

THE WATER'S EDGE HOMEOWNERS ASSOCIATION ("WEHOA")
NEWSLETTER - June 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 the second edition of the WEHOA Newsletter. We continue to work on your behalf to represent all property owners with our county elected officials, the Sheriff's office and with various associations that impact our community around the lake.

We also seek ways to keep you informed, with the Newsletter being just one vehicle to do that. Your section representatives are the first line of communication for your immediate neighborhood. Their names and contact numbers are detailed at the bottom of the Newsletter. They give status reports at each WEHOA board meeting, highlighting the location of street light outages and other owner concerns. As they say, "if you see something, say something" so that your rep can relay the message to the entire Board. In addition, "if you see something, do something", such as pick up a piece of trash or a can that flies out of the back of a contractor's pick-up truck. Many hands make light work for all of us as we travel or walk our streets. If something doesn't look or seem right, call your section rep to inform them.

The sale process for WECC is on-going. Ron Willard is hosting a number of "lookers", but so far, no buyer. Your WEHOA officers continue to work with Ron and our legal counsel to pave the way for an orderly transition when a sale does occur. As stated in our first Newsletter, your Board is preparing to handle the transition of ownership and the related details. Please note the benefits of the WEHOA Board below.

The Board decided that there wasn't a compelling reason to have a summer WEHOA meeting. While there is "nice to know" information that we could convey, it is not enough to take you away from enjoying a holiday week Saturday morning on the golf course or lake. This communique serves to update everyone on issues that may impact property owners.

Have a wonderful summer enjoying all of the facilities that make The Water's Edge a great place to live and own property.

Sincerely,
Bill Baldwin
WEHOA President

TREASURER'S REPORT

Contributed by Clark Childers, Treasurer

As of June 13, we have received annual HOA voluntary dues from 324 of the 500+/- property owners in the development. This compares to 306 for last year.

Our cash balance is \$20,087. Most of these funds will be held in reserve to offset legal and other expenses expected to be incurred when TWE covenants transfer from Ron Willard to the WEHOA upon sale of the club.

TWE COMMUNITY CHATTER

The Turkey Vultures left the community, fortunately without drastic action.

Thanks for your support to WEHOA. This year we have more members than ever before! We appreciate that. Here are some of the reasons why you might join WEHOA:

- It is one voice to represent all property owners with the owners of WECC, county elected officials, various lake associations, the Sheriff's Department and other third parties.
- It protects us by providing a dedicated group of homeowners elected to manage/administer our covenants from the Owner/Developer.
- Proper administration of the covenants should result in enhanced property values.
- To tend to certain infrastructure obligations- payment of street lighting, maintenance of lamp posts and street signs, etc.
- WEHOA facilitates better communications among property owners to address matters that impact all of us.

LAKE LOWDOWN

Contributed by Ann Patterson, Lake Community Representative

Take Pride Clean-Up

The Water's Edge Homeowners Association participated in the SML Regional Chamber of Commerce's Take Pride in Smith Mountain Lake event. We had our first Water's Edge Lake Clean-up Day on Monday, June 20, 2016. A big thank you to the more than twenty volunteers who came out by boat, paddle board and kayak to clean the 13 miles of Smith Mountain Lake shoreline in our community.

They filled over twenty-five trash bags with items such as plastic water bottles, cans, beer bottles, plastic bags, food wrappers and construction material. They even found fishing lures, a birdhouse, swimming suits, a bucket, cooler, inflatable raft, and a half-buried kayak.



Volunteers included: Bill Baldwin, Clark Childers, Sherri Daniels, Bruce Davis, Carol and Gary Doninger, Sue Elwell, Mary Forbes, Roz Harris, Sue and Kevin Hegg, Chris John, Joan Jorgenson and Carl Majeczky, Susan McCaleb, Ann and Eric Patterson, Kathie and Selby Schwend, Betty and Bill West, Denise and Jim Wilson.



Franklin County Sheriff's Office

<http://www.franklincountysheriffsoffice.org/>

For all EMERGENCY calls, dial 9-1-1. For Non-Emergency calls, dial 540-483-3000

The Franklin County Sheriff's Office Patrol Division is responsible for enforcing the laws of the Commonwealth of Virginia and any local statutes and ordinances. They cover approximately 728 square miles of land and waterways that are divided into two separate zones, the East Zone and the West Zone. Each zone is further broken down into three sectors. The Water's Edge lies in District two of the East Zone. There are two full-time patrol officers assigned to this zone in addition to two boat patrols that are on the lake every weekend between April and September.

If you see any suspicious activity, please call the Franklin County Sheriff's Office and then alert a member of the Water's Edge Homeowner's Association so that WEHOA can get a message out to all homeowners. Help us stay proactive in deterring and preventing crime and vandalism in our community.

Important Note: When making an emergency 911 call from your cell phone make sure to include detailed information on your location. If you are calling from within the Water's Edge, tell the dispatch operator that you are near the **Cool Branch Fire and Rescue Squad**. This will help increase the response time of the emergency personnel.

C.U.R.B. (Cut Unnecessary Regulatory Burden, Inc.)

C.U.R.B. is a non-profit group here at SML that has taken issue with Appalachian Power's Shoreline Management Plan. They feel that Appalachian Power does not have the authority to regulate what property owners do along their shoreline. C.U.R.B. currently has a case under appeal with the 4th Circuit Court of VA on behalf of the Nissens (property owners at SML). The Nissens want to build a boat dock on their property without the approval of Appalachian Power and the SML Shoreline Management Plan.

For more information, go to the C.U.R.B website at <http://www.curb-ferc-aep.com/> or contact Bill Baldwin or Bill West.

To read the full SML Shoreline Management Plan, go to <http://www.smithmtn.com/>

Appalachian Power says that they will be happy to talk with SML residents about any concerns that they have. Residents can contact AEP at (540) 489-2556 or visit the Smith Mountain Lake Regional Chamber of Commerce on Wednesday between 1 PM and 5 PM to speak with an AEP representative.

POLITICAL PRESS

Contributed by Dave Elwell, Political & Governmental Representative

Tommy Cundiff, the Union Hall Representative for the Franklin County Board of Supervisors, attended the WEHOA Board meeting on June 13. Mr. Cundiff's constituency includes TWE. He shared plans for the near and mid-term:

- With the passage of the county's budget this month, the county will increase the EMS career staff coverage in the Glade Hill area to 24X7 in July. An upgrade for sleeping quarters is also expected.
- Approximately 3 acres were purchased at Brooks Mill/ Turtle Hill/ Rt.40. Construction of a new Glade Hill fire station that operates 24X7 using volunteers is expected to start in one year. This facility and Cool Branch VFD would cover TWE. The Glade Hill parcel will also house a community meeting room.
- Land will be purchased in the near future for a planned Vocational Building.
- The 10-year plan includes a 500+ acre Industrial/Business Park, located on the Rt. 220 corridor near the Virginia Furniture Market, intended to attract businesses with 20-50 employees. The site will also be used for car shows and other exhibitions.
- I-73 project remains stalled causing excess truck traffic on Rt.40.

Don Smith, Director of Public Works- Franklin County, also attended the WEHOA Board meeting. He reported that the county wants to consolidate and optimize its trash collection system. In the meantime, and for the foreseeable future, the "green box" collection point on Morgan's Fork Road that is used by most TWE residents will remain. This rented site, originally slated to go away, will be evaluated as part of the entire plan. It is possible that the land will be purchased and converted to compactors. Mr. Smith explained that the compactors are more efficient plus the trucks cost less and last longer than the current front-load vehicles. A full service site with big boxes, compactors, recycling and building materials would be a bit further

down Rt.40. Mr. Smith said that the county was one year away from making changes, which are eligible for VDOT grants.

The next portion (cell) of the landfill will be built out this fall and online by next spring. There will be no further spending for 8-9 years. The landfill has an estimated 45 years of life.

Recycling remains an issue as instructions for separation of plastic, newsprint and aluminum are not being followed. Oftentimes glass, which is not recycled, is mixed with acceptable contents. Mr. Smith urged residents to heed the posted guidance. Adherence to this guidance promotes collection efficiency and reduces county costs. For example, Mr. Smith explained that aluminum can recycling is the one recycling effort from which the county can profit. Unfortunately, well-intended aluminum recyclers too often gather and drop their cans in plastic bags, which action results in a manual (costly and inefficient) separation process in order for the vendor to accept the aluminum. This greatly reduces profits. Mr. Smith added that there are a number of private curbside pickups.

Finally, Mr. Smith discussed the long term planning for the water supply, where the goal is to connect the various systems through several loops. This is twenty years down the road.

EDITOR'S DESK

Your contributions to and suggestions for the quarterly WEHOA newsletter are encouraged. Please send your input or brief editorials to kimthompsoncfo@gmail.com.

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

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 Blizzard serve as Ex-Officio advisors to the Board