

Willow Warbler

The Willow Shade Homeowners' Association Newsletter

Winter 2023



Board of Directors

President
Mark Shaffer
Vice-President
Judy Fugate
Secretary
Susan Banks
Member
Janev Phillips
Member
Richard A. Pullen

Holiday Decorations

Thanks to all residents who display beautiful holiday decorations in the community. It is understandable that in the midst of everything else you have to do after the holidays are over, you might not feel like removing them. But please recall that this must be done by the end of January.



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Association Meetings Held

Because a sufficient number of homeowners attended or provided proxies so that a quorum was present, the Willow Shade Homeowners' Association was able to hold its Annual Meeting on Thursday, December 8, 2022.

The President of the Board called the meeting to order, and the minutes of the last Annual meeting were reviewed and approved as presented.

The status of the Association's finances was reviewed. As of the end of November there was \$24,502.88 in the Association's operating account and \$95,507.61 was held in reserves, in three CDs and a money market account. Eleven homeowners were in arrears on dues payments, with three of them having balances high enough to make it cost effective to send them to an attorney for collection. This action had already been taken regarding two of these accounts, and would be taken regarding the other account, if payment was not received in January. Some discussion concerning the budget for 2023 was held.

An election to fill open seats on the Board of Directors was not held. During the COVID-19 pandemic, annual meetings had not taken place. An Annual meeting had been held in January of this year, and the homeowners elected to the Board at that meeting, will serve three year terms, ending in 2025.

Issues regarding grounds maintenance and parking on the streets in the community were brought up and discussed.

Following the Annual meeting, a Board meeting was held, and the Board members choose the officers of the Board, as are listed above.

When It Snows

The Town of Culpeper is responsible for clearing the streets in the community and treating them for icy conditions. Residents on the side streets are responsible for clearing the private sidewalks in front of their homes, and residents on Duke Street are also responsible for clearing the private sidewalks leading to their homes. Please be considerate of your neighbors and do not pile snow where someone else will have to move it again. Also, do not put snow around fire hydrants or mail boxes.

When Putting Trash Out for Collections

The Town of Culpeper has some very specific instructions for residents regarding in what manner they should put their trash out for collection. Apparently, not all residents are doing this properly.

Trash cans are to be put at the very end of residents' driveways, in the correct position as noted on the cans, with the arrow pointing toward the street, but not near parked vehicles. If a resident does not set trash cans out properly, a violation notice may be attached to the can. Leaving the cans on a driveway somewhere between the home and the street, puts the cans out of reach of the mechanical arm on the trash truck, and the driver must get out of the truck, to bring it closer. A violation notice will be generated also if this occurs.

Be Kind to Your Sidewalk in Winter

When winter storms occur, and the Town of Culpeper crews are busy removing the snow from the streets, many residents are dealing with their slippery sidewalks and steps. Be kind to the concrete areas at your home by not coating them 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 concrete. Just be careful to not overdo the application, because the phosphates also run off the sidewalk, onto the grass. This may be good for the lawn, but residents in 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.