

SACHEM'S HEAD HOMEOWNERS ASSOCIATION, INC.
Minutes of the Annual Meeting of Members
June 13, 2017 6:30 p.m. – 8:30 p.m.
Midlothian Branch of the Chesterfield County Public Libraries
521 Coalfield Road, Midlothian, VA

Board of Directors in attendance:

Karl Grimsley, President
Carol Horner, Vice President
Barbara Havens, Secretary

Guest in attendance:

Mr. Brent Epps, Chesterfield County Department of Transportation

Agendas and Homeowners' Questionnaires were distributed as members arrived prior to the beginning of the meeting.

Welcome

President Karl Grimsley welcomed everyone and introduced the Board of Directors. Karl noted that **a quorum of members had not been attained by those in attendance as 53 or more of the homeowners were not present.** He asked that the questionnaires be completed and turned in before leaving.

Lucks Lane Project

Mr. Brent Epps from Chesterfield Department of Transportation was introduced and spoke about the Lucks Lane widening project. Funding for the project was acquired in February of 2013 with half coming from VA State funding and half from Chesterfield County. Phase I is the widening of Lucks Lane into four lanes from Spirea to East Evergreen parkway and Phase II is the widening of Lucks Lane into four lanes from east Evergreen to Route 288. Mr. Epps showed a map of the project and how it impacts Sachem's Head residents.

- A traffic light will be placed at the intersection of Water Willow/Walton Bluff Parkway/Lucks Lane as part of the project.
- There will be a sidewalk along Lucks Lane on the Sachem's Head side (no streetlights.)
- Lucks Lane will have a turn lane for Sachem's Head from both directions (Rte 288 side and Courthouse Road side.) There will also be a right turn lane for Walton Bluff Parkway (near daycare.)
- The clearing of trees, etc. from the side of Lucks Lane impacting Sachem's Head is for the relocating of lines and pipes for Dominion Virginia Power, Verizon, and Columbia Gas. The Cottage Mill side will not be impacted to such an extent as the lines and pipes are already underground far enough away from the road.
- The additional lanes will come over into the cleared area slightly on the Wood Sage West side, but it will mainly be the sidewalk and buffer.
- The new right-turn lane into Sachem's Head will cut into the front entrance area some.
- On the Reed Grass Lane side of Lucks Lane, there will be a sidewalk and a new guard rail installed. To make way for these, the hillside slope will need to be regraded so the slope may be closer to residents' homes. The regrading is necessary to reduce erosion.

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- Temporary sediment basins will be at the end of Reed Grass cul-de-sac. After road construction is complete, they will be filled in and regraded. Permanent ponds will be past the power lines (Rte 288 side.)

Timelines for the Lucks Lane Project:

- Verizon, Dominion Virginia Power, and Columbia Gas should be finished by the end of June pending weather delays.
- Contracts will be put out for bid in July and awarded in August, 2017.
- Road construction work is to begin in October, 2017 and continuing for 22 – 24 months (anticipated wrap-up date of June 2019.)

Mr. Epps also mentioned that there has been some indications by the owner of developing the property from powerlines to Rte 288 into a mixed use development (residential/commercial) and the possibility of East Evergreen Parkway being extended to this development (coming around the back of Sachem's Head.) For more up-to-date information regarding the Lucks Lane project go to www.chesterfield.gov/roadprojects/

Sachem's Head Homeowners Association has been compensated for the property taken by the Lucks Lane project. This money has been set aside to provide a buffer between those homes impacted by the project and Lucks Lane.

Karl related that our front entrance sign will be taken down by August 1st and stored. Several people expressed interest in replacing or updating the front entrance sign. This will be reviewed after the road project is completed.

Financial Report

As of the end of March, 2017 the current cash balance is approximately \$138,000. Of this amount, \$80,000 is the money received as compensation for Lucks Lane development and this has been placed in escrow. We also spent \$10,000 on the path repaving which is not included in the current cash balance. This leaves approximately \$48,000 as our working balance. We also have \$56,000 in an equity fund for emergencies, etc.

Mona Nunnally has retired and our Board of Directors no longer has the office of treasurer. We have engaged a bookkeeper, Aida Thomas, through the firm of A.F. Thomas and Associates, P.C. Ms. Thomas will not attend meetings but will be available to provide answers to questions.

Board of Directors

Karl has now assumed the position of President with Carol Horner becoming Vice President. This transition was recent as Karl asked for some time to better understand the position of president before taking over.

Virginia Conservation Assistance Program Grant

Vice President Carol Horner discussed the grant she had applied for and received. There has been cause for concern regarding the increasing erosion around the lake and the decreasing water level. The grant

is for \$3500 a year and can be re-applied for up to ten years. The money will be used to address erosion around the lake through the planting of a riparian barrier, following Best Management Practices. The plants have been chosen to help with erosion, filter silt, and reduced algae potential by taking in various nutrients so that these nutrients won't end up in the lake. The grant is only for conservation and plantings and not for dredging of the lake.

Question: Have we contacted the homeowners' associations on the other side of the lake?

Carol reported that the other homeowners have chosen to only assist with algae treatment of the lake and are not part of this grant. The grant has been awarded to Sachem's Head Homeowners Association.

Question: Where did the "buoy" in lake come from and what is its purpose?

Carol answered that she thinks it was placed there by Paget for the purpose of deterring the geese.

Question: Will lake have to be dredged?

Carol answered that we do not own the lake or what is under it. We do not know who are the actual owners. We do know that if the lake gets too shallow, algae will grow. Karl added that no one wants to touch the lake for fear that it will then become their responsibility.

Sachem's Head Homeowners Association Property Vegetation Management

Karl reported that homeowners are taking upon themselves to cut down trees, plants, hedges, etc. that are on SHHA common property, without permission. Some have even been dumping the cutting into the lake. Karl asked that any concerns regarding vegetation overgrowth anywhere be emailed to him via the website. Cliff's team can do the cutting and if not, then we will hire someone to do it.

Several members who live beside the lake expressed concern that they cannot see the view that they paid for when purchasing their house because of the plantings and vegetation. They see this as a problem. A suggestion was made to form a committee of those who live beside the lake and are interested to help Carol choose and locate the plantings, etc. from the grant. This might lessen the problem of not being able to see the lake from their homes. Carol mentioned that the Chesapeake Bay Act has rules and regulations that we must follow regarding tree removal and plant selection.

Discussion from those in attendance made the following points regarding improvements to Sachem's Head:

- Cliff's men are "cutting" the dirt along Water Willow.
- Need to make the neighborhood more "desirable" by edging and mulching beds, planting grass along Water Willow (dirt and weed areas)
- Dog waste station needed on Water Willow (dirt area)
- Brush, tree branches, junk, old bottles and cans dumped on the common areas behind Sachem's Head are possible fire hazards.
- Need to repair the boards on bridge and dock.
- Front sign's carvings should be kept but not the sign itself as it is deteriorating. Karl pointed out that we are just "storing" it at the moment and no decision has been made for its disposition. The street sign for Water Willow is also being stored.
- Building a fishing dock at the end of the Needle Rush cul-de-sac as every cul-de-sac except Needle Rush has one. This might hinder people from ruining fencing more and also provide another place to fish.

Work Completed During 2015-2016

Karl reviewed all that we have gotten done around Sachem's Head this past year beginning with the **re-paving of parts of the lake path**. The areas most in need of repair have been done, costing \$10,000. We are going to see how this holds up before continuing with remainder of the path. Re-sealing of the path that was not re-paved is being considered so that the path will look the same color.

Pet waste stations with closed lids and disposal bags have been placed in three spots along the path. There has been an improvement in residents cleaning up after their pets and using the waste stations. Consideration will be given to putting a pet waste station along Water Willow as someone suggested.

Last year SHHA and the two other homeowners' associations on the opposite side of the lake worked together to **rid the lake of algae** and will do so again this year if needed.

New signs have also been placed near the lake reminding people to clean up after pets and "Boating and fishing for residents only." We are hoping the signs will discourage those who do not live here from fishing as it is difficult to monitor this situation.

Beavers were removed last year from in and around the lake and Karl reported that none have been seen this year.

The **Architectural Review Board approved several projects** submitted by homeowners, but there were still many projects completed that were not submitted for approval. The Architectural Review Board exists to provide suggestions and to maintain consistency within the neighborhood.

Karl and Carol reported that **over \$3000 has been spent on repairing/replacing the fencing** beside the lake, damaged by people bending it or going over it for fishing purposes. Several suggestions for fencing, including using rebar or natural vegetation, were made. Both would help with erosion but the rebar might pose a hazard to children, those falling from bikes, etc. as there is no cap on top.

This past month a **Sachem's Head newsletter** was sent out to all homeowners and renters, providing an update on what was happening around the subdivision. Those in attendance were in favor of continuing the newsletter quarterly as they found the information helpful.

Volunteers Needed

Karl related that Vicki Jolena has volunteered to be on the **Architectural Review Board**. Another volunteer is needed so that the Board will have three members, the third being Karl. Tim Dunbar was suggested as a possibility. Karl will contact him.

Karl reviewed an idea presented at the annual meeting last year. Each street would have two volunteer **street monitors** who would be the liaison to the Board of Directors, representing their street. Water Willow needs to two volunteers to serve as street monitors. Linda and Dennis Morano (1428 Water Willow) volunteered.

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Karl asked if there was interest in having a **neighborhood clean-up day**. A dumpster and chipper would be available for one week for residents' use. Location to be determined. Members attending thought this was a good idea. Karl will move forward in determining a date. It was suggested that Neighborhood Clean-up information be placed in the upcoming newsletter.

Carol and Karl reviewed our involvement in the **Neighborhood Watch** program. Its purpose is to deter "crimes" from happening in the neighborhood through neighborhood participation and sign placement. Our involvement in the program through Chesterfield County Police has "expired." We will need a petition of signatures to have the program re-instated. There was interest in participating again in Neighborhood Watch. Carol also mentioned an added benefit of participating – the police report for our neighborhood. No specific names are given in the report, just the occurrences. Several people stated that the police reports had been helpful in the past.

Open Forum

Karl opened the meeting up to the floor for comments, concerns, and questions.

- Signs for selling houses – There was some discussion as to where signs could be placed when selling a house. Signs do make a difference in alerting potential buyers as to location, open houses, etc. It is against the law to move or remove a For Sale (realty) sign that is not yours. Signs are to be removed in a timely manner. Placement of one sign in the house's yard, one sign at the street entrance, and one sign at Lucks Lane entrance was discussed and the majority thought this was acceptable, if removed in a timely manner.
- How can we get new residents/renters to know the ins and outs of living here? – If you sell your house, let the SHHA know so that a Welcome letter and information can be sent to the new resident or renter. They need to know what the regulations if they are to follow them.
- Trash cans at curb all the time – It is in the Homeowners' regulations that trash cans are to be put at the curb the night before pick-up and brought in the evening of pick-up. Cans are not to become "permanent fixtures" at the curb.
- Some houses are not being maintained well; what can we do? – Letters have been written to the homeowner which, in most cases, has helped with the problem.
- What is the "sinkhole?" – Karl enlightened those present about the sinkhole at the corner of Water Willow and Wood Sage West. The culvert carries run off under the road but has become damaged and crumbling. VDOT had been out to see it, but it had already been filled in with dirt.

Review of Action Items

The following items will be reviewed by the Board of Directors for possible action:

- Updating of Homeowners' regulations. After the updating is complete the new regulations will be posted on the website and sent out to all via the newsletter.
- Fines for non-compliance with SHHA regulations
- Trash cans at curb all the time
- Better maintaining of homes
- Sinkhole
- Fence beside the path
- Contacting potential street monitors and ARB volunteers/scheduling meeting

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- Dock at Needle Rush cul-de-sac
- Pet waste station on Water Willow
- Future paving of path
- Neighborhood Clean-up day including dumpster and chipper
- "Beautifying" common areas with mulch, edging, planting grass, etc.
- Maintaining vegetation growth beside the lake/ discussing with Cliff where to cut and how often
- Updating of entrance sign

Karl reminded all to turn in their completed the questionnaires before leaving. He thanked everyone for coming and adjourned the meeting.

Barbara Havens

Secretary, Sachem's Head Homeowners' Association

NOTED CORRECTIONS:

- According to the Chesterfield County ordinances, one "For Sale" sign is allowed on the property and one "For Sale" sign placed at the intersection (www.chesterfield.gov)
- Beavers were not removed from the lake last year but during a prior year. Karl has seen one beaver this year but it has not been removed.

QUESTIONNAIRES: Only one questionnaire was returned and the questions posed were home specific. It will be answered directly with the homeowner.