

THE WATER'S EDGE HOMEOWNERS ASSOCIATION ("WEHOA")
NEWSLETTER - March 2016
From The WEHOA Board, Editor- Kim Thompson

WEHOA is a voluntary homeowner's association. It serves as a conduit for communications for our community at The Water's Edge.

A BIT FROM BILL

Dear Water's Edge Property Owners:

Welcome to our first WEHOA Newsletter. The Newsletter is one of the many goals that your Board has set for 2016. We want to keep you informed of the many activities in our community, on the lake and in local government.

The former Board, under Marty Heck's leadership, began preparing for a WECC sale transaction that would change the structure and property management responsibilities of the WEHOA, as you heard at the Annual Meeting. The new Board continues to prepare for a structural change, under the advice of counsel and in dialogue with Ron Willard and his attorney. The Board has identified actions that need to be taken and believes that it is otherwise ready to handle an ownership/ management change. At this point, the sale of the WECC is an ongoing process and many of the board's anticipated property management activities are therefore on hold. Once a sale is imminent, our attorney, Dennis Barbour, will advise your Board on transitional items. For now, you will note below that we have identified committees to manage new tasks for which we anticipate assuming responsibility, including street light and sign maintenance, road easement mowing, and community and government representation. At this time, WEHOA has assumed responsibilities only for functions that have no associated cost. We are now actively engaged in relevant Franklin County matters to ensure protection of our interests and representation for our tax dollars. These include manned Fire & Rescue near WE and location of trash collection.

We hope that you support the WEHOA with your voluntary dues payment this year. If you have paid your dues (\$20), thank you! If you have not, we hope you will do so. The dues not only fund current and future community needs that help to protect your property values, but they allow you to actively participate in making the TWE a premier Virginia development.

The WEHOA plans to resume the summer meeting of members. **SAVE THE DATE & TIME - Saturday, July 9, 2016 from 9-11am.** Additional information will be provided in the June newsletter.

We look forward to serving you this year. If there are activities that you would like us to focus on, please let your Section Representative know what's on your mind.

Sincerely,
Bill Baldwin
WEHOA President

TREASURER'S REPORT

Contributed by Clark Childers, Treasurer

As of March 21, we have received annual HOA voluntary dues from 311 of the 500+/- property owners in the development. Last year, dues were paid by 306 property owners.

Our cash balance is \$19,797.

TWE COMMUNITY CHATTER

You may be aware some homeowners along Little Bull Run are being pestered by flocks of Turkey Vultures, which are protected species (road kill cleaners). The pests keep moving from houses and boat houses on the western side of Water's Edge, mostly around Bay Breeze and Bay Front, but they have moved around from Section 7, Golfer's Crossing and possible other areas of the development. The WEHOA will take action to scare away these pests. Since the vultures may relocate to another area within our community after being frightened, we need to be cognizant of where they relocate until they vacate our area altogether.

Our Game Warden, Carl Martin (540-483-3077), and Chad Fox of the US Department of Agriculture, Wildlife Services (540-381-7387) offered several remedies to rid the area of these pests. Both suggested that any pet food in the area be kept inside. In addition, we need to locate and remove the vulture's roosting tree. Finally, Chad Fox strongly suggested that we use persistent pyrotechnics to scare the birds away for a week or two. (Our local sheriff and/or police will be advised when we plan to do this in order to field calls about loud bangs.) While other tactics have proven successful, they are much more expensive. If nothing works, the USDA Wildlife Services can be called in to help us hang fake dead vultures "in effigy" near the roosting locations. For more information, visit the following website:
<http://www.allaboutprops.com/sales/vulture-sales2.html>.

HOMEOWNER HOORAHS

Recently, a tree fell across the road in Section 1, blocking a portion of the road, obstructing emergency vehicles and posing a hazard. **Dave Caldwell** acted! He took out his personal chain saw and removed the tree, knowing that it would take days for the VDOT to respond. Thank you!

Chris John, Golfer's Crossing resident, has organized a group of volunteers to pick up trash/litter on Water's Edge Drive, from Smith Mt. Road to the gate of the WECC. You may have noticed the green signs on Old Mountain Rd. and Water's Edge Dr. What a role model!

If you catch one of your caring neighbors doing the right thing for our community, let us know. We want those helping hands to be recognized as examples for us all.

LAKE LOWDOWN

Contributed by Ann Patterson, Lake Community Representative

New Floating Barrier at Smith Mountain Dam

Appalachian Power recently installed a new floating boat barrier upstream of the Smith Mountain Dam. The barrier is designed to keep boaters away from the intake side of the dam. The bright orange color makes it more visible and the new design makes it less prone to damage. There are also three lighted buoys spaced evenly across the barrier increasing nighttime visibility and safety on the lake.



Photo courtesy of Appalachian Power

TLAC and Why it is Important

TLAC is an acronym for the Tri-County Lakes Administrative Commission. They are an administrative department representing the four counties bordering Smith Mountain and Leesville Lake (Bedford, Campbell, Franklin and Pittsylvania counties). TLAC serves as the first point of contact for lake related issues and concerns. Their duties include addressing issues with navigation markers, aquatic vegetation, and debris cleanup. They also monitor the lake's License requirements, and coordinate with American Electric Power on lake related issues. For more information about this organization, check out their website at <http://sml.us.com/>.

Water's Edge Homeowners are encouraged to contact TLAC if they notice any lake navigation markers missing or in need of repair. Contact information can be found below. In addition, please contact them if you find any aquatic vegetation growing in the lake or large amounts of debris floating in the water. Keeping Smith Mountain Lake clean and safe requires the effort of all those who use the lake and enjoy its beauty.

The WEHOA is considering sponsoring a clean-up along the 13 miles of shoreline in TWE in July. Please express your interest by calling Ann Patterson. Look for more information coming soon on how you can participate in the annual Take Pride in Smith Mountain Lake cleanup event.

Tri-County Lakes Administrative Commission, TLAC
540-721-4400
400 Scruggs Road, Suite 200
Moneta, VA 24121



Smith Mountain Lake 50th Anniversary

In November of 1960, the Appalachian Power project started with the construction of the Smith Mountain and Leesville Lake dams. On September 24, 1963, the process of filling Smith Mountain Lake began. At 5:03 a.m. on March 7, 1966, Smith Mountain Lake was proclaimed “complete.” It had finally reached “full pond” at 795 feet above sea level. This year marks the 50th Anniversary of the event. For information about the SML 50th Anniversary celebration and a calendar of special events, go to <http://www.visitsmithmountainlake.com/sml50>.

Smith Mountain Lake Facts

Acres- 20,260 acres

Waterfront shoreline- 500 miles

Water’s Edge Shoreline- 13.5 miles

Length- 40 miles

Borders three Counties: Bedford, Franklin and Pittsylvania



Current Number of Navigation Markers on Smith Mountain Lake

153 channel markers

6 lighted shoal markers

57 unlighted shoal markers and rock markers

POLITICAL PRESS

Contributed by Dave Elwell, Political & Governmental Representative

Dave has attended a Board of Supervisors meeting and introduced himself to our supervisor, Tommy Cundiff, noting his affiliation with TWE. The plan is to invite Mr. Cundiff to a WEHOA Board meeting, discuss his agenda, and present our concerns regarding: (a) 24/7 paid EMS at Union Hall and (b) keeping the trash collection point at Morgan's Fork.

Barry Sink, the county's solid waste program supervisor, confirmed rumors on the postponement of the closing of the Green Box waste collection site on Morgan's Fork. He communicated that the closure of the site will not likely happen for at least a year, adding that any Green Box collection site consolidation would most likely result in a site closer to Penhook, as opposed to the rumored consolidation site in Glade Hill. That said, Sink could not provide firm waste site consolidation plans at this time or otherwise identify a working program plan for the county's waste collection.

Franklin County's Comprehensive Plan seeks to strike a balance between growth, development, and an expanding population on the one hand, and the preservation of farmland, rural character, and scenic beauty on the other. To achieve this goal, the Comprehensive Plan calls for the development of well-planned village centers, where the County will invest in infrastructure and civic amenities, and the private sector is encouraged to develop a mixture of higher-intensity uses (commercial, convenience and social opportunities) within village centers that provide for the needs of the surrounding community. The Union Hall Village Plan (“UHVP”)

is the only plan thus far approved as part of the County's 2025 Comprehensive Plan. The UHVP, while a conceptual guide rather than a regulatory document, should be a valuable tool in our quest for services at the Southlake area of Union Hall.

All county residents are encouraged to attend public meetings of the Franklin County Board of Supervisors at 1255 Franklin Street, Suite 112, Rocky Mount. The next scheduled meeting is on Tuesday, April 19, 2016 at 1:30 P.M. If TWE residents have municipal service requests or concerns that are best addressed by the WEHOA, please contact Dave Elwell.

EDITOR'S DESK

Your contributions to and suggestions for the quarterly WEHOA newsletter are welcome and encouraged. The WEHOA board believes that informed and engaged home owners association members help us to achieve our collective goal of making our community a great place to live. While we cannot guarantee that every submission will be published, we can promise that it will be read and considered. Please email your newsletter input or brief editorials to me at kimthompsoncfo@gmail.com. We hope you enjoyed reading the first edition.

Thank you and Happy Spring,
Kim Thompson

CONTACT INFORMATION

The Water's Edge Homeowners Association, P. O. Box 314, Penhook, Virginia 24137

Board Officers/ Section Reps/ Committee Chair:

President- Bill Baldwin, 540-420-7939

Vice President & Treasurer- Clark Childers, 540-565-2033

Secretary- Rocco Caldarella, 540-537-1624

Section 1 Representative- Dave Caldwell, 540-312-8115

Section 2 Representative- Jack Carroll, 540-520-7277

Section 3 & 5 Representative- Ann Patterson, 540-576-2472

Section 4 Representative- Dave Elwell, 703-232-3689

Section 6 Representative- Bill West, 540-613-5115

Section 7 Representative- Bonnie Overman, 540-576-2748

Section 8 Representative- Bruce Davis, 540-798-5876

At Large- Ken Laughon, 540-797-1065

Residential Street Lights and Sign Maintenance (Sec 1-8)- Bonnie Overman, 540-576-2748

Road Easement Mowing (Sec 1-8)- Bonnie Overman, 540-576-2748

Political and Governmental Rep for Property Owners- Dave Elwell, 703-232-3689

Association and Lake Community Rep (including Sheriff's Dept)- Ann Paterson, 540-576-2472

Ass't Treasurer and Communications Rep - Kim Thompson, 336-314-2427

Data Base Development and Management- Bill Wilson, 540-204-2170

Marty Heck and Monty Blizard serve as Ex-Officio advisors to the Board