

2025 WGPOA ANNUAL MEETING & OKTOBERFEST

October 19, 2025

ATTENDING: Katherine & Jamie Wright, Annabelle Bays, Casey & Peggy Criswell, Yvonne Olson, Randy Myers, Luke & Bobbie Huybrechts, John & Anne Everhart, Sharon Witherell, Bob Basham, Gayle Sutherland, Dave & Sarah Fuller, George Jamison, Brigitte Funk, Roman Keller, Pat Thomas

WELCOME: President Katherine Wright welcomed attendees and described this year's combined Annual Meeting and Oktoberfest social event. Information and any issues that arise needing a vote will be sent to the entire community afterwards.

BOARD REPORT: President Wright gave an update on the many activities the Board has been involved in this year, beginning with February's ice storm that created enormous damage in the community's trees. Thanks go to Board Treasurer Dave Fuller for persistent communication with VDOT for them to provide damage clean-up. It did require patience on residents' part waiting for the state to provide that service, but it saved the WGPOA budget many thousands of dollars to contract with an outside service (one bid was \$32,000). But this was clearly a one-time VDOT service and will not be available for any future storms. The community must be prepared for increased costs for the fall "leaf" & spring "stick" pick-ups in the budget.

Dave also worked with Appalachian Power to repair electric lines and replace broken lights near our Storage Lot that were damaged in the storm.

The Storage Lot fence was badly damaged in the storm and needs to be repaired. Repair cost estimates will be sought. Steve Miller has worked on clearing the Storage Lot entrance road – cutting the trees provides him with firewood that he takes to a man who heats his home with wood. Contact Steve if you'd like firewood!

Recent thanks go to Casey Criswell who coordinated the rented chipper project to clear remaining roadside brush and debris at the Pavilion and Storage Lot, along with his team Roman Keller, Brigitte Funk, Steve Miller, Bob Basham, Belden Woods resident Tim Krohe, John Everhart and Sharon Witherell.

The elected 2025 Board of Directors included Nelson Santiago who had to resign due to family issues, but who hopes to remain involved in community activities. Casey Criswell stepped into that Vice President role.

TREASURER NEEDED: The community is in need of a **Treasurer** – the treasurer may serve as a Board Member and as acting Treasurer, **or** he/she may choose to act only as Treasurer and not serve on the Board. **Please** consider serving your community in this position if you have interest in this area. Contact President Katherine Wright if interested. kdavis327@gmail.com; or send message to WGPOA official email account : windygapropertyownersassoc@gmail.com.

COMMITTEE MEMBERS NEEDED: The WGPOA functions by residents volunteering their time and skills to carry out needed tasks. Residents can do this by participating in one or more of the established committees. Please participate in your community – indicated your interest in one of these:

Maintenance Committee: more hands are needed to make sure the Pavilion, entrance signs, street signs, etc. are maintained and to keep an eye out for other needs.

Social Committee: if you like to entertain and enjoy planning parties, sign up to plan community events such as the fall Annual Meeting, a spring social gathering, perhaps theme groups such as book clubs, game nights, dining groups, etc.

Environmental Protection Committee: ensuring that property changes meet the Covenants' requirements.

- Remember if you are making exterior changes you must submit an **EPC form** – it can be found on the WGMV website: windygapmountainvillage.com

Covenants Committee: much work has already been done on this long-term project, but it needs to be finalized. Until new covenants are passed the current ones remain in place. Please help to bring this important project to a close.

DUES INCREASE: The Board anticipates increasing the annual homeowners' assessment to \$300 beginning in January 2026.

FIREWISE REPORT: Nancy Bell, Chair of the Firewise Committee, presented the committee's report. Our Department of Forestry jurisdiction has a new Forester who has met with Nancy and is proactive with plans for our community to become more fire resistant. There is discussion about how we could provide a second method of egress (other than Windridge Parkway) during an emergency. Residents should note that our prevalent Mountain Laurel shrub has very inflammatory oils and dead wood should be cut and properly disposed of.

Nancy issued an RFP for leaf pick-up services and received 9 responses, some of which are unaffordable. She is reviewing them and has offered to drive through the community with each of them, if interested. She will present recommendations to the Board of Directors. She noted that the average homeowners' dues in Virginia is \$300/MONTH. WGPOA has been very conservative over the years and now will need to pay extra for the amenities we desire.

A copy of the Firewise Committee Report is attached to these minutes.

FINANCIAL REPORT: Treasurer Dave Fuller distributed his report and Statement of Financial Condition and discussed the issues faced by rising costs for services that are covered by the WGPOA budget, which necessitates increasing the annual homeowners assessment. Copies of the documents are attached to these minutes.

There was discussion about what services should be covered by the association's budget. Long-time resident Bob Basham recalled in earlier years residents kept up their own property and did not rely on the community for these services. He feels there is no need to provide assistance on personal property. It has only been in the more recent past that that they have been provided. But Firewise Chair Nancy Bell reminded the group that we would not be eligible for the federal Firewise Grant we have been relying on for 10 years to reimburse us for some of the expenses. Of course, that grant is not guaranteed.

COMMUNITY UPDATES:

The new secure mailbox on upper Windridge Parkway near the tennis courts is working. Residents can pay their dues via personal check, cashier's check or money order in the box, reply to requests or contact the board. PLEASE BE SURE YOUR NAME AND ADDRESS ARE PROMINENTLY DISPLAYED WHEN PAYING YOUR DUES. The previous P.O. Box is no longer in use. **The new mailing address is 1279 Windridge Parkway, Hardy, VA 24101-3386.**

Casey & Peggy Criswell donated 12 metal chairs and a table for use at the Pavilion. Judd Fredstrom and Dave Fuller rust proofed & painted them.

The front entrance lights are again not working. Steve Miller is working with an electrician on this complicated project.

A community newsletter is planned to be emailed quarterly. Please let President Katherine Wright of issues you would like to be addressed.

Residents will have noticed the new lovely designs on the entrance Bulletin Board. Anne Everhart is responsible for this much needed update. [REDACTED] has offered her creative assistance; she is Katherine Wright's daughter.

Reminders- we are all volunteers- if you are not pleased with something, please volunteer to help with change!

TENNIS COURTS:

George Jamison noted that the tennis courts are in bad shape. Previous boards have had the courts repaved at considerable expense. Use of the courts is minimal even after marking basketball and pickle ball areas. Residents report it being mostly used as a "dog park," letting dogs run loose in the contained space. Again, the expense for court maintenance would need to be budgeted for. There is debate about whether it is worth it for the limited use – need to evaluate the cost/benefit ratio. It is available to be used by Belden Woods Estates' residents, also, as they pay an annual fee for that privilege. Board VP Casey Criswell posed the idea of selling the recreation area to Belden Woods since it is more within their community – then pay them a usage fee for WGPOA use.

STORAGE LOT: The Board needs a current list of all Windy Gap property owners **who have a vehicle, boat, or trailer parked in the Storage Lot.** Please contact the Board President to be added to the list.

The Board Treasurer has Storage Lot keys available upon request and are reserved for Windy Gap Mountain Village property owners only.

A truck needs to be removed from the Storage Lot – it has a tree growing out of it!

TECHNOLOGY: Resident Jamie Wright is researching options for residents to pay their annual assessment on-line with a credit card. The credit card fee would be added to their assessment. The procedures for the community **Facebook** group have been tightened, making it available only to those who live in the communities (WGMV & BW) or who have authorization to represent a resident. The group is being monitored and hateful or negative messages are deleted; respectful language is required. Gayle Sutherland, Katherine & Jamie Wright and Frank Livingston are administrators.

ADJOURNMENT: The Annual Meeting was adjourned and attendees proceeded to enjoy Oktoberfest!

Minutes by Yvonne Olson
Secretary, Windy Gap Property Owners Association

