

WINDY GAP PROPERTY OWNERS ASSOCIATION



E-NEWSLETTER

UPCOMING EVENTS

➤➤➤ OCTOBER-FEST!

Get ready for some autumnal fun! Join us this October for a festive afternoon of games, great food, and community connection. Highlights include a pumpkin decorating contest for our youngest residents and a cook-off for all the neighborhood chefs out there!

We'll also share important POA updates, hold a Q&A session, and open the floor for board nominations. Stay tuned—more details coming soon!

STICKS & LEAVES ◀◀◀

To help with the remaining debris from the winter ice storm, we're organizing a community-wide chipping event this September. Wood chips will be blown back onto individual lots as part of the process.

If you prefer not to receive the chips on your property, you'll need to arrange for private cleanup through an individual contractor.

The POA Board is covering the cost of the chipper—so the only thing we ask from residents is a little time and help! Volunteers will be essential to making this effort a success.

More details and sign-up information coming soon!

**CLEAN UP,
CLEAN UP,
EVERYBODY,
EVERYWHERE!**



EDUCATION CORNER

FIREWISE GRANT: UPDATES & WHAT THIS MEANS FOR YOU.

»»» WHAT IS IT?

WGMV participates in a federally funded grant program that provides funding to support year-round fire risk reduction efforts. While this grant can be applied for every 18 months, approval is not guaranteed.

»»» WHERE IS THE MONEY?

Earlier this year, federal injunctions caused the Firewise grant program to be temporarily paused with no clear timeline for its return. Throughout the delay, the Firewise Committee remained vigilant—and we're happy to share that the injunction has been lifted!

Our team quickly reconnected with our forestry representative, Erik Platt, who will be visiting WGMV to conduct a site survey and provide recommendations to help strengthen our next grant application.

Special thanks to Nancy Bell for spearheading this effort and keeping the momentum going!

»»» THE IMPACT ON YOU

This grant funds the majority of our key fire mitigation efforts each year—most notably, the Spring Stick Pick-Up and Fall Leaf Collection. These services are vital to reducing wildfire risk in our neighborhood.

However, the cost of these tasks continues to rise annually, while the number of contractors bidding on them continues to shrink. The POA Board does budget for these expenses each year, but when unexpected events occur—like the historic ice storm we experienced this past winter—we must remain flexible and ready to adjust plans as needed.

For more, see [Behind the Scenes].

LEAF REMOVAL COSTS & BUDGET IMPACT



As many of you may be aware, last fall's leaf removal costs were nearly double the amount budgeted. This unexpected increase, combined with the potential loss of our Firewise grant—which has helped support leaf and debris cleanup in the past—may require us to consider an increase in annual POA dues to maintain the level of service our neighborhood has come to expect.

We will continue to explore cost-saving options, but we want to keep all residents informed as we evaluate the best path forward for our community.

BEHIND THE SCENES

Following the severe ice storm, the POA Board worked diligently for months to coordinate clean-up solutions that wouldn't place a financial burden on residents. Board member Dave Fuller spent several weeks advocating with VDOT—and thanks to his persistence, they agreed to handle the majority of the debris removal at no cost to the community. This was a rare, one-time exception.

To put it in perspective, only one company was willing to bid on the full neighborhood clean-up—and their quote came in at \$32,000.



QUICK CATCH-ME UP'S

Updates, Contact Information, and More!

LAWNMOWING

We're excited to confirm that our mowing service is ongoing and here to stay. The company will continue maintaining the entrance, common areas, and roadsides to keep our neighborhood looking its best!

THE COVENANTS

Discussion around our POA covenants was temporarily paused while the board focused on storm clean-up efforts. We're now resuming research and conversations to move forward!

BOARD MEMBERS

Katherine Wright - President

Casey Criswell- Vice-President

Dave Fuller - Treasurer

Yvonne Olson - Secretary

WGPOA

OFFICIAL EMAIL

wgpropertyownersassoc@gmail.com

ENTRANCE LIGHTS

Repairs were necessary after the original lights stopped working. While new lights have been installed, the root of the problem lies in the underground wiring. A licensed electrician has been contracted to complete the necessary repairs.

Special thanks to Steve Miller for his time and effort in coordinating this important work!

STORAGE LOT

We're teaming up with the neighborhood-wide chipping event this September for a joint cleanup effort in the storage lot. Stay tuned—more details to come!

A TIME OF TRANSITION

Nelson Santiago was elected to serve as Vice-President of the WGPOA Board for the 2024–2025 term. However, due to unforeseen circumstances, he has stepped down from the position.

The board has voted for Casey Criswell, former WGPOA President, to serve as Interim Vice-President until a new Vice-President is elected.

Nelson will continue to remain actively involved in our community. We thank him sincerely for his continued dedication and service!

GOEHRING GAP TRAIL

Following the strategic purchase of the lot on Saddleback Trail to preserve the trailhead, a portion of the trail will be relocated from a resident's private property onto the newly acquired WGPOA owned lot.

A friendly reminder: Your POA Board is 100% volunteer-run. We're neighbors just like you, working to keep our community safe, welcoming, and well-maintained. Thanks for your continued support!