

# Raven Pointe Homeowners' Association

PO Box 1701  
Winchester, Virginia 22604

## PRESIDENT'S REPORT

- The 2020 Board of Directors held an Annual Meeting open to all Raven Pointe homeowners on 9 November 2020 at the Millwood Fire Station Bingo Hall. A new board was then elected and attendees participated in an open forum.
- At a subsequent Board Meeting, the newly elected directors appointed Bill Melvin President, Joe Dewald Vice President, Natalie Evernham Treasurer, Valerie Kramer Secretary, and Bob Puttock Director.
- This Board met four (4) times since the last Annual Meeting and was in communication with various homeowners on many occasions.
- 2021 dues have been paid by all lot owners. The developer, Glaize Developments Inc., is not required to pay dues on lots that it owns.
- Raven Pointe HOA currently consists of 123 homeowners and 16 lots owned by the developer.
- Alex Hewes, a Summerfield Dr resident, and attorney has attended all Board meetings and has been a trusted and diligent advisor to this Board. He has been the consummate voice of reason always looking out for the interest of the HOA and its members. Thank you, Alex, for all your help and advice.
- Webmaster Pete Sherman posted all pertinent board documents on the Raven Pointe website ([www.ravenpointehoa.org](http://www.ravenpointehoa.org)). The website is the primary means of communications from the Board to the members of the HOA. In addition, Pete has created a portal for the Board to receive outside communications from the homeowners. Thank you, Pete, for all your work in providing us with a very professional website and keeping all informed.
- Brenda Goodwin has continued to serve as a volunteer greeter for new residents and has maintained the public listing of emails for instant communications from the board to the residents. Thank you, Brenda, for your contributions as well.
- Brandy Schwab, a longtime volunteer, continues to publish the community Newsletter that keeps everyone informed. It is always a very professional document that serves the community well. Thank you Brandy for all you do for us.
- The HOA campaigned against the proposed rezoning of the former Carper Valley Golf Course for industrial use. A developer is proposing to construct distribution centers (warehouses) and a 24-pump truck stop in that area. We were joined by residents of Raven Wing, Oakdale Crossing and Pembroke Heights, with our HOA taking the lead. The President of the HOA testified before the Planning Commission and the Board of Supervisors (BOS) against the application and submitted written statements to the Commission and the BOS in opposition. Members of the Board met with most of the BOS members, the Sheriff's Office, VDOT, and the Planning Commission. Unfortunately, our efforts failed, and BOS approved the rezoning. It is not certain when any of the construction might begin.

- As everyone can see, progress on Raven Oaks continues and we can expect to see the impact on our community in the very near future. There is still no plan to extend Inverlee Way to Senseny Rd. There are two (2) egress points into and out of Raven Oaks and both are on Inverlee Way. There is now a plan for a traffic signal at the intersection of Inverlee Way and US 50 (Millwood Pike) because of the rezoning of One Logistics Park. When that will be installed is not known at this time.
- The developer of our community, when probed for information, informed us that the section of land at the south end of Summerfield Dr. would be developed for the construction of eleven (11) new homes. The site work has begun but we do not have a schedule for the home construction. This development will result in the construction of a sizeable Storm Water Management Facility in the form of a pond. This pond will collect water running off the high ground on three sides and deliver it into the underground wastewater system that will move it down Inverlee toward US 50/Millwood Pike.
- The Board is exploring, with the County and VDOT, the installation of "NO THROUGH TRUCK TRAFFIC" signs on Inverlee Way. With the rezoning of One Logistics Park there will be a street built on the south side of Millwood Pike forming an intersection with Inverlee Way. The street will lead to the convenience store/truck stop and distribution centers in One Logistics Park. We can anticipate that heavy trucks will cross Millwood Pike and attempt to pass through our community to gain access to Senseny Rd. These signs will, hopefully, discourage this action.
- It has been pointed out by a homeowner that there is no street sign at the Inverlee Way/Taggart Dr intersection. There is a sign on the Raven Oaks side of Inverlee Way indicating that street as Raven Oaks Dr. The Board has requested that a street sign be installed on the Taggart Dr side of Inverlee Way to avoid confusion. The County Planning Division has assured the Board that the sign will be installed sometime in November.
- The HOA dues were reduced to the current \$80 in 2018. The Board does not anticipate further changing the amount of the dues at this time. The maximum amount of the annual dues that can be assessed is fixed at \$200 by the Deed of Dedication.
- We continue to budget for landscaping and land maintenance but to date expenditures have been minimal. Since the Raven Pointe HOA does not currently own or have responsibility for any common use area, it has no requirement for landscaping and maintenance. That situation will change soon when the common area at the end of Summerfield Dr is transferred from the developer. We will be responsible for the maintenance of a Storm Water Management Facility (pond) that will require regular attention.
- The HOA filed a 2019 1120-H tax return, filed a Registration and Annual Renewal Report with the Common Interest Community Board, and filed an annual report with the Virginia State Corporation Commission as a non-stock corporation.
- The Board has had, and continuously maintains officer and director liability insurance to cover our HOA Board for the decisions it makes, as well as general liability insurance. The Board's bonding

and liability insurance has been consolidated into a single policy with an annual premium of \$1,112/year.

- The number of instances of vandalism or crime in our community over the last year has decreased. The Board sends out emails notifying the community of incidents, includes the details in the Newsletter and posts same to the website. Keeping our homes well-lit at night continues to be a good idea. As the population of Raven Oaks grows so does the potential for problems of various types. All criminal acts should be reported to the Sheriff's Office. If you notify the board, we will do our best to notify the community so that vigilance can be increased. The fastest way to get the word out is by email. If we don't have a good email address for you, it will take longer for you to be informed. Please consider providing the board with your email address. It will be used for no other purpose than to announce issues that impact the community.
- No Annual Picnic was scheduled for 2021. If there is sufficient interest in having a picnic in future years, we will appoint a committee to organize and plan the event. We feel that this falls into the category of a community event rather than a board event.
- The HOA has a simple set of guidelines for seeking Board approval of a project posted on the website to expedite consideration. We ask for this information because Article VII, Paragraph 16, Deed of Dedication reads in relevant part:

*"No building, structure, addition or exterior alteration ....shall be constructed on any Lot...unless the plan" of construction, including quality of workmanship, design, colors and materials including siding specifications shall have been approved in writing by the ...Raven Pointe Homeowners Association , as being in harmony with the whole single family section and especially the adjoining single family residential properties"..*

We work with cooperating homeowners to achieve their goals within the restrictive covenants and we are not looking for reasons to deny our approval. Over the course of the last year we received three (3) requests for review and approved all three (3).

- The HOA has a responsibility to disclose to potential buyers of property in the community, certain information required by the Commonwealth of Virginia. Much of the required information can be and is made available on the website. In some cases, the closing agents requires additional data that must be completed off-line. The compilation of the data and maintenance of the records requires the effort of someone with access to the required information. Bob Puttock has been filling this role and works with Natalie Evernham to ensure that the HOA fulfills its obligation. In 2020 we increased the amount that we charge the closing agents for these services to \$100 for the transaction. The fees collected will be paid to those board members and volunteers who expend the effort to meet our legal requirements and to maintain the HOA's financial records. In 2021 we received ten (10) requests for Disclosure Packets and six (6) sales were completed.
- The Board has retained a professional corporate registered agent. This was done for a fee of \$235 a year. The agent serves as the consistent designated corporate presence for the HOA. It also provides a more professional presence and ensures that we stay current on changes to the laws regarding corporate registrations. The agent will receive all official documents addressed to the HOA.

It is a pleasure to serve on the Board and to be a member of this great community.  
Thanks to all of you for your understanding, patience and support this past year.

William Melvin  
President