

M&I Improvements

Our road contractor had a late start due to mechanical problems. With winter coming, we'll wait until Spring to spread the remaining gravel.

Multi-use Pavilion

We are hoping to build a multi-use permanent pavilion on the bathhouse grounds. We have plans in hand and the cost would be less than \$20,000. We discussed naming it in honor of Goozle Austin.

Lake Repairs

Little Meadows Lake's drainpipe is rusted and leaking water through the back hillside. We are moving forward with a local contractor, who will assess the condition with an underwater camera.

Emergency Egress

We are exploring two options. (1) there is a roughed in egress near Matt May's properties. Matt has estimated it would not be too labor-intensive or costly to make it suitable to use as an egress. However, its location is very close to the current entrance/exit, prompting us to explore a second option. (2) A second egress (on the road map) is being explored for emergency use only.

Goozle Austin Lane

We were unable to obtain approval from owners to change the road name. We are looking at other possibilities to honor Goozle's memory, including naming the proposed pavilion in his honor.

Bylaw Updates

The two amendments approved at the September 2019 annual meeting can be found on the web site. The first one prohibits cohabitants from serving on the board simultaneously. The second was to incorporate electronic forms of communication as a valid way for board members to conduct board business.



Help Charlie Sours Battle Cancer



Corporal Charlie Sours has been an investigator in the Page County Sheriff's office for nearly 20 years and has been supporting Skyline Lakes in some recent legal matters. He has been fighting a rare form of cancer called liposarcoma since 2010. This cancer forms in the muscles and bones. He was recently accepted into an experimental clinical in Houston, Texas and is already there now. He needs money for lodging, travel expenses and meals.



Benefit for Charlie Sours

Saturday, November 7th, 2020 12pm to 5pm
Luray VFW, 218 Veterans Ln, Luray, VA 22835



Raffle tickets are being sold at the Sheriff's office now and during the benefit for several auctions:

Chinese Auction, Gun Auction (Savage Axis 6.5 Creedmore), Lollipop Game (colored stick wins), 50/50 Raffle, Cake Wheel Game (win a homemade cake), Silent Auction Baskets. Event T-shirt sales, and home-cooked meals available during benefit.

**Donate by mailing a
check to:**

"Charlie Sours Benefit Fund"
C/O Rhonda Fisher
220 Sunset Drive
Stanley, VA 22851

Life on the Mountain Skyline Lakes' Backyard

Skyline Lakes is surrounded on three sides by **Shenandoah National Park**. It is literally our backyard and fall is the perfect time to visit the park to see the beautiful colors, as the leaves change from green to red, orange and yellow. The best time to visit is right now – October/November. Note: Check the website for current hours of operation and COVID-19 guidance: <https://www.nps.gov/shen/>

Shenandoah National Park is ~100 miles long and 10 miles wide at its widest point. Two peaks, Stony Man and Hawksbill, exceed 4,000 feet. The range of elevation, slopes and aspects, rocks and soils, precipitation, and latitude create a mix of habitats.



Skyline Drive, fall 2019, Shenandoah National Park

Most of Shenandoah's landscape is forested. In the process of photosynthesis green plants give off oxygen. From a distance this air-borne water creates a faint haze giving the Blue Ridge its name.



Cabin deck in Skyline Lakes, photo taken October 24, 2020



Blue Ridge Mountains, Shenandoah National Park, fall 2019

Tens of thousands of living creatures make their homes in the park, including black bear, white-tail deer, bobcats, fox, racoons, wild turkey, numerous birds, reptile and fish. And any animal found in the park can also be found in Skyline Lakes.

White-tailed deer are also plentiful in Shenandoah National Park, as well as Skyline Lakes – except during hunting season, when they seem to retreat to the park to live another day.



Male Black Bear wandering through Skyline Lakes, summer 2016



Fawn, hiding in plain sight in Skyline Lakes, summer 2018

Halloween in Skyline Lakes

Halloween evolved from the ancient Celtic holiday of Samhain (pronounced sow-en), which means summer's end, marking the beginning of winter. The celebration included lighting large, sacred bonfires and wearing costumes to ward off *roaming ghosts*. Over the centuries, Halloween transitioned from a pagan ritual to a day of parties, costumes, jack-o-lanterns and trick-or-treating for kids and adults alike.

Although there are very few children that live in Skyline Lakes, residents still enjoy decorating and celebrating Halloween. Here are some great sights from Skyline Lakes just prior to Halloween.



Halloween Brain Cookies

All you need is a roll of sugar cookies, some raspberry jam and imagination. This is a great recipe for kids to make. Once the brains are formed, bake in oven according to cookie roll instructions. Enjoy!



Take a heaping tablespoon of dough and roll out about a 9-inch rope. Then zig-zag it, leaving a straight piece the length of your zig-zag.

Make the opposite side of the brain the same way. Then tuck the straight rope under each side of the brain to form a dome. Bake as directed.

Spread a little warm raspberry jam onto the brain cookies before serving to make them look "bloody." Serve them on a "hospital-looking" metal tray for added fun.