

Willow Warbler

The Willow Shade Homeowners' Association Newsletter

Winter 2019



Board of Directors

President
Ann Newman
Vice-President
John B. Brown
Secretary
Richard A. Pullen
Treasurer
Elke Cardinal

Holiday Tree Collection

The Town of Culpeper will collect natural, cut holiday trees after the Christmas holiday, on Thursday, January 3, 2019, and Wednesday, January 9, 2019. All items must be removed from the trees, as they will be made into mulch. Place the trees at curbside on one of the above days.

Next Board Meeting

The next meeting of the Board of Directors is scheduled to be held on Thursday, March 7, 2019 at 1661 Sally Lou Lane in the community, beginning at 7:00 P.M. As usual, all homeowners are welcome to attend.

Remember to pick up after your pets!

Management Company

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Association Meetings Held

Thanks to the homeowners who attended or provided proxies so that a quorum was present and business could be conducted, the Willow Shade Homeowners' Association was able to hold its Annual Meeting on Wednesday, December 5, 2018.

The minutes from the last Annual Meeting were approved as presented, and the financial status of the Association was reviewed. As of the end of November, the balance in the Association's checking account stood at \$33,371.97, and the Association's reserve funds totaled \$90,833.75.

The Vice-President of the Board, John Brown, provided an update on two situations involving the Association. The first matter concerned the owner of a home on Queen Court, which is adjacent to the community, having installed a fence at the home, but installed it partially on Association property. A letter was sent to this homeowner, stating that the fence can remain in its current location, but the owner is to be aware that this area is still owned by the Association. The second issue was that a tree in the common area had been broken in a storm. This tree had been planted by the owner of a home next to this area, without the installation having been approved. The tree had to be removed, at the Association's expense. This situation is an example of why installations by homeowners in the common area must be approved. The installation would not have been approved, as the species of tree that was planted is notorious for breaking.

The Board term of Wally Bunker was expiring. He had decided not to run for reelection. In addition, James Suddreth had found it necessary to resign from the Board due to health issues. Homeowner Ann Newman was nominated to run for election and accepted the nomination. As there were no other nominations of homeowners to run for the open seats, and there was one volunteer running for two open seats, nominations were closed and Ms. Newman was elected to the Board by acclamation.

Some discussion was held regarding the fact that there are homes in the community which are in need of maintenance to their exteriors, a dog is being let out in the community unleashed, and the need to promptly report any damage done by the grounds maintenance crews. The matter of the unleashed dog can be addressed to the owner of the dog, if it can be found out, to which resident, the dog belongs.

The business to be conducted during the Annual Meeting having been concluded, that meeting was adjourned and a Board of Directors' Meeting convened, during which the Board members determined that the officers of the Board would be as noted in the sidebar of this newsletter. Discussion was conducted concerning a tree in the common area that is affecting the property of a homeowner, and situations at homes that need to be addressed to the owners.

The evening of meetings ended at 8:30 P.M.

Be Kind to Your Sidewalk in Winter

When winter storms drop those unmentionable types of frozen precipitation on your sidewalk, be kind to it by not coating it with rock salt or any type of chemicals used to melt ice, which contain any chloride compounds. These not only damage the concrete, but the run-off kills the grass.

A recommendation has been made that a "10-10-10" type of fertilizer which contains phosphates be used to melt ice and snow on sidewalks. Just be careful not to overdo the application, because the phosphates also run off the sidewalk onto the grass. This may be good for the lawn, but residents of the Virginia Piedmont have been requested to watch the amount of phosphates that are applied, because they can be damaging to the ecosystem in the Chesapeake Bay, which is where much of the run-off from this area ends up.

Thanks to Retiring Board Members

As noted above, Wally Bunker and James Suddreth have found it necessary to end their membership on the Board of Directors. The Association would like to thank them for their many years of service as Board members and officers of the Board, and wish them well for the future.