

## LMOA FACES CHALLENGES, OPPORTUNITIES

### *President's Message*

I am writing this message on the day our General Manager, John Kohornen, has resigned his position. By the time you read this, John's resignation will be old news. I am sure the Board of Directors and the LMOA staff will be successfully working together to manage the business of the corporation and provide you the service you have come to expect.

Your Board of Directors and our staff

have been facing many unexpected challenges this year. We are blessed with very dedicated volunteers who are spending hundreds and hundreds of hours assisting the Board and staff. We couldn't do it without their help. We will be honoring them for their contributions.

I also need to mention the stress and challenges faced by the staff. I want to commend and thank our staff for performing well during this period; it

has not been easy on them. The Board of Directors appreciates their tolerance as this new board finds its way through this transition period. I also want to thank my fellow directors for their support, the extra effort and bringing their varied expertise to help manage this corporation.

The Board is dedicated to improving the efficiency of our operations, to modernizing how we conduct business,

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## LEAVES, LEAVES, LEAVES

Two fundamentals of autumn here in Piedmont Virginia are 1) there will be a burst of extravagant leaf color; and 2) there will be the timeless challenge of what to do with the fallen leaves.

In 2009 LMOA designated a portion of the Tufton Lake dredging spoils disposal area for leaf disposal, but the volume of leaves that accumulated there soon began to overtake the space. LMOA discontinued leaf disposal in that area this spring so there would be sufficient space for the ongoing dredging program. The Board of Directors authorized the Storm Water Management and Buildings, Roads and Grounds Committees to study and make recommendations for removal of the accumulated leaf pile and for alternative means of leaf disposal in the future. A subcommittee of volunteers was formed, with Steve Carney as chair.

**Seminar on Composting:** Steve and other committee members, as they

progressed through their research for viable solutions, also determined to offer residents instructional programs on use and disposal of leaves. The first was a free seminar on composting that took place on November 19 at the Clubhouse, co-sponsored by Fluvanna County Public Works Department, Fluvanna Extension Service and Fluvanna Master Gardeners. The seminar was a huge success, with approximately 100 attending. The program included a presentation about the benefits of and tips on composting leaves and other organic materials by Master

Gardener Irene Burke. There was time for questions and answers, as well as a discussion on the pros and cons of several composting methods and equipment. Steve awarded door prizes, consisting of composting equipment that was generously donated by Fluvanna County, using the State grant for litter, recycling and education. The

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Master Gardener Irene Burke talks about the benefits of composting to an audience of about 100 guests with examples of composting equipment in the background.

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## PRESIDENT'S MESSAGE

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to assisting our staff in performing their duties by providing the tools, systems, training and support they need. There will be changes that will require adjustments in how we conduct business as we implement our new accounting system and new communication tools. We hope to implement changes that will result in cost savings, such as using new vendors, re-negotiating contracts and collecting previous uncollected dues. We will review with staff ways to be more efficient and provide higher levels of service.

At the time of this writing, we are coming near the end of the budgeting process, and the Finance Committee has done an outstanding job. We are not looking for any special dues increase for 2012 but are looking at a small increase of up to 3% to cover increases related to insurance, fuel, utilities etc.

I am confident and excited about what I see as a very positive outlook as we approach the New Year. I expect that in 2012 there will be times in which we will see many positive things happen.

One last parting note: John Kohornen had served as the General Manager for more than five years and the Board thanks John for his service to LMOA and the community. We wish John the very best in his retirement and every success in this next phase of his life. LMOA is pleased to have granted him free golf for life for his years of service and leadership.

*Britt Johnson  
LMOA President*

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## THINKING ABOUT JOINING A COMMITTEE?

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Do you want to put your time and talents to work on rewarding activities? Have you been looking for a way to get involved in your community? LMOA has a variety of committees that could benefit greatly from your participation. At the end of each calendar year, seats on many of LMOA's permanent operating and advisory committees become vacant. Now is the time to apply if you are interested.

For information about each committee, go to [www.LMOA.org](http://www.LMOA.org), Organization, and click on the names of the committees that peak your interest. You will be able to read committee charters and get the name and contact information for each chair so you can learn about current committee work.

To apply for any committee, fill out and return a Committee Resource Form to the LMOA Office as soon as possible. Feel free to check all committees that interest you.

Forms are available in the Office and at [www.LMOA.org](http://www.LMOA.org), Library, Forms and Applications, Miscellaneous Forms. Forms are kept on file in the Administration Office for two years, so if you haven't updated a form that you submitted in the past, please take a few minutes to refresh the information.

For information about committees generally, contact Meg Gore at 434- 589-8263, extension 110 or email [gore@LMOA.org](mailto:gore@LMOA.org).

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## BRITT JOHNSON ELECTED LMOA PRESIDENT

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Britt Johnson was elected LMOA President by the Board of Directors on September 22, after having served as Vice President since June 27. President Johnson succeeded Benita Ellen, who, after having been elected President on June 27, resigned that office on September 12, due to an impending move to Richmond and family obligations. The Board also elected Joy Bauserman to the office of Vice President.



Left to right, Vice President Bauserman and President Johnson

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### LAKE MONTICELLO NEWS

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The *Lake Monticello News* is published four times each year by the Lake Monticello Owners' Association to provide news and information about LMOA policies, procedures and events to members, under the guidelines of the LMOA Policy Manual, Section 15.08. The editorial staff is responsible for its content within the policies set forth by the Board of Directors. Unless otherwise noted, articles were written and photos taken by editorial staff.

The next issue of the *Lake Monticello News* will be Winter/Spring 2011. Please direct inquiries to Peggy Alexander, Communications Manager, (434) 589-8263, extension 111; [palexander@lmoa.org](mailto:palexander@lmoa.org).

**BOARD OF DIRECTORS**  
Britt Johnson, President  
Joy Bauserman, Vice President  
Valerie Palamountain, Secretary  
Cliff Altschull, Treasurer  
Don Fickes, Assistant Secretary  
Benita Ellen  
Ida Swenson

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Lake Monticello, VA 22963  
Phone: (434) 589-8263; Fax: (434) 589-5696  
Website: [www.lmoa.org](http://www.lmoa.org)

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## VICE PRESIDENT'S CORNER

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### *Association Voice to Enhance Communications*

Many new, creative programs of communication are now available to homeowners' associations (HOAs) that improve efficiency, effectiveness and costs-savings. Many other HOAs have already implemented such programs thus gaining financial savings and management benefits. Association Voice is one of those programs that can provide residents instant access to information through online documents, calendar events, message boards and news items. Other features of the system allow for online payments, mass distribution of newsletters, surveys and voting. The most obvious time and money savings can be in printing, publishing, postage, faxing, distributing documents and answering multiple phone calls and emails on the website that will enable LMOA staff to more effectively and efficiently disseminate and receive information online. These are only a few of the industry choices available to address corporate management responsibilities that can result in increased Board of Directors, staff and committee efficiency and effectiveness with cost-savings.

During the month of October, our staff was introduced to Association Voice and began training. Our staff is now in the process of transitioning from the old website to Association Voice. LMOA is planning to implement the new website, Association Voice, on Dec. 15, 2011. The new website will run concurrently with the old website until Feb. 1, 2012; then the old website will be terminated.

As LMOA transitions to this website and more timely news, there will be more information on how to access the website provided through the *Friday Flyer* and in the mailing of the 2012 dues. Look for more information on channels 10/977 and 14/978, Facebook and the Friday Flyer. NOTE: For residents who do not have computers, you will receive your information through the mail or through other equally acceptable accommodations.

### *Aqua Virginia Updates*

The news from Aqua Virginia revolves around the smoke testing and the grinder pump resolution. Aqua Virginia has been busy this fall testing the sewer lines for breaks and defects. This testing was done by smoke testing whereby

“smoke” was injected into the sewer lines. If smoke was visible, it meant there was a leak in the system at the point where the smoke was observed. Tim Castillo from Aqua reported to the Board of Directors in October that the testing had been completed with 55 defects, of which most were manhole collars and three pipe failures. Aqua Virginia plans to perform this testing on a yearly basis.

As reported in the *Friday Flyer* in September, the grinder pump issue has been resolved. On September 28, 2011, the State Corporation Commission (SCC) issued the following information regarding the maintenance and ownership of the Lake Monticello grinder pumps: “Individual customers in Lake Monticello are not responsible for ownership and maintenance of the grinder pumps.” This issue is resolved, and the letter will be kept on file for future reference if needed. Thanks to all residents who wrote letters to State Senator Rob Bell and the State Corporation Commission.

*Joy Bauserman*  
*LMOA Vice President*

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## NEW WEBSITE TO DEBUT IN DECEMBER

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Association Voice, LMOA's new interactive website, will “go live” on December 15. The site is under development and likely will continue to evolve over time to become an even greater resource for members than is currently available and a valuable member services tool for the Association.

The transition from [www.LMOA.org](http://www.LMOA.org) to [www.LMOAVoice.org](http://www.LMOAVoice.org) is intended to provide a more convenient way for members to access Association resources, including news and information, publications and forms. LMOA will be able to expand its

communications program, send mass emails (to the members who have registered through the new website), add easily readable alerts, bill and receive member payments electronically, make updates to content easily and quickly and more.

Members will be able to build their own profiles, obtain information about their account, view the calendars of events, access amenity fee schedules, submit applications for amenity memberships, register guests, pay online, submit classified ads, share ideas and much more. The current LMOA website will remain

in use until February 2, 2012, when it will be disabled, and [LMOAVoice.org](http://LMOAVoice.org) will become the sole Association website.

Once the new site is up and running, members who have access to the internet will be able to gain access and set up personal profiles in order to receive full benefit for the new site including informational emails from LMOA. The signup process will be fine-tuned, depending on the final set up of the site, and members notified of how they can participate. Watch the Friday Flyer and other current communications tools for updates.

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# SUMMARY OF THE 2012 BUDGET PROCESS

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The 2012 budget process continues to unfold, with the goal of a sound and viable budget that will meet the community's needs for the coming year. During a series of work sessions during September, October and November, the Finance Committee, working with staff, other committees and the Board, got the budget process underway by receiving input, assimilating data and creating drafts of the 2012 dues and fees schedule, operating budget, new initiatives and MR&R Reserve schedule. On November 10, the Finance Committee presented the drafts to the Board of Directors for its review, deliberation, and, ultimately, its approval on December 8.

Throughout the process, budget information and drafts have been

available to the membership on the website at [www.LMOA.org](http://www.LMOA.org). Finance Committee Chair Jim Mixter has actively solicited questions and comments from the members, staff and committees so that the Committee could address concerns of the community as it worked through the budget. Budget meetings have been announced in advance and open to members for their questions and comments.

Of note this year is the allocation of expenses related to the operation of common property to the new Common Property Cost Center, which should result in better, more realistic amenity reporting.

The Board of Directors began a schedule of work sessions on

November 10 to complete its consideration of the many elements of the budget, reconcile problem areas and fine tune where necessary. The schedule will culminate on Thursday, December 8, at 7PM in the Terrace Room, when the Board plans to approve the budget. Members are welcome to attend. As with all budget meetings, time will be allotted for member comments. With the Board's approval of the budget, LMOA staff will prepare and mail the 2012 dues and fees billing in December.

A summary of the budget will be published in a special edition of LMOA periodical *Extra! Extra!* that will be circulated to the membership and posted on the websites.

## HOLIDAY NEWS AND ANNOUNCEMENTS

**Guest Access:** Don't forget to notify Main Gate personnel if you will be expecting guests for the holidays.

- **To register no more than four guests**, call 434-589-3215.
- **To register more than four guests**, please provide an alphabetical listing of guests by last name at least 24 hours ahead of arrival. Be sure to include your own name, address, phone number and the date(s) of arrival. You may drop the list off at the Main Gate, email it to [MainGate@LMOA.org](mailto:MainGate@LMOA.org) or fax to 434-589-2928.
- **Please remind your guests not to depend on GPS or computer generated directions** for Lake Monticello entry. They may be directed to electronic gates where they are not allowed to enter. Instead, give them directions to the Main (Ashlawn) Gate or Turkeysag (Falcon Hills) Gate.

### *LMOA Holiday Schedule*

- The **Administration and Environmental Control/Compliance Offices** will be closed Friday, December 23; Monday, December 26, for Christmas; and Monday, January 2, for New Year's.
- The **Marina** will be closed December 25 and January 1.
- The **Pro Shop** will close at 2PM on December 24 and be closed all day on December 25 for Christmas. It will be open on January 1, weather permitting.
- The **Eagles Nest** will be closed when the Pro Shop is closed.
- The **Ashlawn Grille** will be closed on December 24 and 25. New Year's Eve dinner will be by reservation only on Saturday, December 31. Call 434-591-1151 for reservations, or see the Friday Flyer for details. Brunch will be served as usual on New Year's Day, Sunday, January 1, from 10:30AM to 2PM.
- **Trash Service:** There will be no delay in trash service because of the Christmas and New Year's holidays.

**Last Friday Flyer of the Year:** The last *Friday Flyer* of 2011 will be published on Thursday, December 22. The deadline for that issue will be 12 noon on Tuesday, December 20. There will be no *Friday Flyer* published during the week of December 28 – January 2.

**Christmas Tree Recycling:** Once again this year, LMOA has designated an area of the Beach 5 parking area for recycling Christmas trees. Please strip off all decorations, and leave the trees in the marked off area only. The trees will be chipped for reuse as mulch. Please note that Tufton Lake is not a Christmas tree recycling location.

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# TREASURER'S REPORT

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When the present Board took office in late June and I was elected Treasurer, I felt very confident that I could handle the office, given the fact that I had served on the finance committee for several years and was aware of some of the challenges to be faced in the 2011/12 years. The Board was aware of the fact that our Director of Business Management had been in and out of her office for months due to extended illness and that there would be some catching up to do. What we didn't realize, but found out almost immediately, was that our accounting and financial management systems were in need of major attention. Our accounts as reported, at that time, appeared incomplete.

The Director of Business of Management's extended sick leave left the Association with the task of bringing the accounts up to date and determining our cash positions in order to move forward with implementing a change in our accounting systems. The Board authorized up to \$10,000 to get help from an accounting group to help in the major reconciliation project. Four accounting firms were interviewed; Wells, Coleman & Associates LLC was determined to be the best candidate to help in our reconciliation work. Fortunately a new member of the Finance Committee, Dick Cummings, a retired CPA/Auditor with impressive credentials, agreed to start the reconciliation process in mid-July. In the summer, the representative from Wells, Coleman came to visit and check on the process underway and provide a review of Dick's efforts. He was extremely impressed and recommended that we continue on our own and save our designated funds. The result is that, at the time of this report, Dick has been able to reconcile through September 2011, confirm our reserve balances and account for all of our account balances. All was accomplished without spending

any of the \$10,000 allocated by the Board.

In 2011, it had been planned to upgrade our Association's accounting system. The system was installed in 1993 and was slated for a change from a standard GAAP accounting structure to a Fund Accounting structure, preferred amongst accounting professionals for nonprofits. The change would provide improved control, management and transparency in the handling and reporting of our Association's finances. In the next month, we look forward to having the new system up and running. By the end of January, we will have the capabilities to properly manage our finances. Monthly reports to property owners will be made available on-line.

You will hear from our Vice President about AssociationVoice, a new on-line system that will improve communications between the Board, staff, property owners and community. This will enable the Association to provide a greater level of on-line customer information and assistance 24/7. A new barcode program will be initiated in January, reducing the cost and requiring annual renewal with a small fee. Those who purchased barcodes after 2008 will receive credit against their annual renewals depending on the year acquired. This program will in time pay all the costs associated with our automatic gates.

In 2010, a new revenue/cost center, known as the Common Property Center, was created. Use of this new revenue/cost center allows the Association to properly align both revenue and expenses relating to our common properties, such as our buildings, lakes, beaches, dams, playgrounds and other common areas. The financial burdens placed on other cost centers to fund common expenses will be removed and centralized for more effective and efficient management. User fee

supported amenities can utilize their revenues to pay operating costs directly related to their daily activities.

The FY 2012 Budget will reflect years of planning and changes over the past three years, starting with the review of our Financial Management Policies in 2009 and recommendations and resolutions introduced by the Buildings, Roads and Grounds and Finance Committees. The Budget will represent the first complete consolidation of two separate budgets, one for Operations and the second for Reserves. Funding of each of these budgets provides the monies required to address our financial obligations in a clear and concise manner.

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***In short, concerns regarding the long term cost and care of our roads, buildings, dams and infrastructure are being addressed and funded through the consolidated budget and the development of our reserves program.***

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Future initiatives and plans requiring substantial funding will be possible through planning and Reserves. Meanwhile, our Operating budgets will more closely address our day-to-day obligations and costs.

I am excited with regard to these changes being introduced in this coming year. We should see cost savings and greater control of our expenditures. Overall, we should see efficiency improve and financial strength grow in the management of our Association.

*Clifford Altschull  
LMOA Treasurer*

# COMPLIANCE COMMITTEE HELPS MAINTAIN QUALITY OF LIFE

The Compliance Committee is LMOA's means for adjudicating violations of Association governing documents, policies, rules and regulations. The three-member committee hears the charges based on the evidence presented by both sides and determines whether to confirm the violation or to dismiss it. Confirmation of a violation renders the member "not in good standing," which can result in assessment of a monetary charge (a flat fee between \$1 or \$50 per violation and/or a continuing charge of \$1 to \$10 per day until the violation is corrected). The Committee also can restrict use of barcodes, amenities and other services and facilities. Members determined to be not in good standing are not permitted to vote in Association elections, sign member petitions, run for election to the Board of Directors or submit member proposals for member vote. The not-in-good-standing status continues until the indebtedness is paid or an approved payment plan is in place. [See below for tips on how to avoid Compliance Committee referral or penalties.]

Compliance Committee Chair Scott Marshall (LMOA Board of Directors 2000 – 2003; Compliance Committee member since 2004, chair since 2005) shared some insight about the work of the Committee:

"The Compliance Committee serves a vital role in maintaining the quality of life at LMOA. LMOA's Environmental Control Committee (ECC) does an admirable job of monitoring the community for situations that do not meet ECC requirements and communicates directly with the owners in an effort to correct the problem. In most cases, the owners comply without need for involvement by the Compliance Committee. On the rare occasions when the owners don't respond to multiple requests, the ECC refers the owners to the Compliance Committee for a hearing of both sides

of the situation. If the Compliance Committee agrees with the ECC, the violation is confirmed, and monetary and other penalties can be imposed. If the Compliance Committee does not agree with the ECC, the case is dismissed.

"Considering the number of lots (4,635) and the number of people living at LMOA, it is encouraging that we deal with only a small percentage of difficult situations. The cases we hear on a routine basis are seasonal. During January through April, we tend to hear a lot of cases of leaves clogging the drainage ditches and holiday decorations not being taken down. Between April and September, we hear a lot of cases of mildew on homes and uncut lawns. On a year-round basis, we deal with barking dogs, property owners who have altered their property without ECC approval (additions, paving of driveways, trees that were cut down, unsightly properties with accumulations of trash, etc.)."

**The Authority:** When Lake Monticello was established in the late 1960s, those who drafted its Statements of Subdivision, the community's primary governing documents, included provisions that would protect the quality of life and ownership of property within the community. The Statements required establishment of the Lake Monticello Owners' Association, a non-stock, not-for-profit Virginia membership corporation, requiring membership of all who acquired title to any property within the community. The Association is responsible for maintenance, repair and upkeep of the "roads, parks and community use land" and may put into place the means for promulgation and enforcement of all regulations necessary for governing of



Clockwise from top left: ECC/Compliance Administrator Carol Cavanaugh, Compliance Committee Chair Scott Marshall, committee members Kim Schwarz and Gary Rice

the use and enjoyment of community property. The Statements gave the Association the right to levy a uniform annual charge per lot to cover the cost of maintenance and improvement of the roads and other property and the authority to collect such charges. The Statements provided Covenants, Restrictions and Reservations related to the ownership and use of property in the community and established the Environmental Control Committee, which must approve all building and external improvements before they may proceed.

In order to ensure compliance with requirements of the governing documents, LMOA established the Compliance Committee, whose charter states as its sole purpose the adjudications of the Rules and Regulations as adopted by the Board of Directors, the environmental rules and regulations, the Covenants, Restrictions and Reservations as they apply to the use and enjoyment of each lot and the Association-owned common areas and amenities within the

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# VDOT IMPROVEMENTS FOR TURKEYSAG TRAIL IN 2012

The Virginia Department of Transportation (VDOT) has funded a project to improve the pedestrian movements along the ungated portions of TurkeySag Trail, from the TurkeySag (Falcon Hills) Gate to Food Lion, Good Neighbor Pharmacy and other businesses in the commercial area.

The project will include the installation of a sidewalk and striped bicycle lane and curb and gutter on the north side (Food Lion side) of State Highway Route 1015 (TurkeySag Trail) from the top entrance to Food Lion to the TurkeySag Gate circle. These improvements will be tied in to the curb, gutter and sidewalk that were installed during the Good Neighbor Pharmacy construction. Associated drainage improvements will be tied in to the drainage improvement installed in 2002 when the culverts and paving were upgraded by LMOA in the entire Section 11. The project will include a sidewalk and bicycle striped lane on the south side of Route 1015 but no curb and gutter due to the existing drainage

area created when the south side commercial properties were constructed on the Shell Station side. The two sidewalks will allow for two crosswalks across Route 1015, including a handicapped walkway on the crosswalk at the pharmacy area.

This coordinated project involved LMOA Staff, eight committees and Aqua Virginia to ensure that all interfaces were considered. VDOT made a formal presentation to the Board of Directors at their July 28, 2011 meeting.

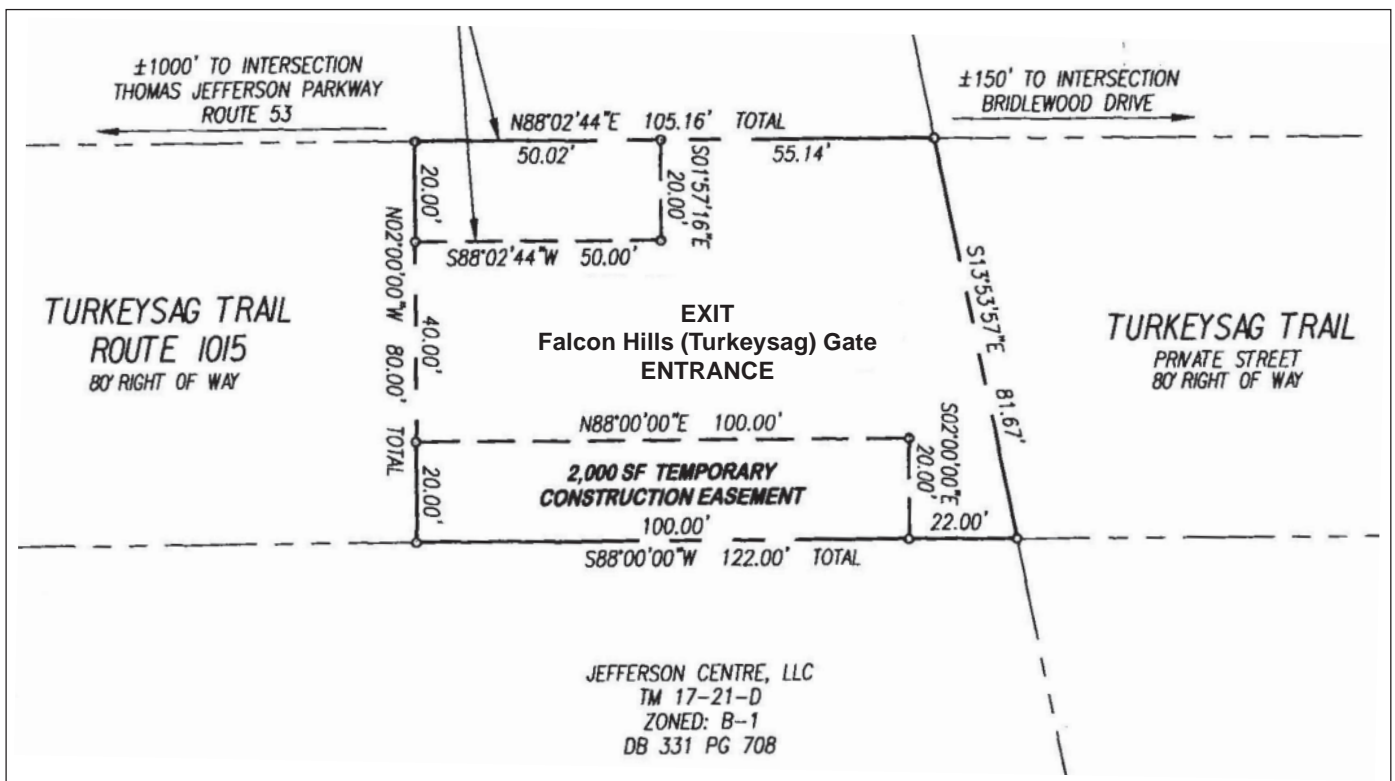
The design of the improvements was changed by VDOT to accommodate LMOA's concern that two incoming lanes and two outgoing lanes of traffic be maintained at the TurkeySag Gate. The design change moved the raised handicapped crosswalk closer to the pharmacy sidewalk and made it smaller to avoid traffic ingress and egress problems between the commercial shops.

At their October 27, 2011 meeting, the LMOA Board of Directors approved the easement deed changes to permit

these improvements to be made during the construction phase of the project, which is scheduled for completion approximately March/April 2012. The easement deed changes will permit VDOT contractors to enter and perform the contract improvements that are only on the entrance side of the TurkeySag Gate LMOA property. It includes the sidewalk, curb and gutter drainage on the north side and storm water management improvements on the south side.

The Agreement-revised deed requires the Commonwealth to construct and maintain a sidewalk and drainage area on Route 1015, as outlined on the plat entitled "Plat Showing Boundary Adjustment of VDOT R/W TurkeySag Trail Entrance Gate to Lake Monticello." The illustration below shows the location of the improvements in relation to the Falcon Hills Gate.

*Wayne Schmidt  
Chair, LMOA Buildings, Roads  
and Grounds Committee*



# COMPLIANCE COMMITTEE HELPS MAINTAIN QUALITY OF LIFE

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community by members.

The Committee hears documented cases of violations of the Articles of Incorporation; Covenants and Restrictions (from the Statements of Subdivision); Bylaws; and policies, rules and regulations, as referred by the Board of Directors, President, General Manager or designee, or by an LMOA member. Before any charges may be assessed by the Compliance Committee, the Committee will grant the member against whom the case has been lodged the opportunity to be heard. The Committee will notify the member at least 14 days in advance by hand-delivered or certified mail notice, including the date, time, location and nature of the violation(s). The member has the right to be present and represented by legal counsel. If the member chooses not to attend, the Committee is authorized to proceed with the hearing.

Members have the right to appeal a Compliance Committee ruling by notifying the Committee in writing within 10 days of the committee's notification of the original hearing outcome. Should the Compliance Committee deny the member's appeal, the member may appeal to the Board of Directors in writing within 15 days of the date of the letter from the Compliance Committee that the appeal was denied. The decision of the Board of Directors will be final and all monetary charges must be paid within 10 days from the date of the letter from the Board notifying the member of the decision.

**The Committee:** The Compliance Committee is a permanent operating committee, consisting of three past members of the Board of Director, with ten alternates, also former directors, who may serve in the absence of a committee member. The committee members must be appointed annually

by the Board of Directors.

In a recent conversation, ECC/ Compliance Administrator Carol Cavanaugh, who has served as LMOA's staff support for the committee since 1991, recounted the nature of most cases that come before the Compliance Committee. In the past, many of the cases heard by the Compliance Committee related to violations of ECC rules on home construction; however, now that new home construction has slowed to a crawl, most cases deal with "quality of life" issues. These include violations of ECC rules prohibiting unsightly property, such as messy and unkempt yards or lots, mildew, and rusty mailboxes. Another type of case the Committee hears all too often is related to barking dogs, which, along with pets running at large, are not permitted. Storm water management issues also are becoming more prevalent.

The Compliance Committee also hears an increasing number of cases brought by LMOA against members for unpaid Association dues and fees. As a homeowners' association that represents the best interests of the entire community, LMOA must pursue indebtedness, however unpleasant it may be. If the charges are confirmed by the Committee, the members with delinquent accounts are declared "not in good standing," and staff begins collection proceedings. In the past LMOA sought liens against properties whose owners had delinquent accounts, requiring that the property be sold or refinanced in order for LMOA to collect the debt. Effective in November 2011, LMOA will file for a Warrant in Debt against delinquent accounts, which will result in a judgment against the owners of

the property. Once the judgment is obtained, LMOA will consider its options, which include judicial sale of the property or garnishment of wages and accounts, which would affect the owners' credit rating.

**To avoid a Compliance Committee referral and/or penalties resulting from a committee confirmation of violation,** members are advised to:

1. Follow LMOA Covenants and Restrictions, ECC rules and regulations and other policies.
2. Make sure your dues and fees are paid in full or arrange for an approved payment plan before your account becomes delinquent.
3. Respond promptly to any letter or other notification from the Environmental Control Committee, Lake Monticello Police or Compliance Committee and attempt to resolve any problem as soon as possible. If you correct a problem, be sure to notify the ECC/Compliance Office at 434-591-0196 or ccavanaugh@lmoa.org, or follow the instructions on the notification.
4. If you are called to appear before the Compliance Committee, make plans to attend or contact the ECC/ Compliance office in advance. You have the right to be represented by legal counsel if you so choose.
5. See the appeal process within the

Beautification Corps volunteers clean up leaves at the Clubhouse during one of their regular work days.



# LEAVES, LEAVES, LEAVES

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complementary handouts for the meeting are available to anyone interested in composting on the LMOA website at [www.LMOA.org](http://www.LMOA.org), Library.

Composting is an excellent solution to the leaf challenge, which will reduce the volume of leaves, turn them into nutrients to enrich the soil. Another good choice is to use leaves whole or shredded to mulch around trees and shrubs.

Lake residents also have the options to

dispose of leaves with their weekly trash collection. Place bags inside the trash cart if there is room. A maximum of up to five securely-tied bags of leaves maybe be left outside the cart for weekly trash pickup. Place the bags two or more feet from the cart, which must be present so the bags can be hoisted into the trash truck. Another option for leaf disposal is to haul them away or hire someone to haul them away to an appropriate disposal location outside the community.



Emily Gordon stands with the "Cadillac" of compost bins she won at the composting seminar.

their own leaves and put them back to work for the trees and other plantings in their own yards.

**Get Involved:** If interested in working on this community-wide challenge, please contact Steve Carney at [jrtolk@gmail.com](mailto:jrtolk@gmail.com).

**Help Your Neighbor:** We have a number of residents who are unable to rake and bag their leaves. Why not give them a hand and make some new friends at the same time.



Subcommittee Chair Steve Carney talks about the merits of different kinds of composting equipment.

## **Report to the Board:**

Subcommittee Chair Steve Carney presented a report with options and recommendations for the pile of decayed leaves at Tufton Lake to the Board of Directors on November 17. The committee continues to study the feasibility of a lake-wide leaf composting program, but for now residents are encouraged to compost

## Looking for Great Holiday Gifts?



### **Check out the BIG HOLIDAY SALE at the Pro Shop.**

Find bargains on men's and women's golf and other casual apparel, Lake Monticello signature clothing, logo etched glassware, golf equipment and more. How about a gift certificate for one round or a whole year of golf, golf instruction with PGA master instructor Mark Marshall and more. Watch for more information in the Friday Flyer, LMOA website at [www.LMOA.org](http://www.LMOA.org), golf website at [www.LakeMonticelloGolf.org](http://www.LakeMonticelloGolf.org), Facebook and cable TV channels 10/977 and 14/978. Or call 434-589-3075.

### **The LAKE MONTICELLO RESIDENTS TELEPHONE DIRECTORY Makes a Great Hostess Gift or Stocking Stuffer.**

The price is right at just \$10 each. Pick up a few extras for yourself or family members' cars and every room where there is a telephone. Available at the LMOA Administration Office. The directory is a major fundraiser for the Lake Monticello Beautification Corps, creating and maintaining beautiful plantings around the community.

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# HISTORY OF THE COMMUNITY FISHING PIER

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## *A Story of the Indomitable Lake Monticello Spirit*

The inspiration for a community fishing pier originated at dinner with friends in June 2008, when Scott Greenberg asked me, "How do you catch fish around here?" Scott had enjoyed fishing until Parkinson's disease made it difficult for him to move around. After some thought, I realized Lake Monticello needed an accessible fishing pier. I later told Scott we would build an accessible place to fish within the community.

Looking for ideas, we found a wonderful pier built on wooden pilings in Chris Greene Park, near Charlottesville Airport. I learned that pier cost upwards of \$85,000. Obtaining a comparable amount here for a fishing pier through homeowner dues seemed out of the question. The Lake Monticello Owner's Association dues increase had recently been soundly rejected by the community. Somehow, we needed to find a better way.

During the fall of 2008, I sought LMOA Board of Directors (BOD) permission to form an exploratory ad hoc committee to look into voluntary funding and construction of a handicapped accessible pier. Soon after the Board granted my request, we formed an ad hoc committee of eleven residents and started work.

The pier was intended to benefit children, parents, grandparents and anyone else in the community who wanted access to fishable waters, not just the handicapped. To appeal to the widest base, we named it the "Community Fishing Pier."

Dick Bucci, one of our committee members, discovered a floating pier had been constructed at Apex Community Park in North Carolina. We were concerned that a floating structure might not be stable enough for

handicapped persons. In March 2009 six of us, including Scott Greenberg, drove to Apex for a look. Their pier had been built with prison labor for about \$20,000 in materials. We thought we could do it here with volunteers for about \$25,000. The Apex pier was massive and seemed very secure. Scott was enthused and thought it was stable and comfortable. That was good enough for me. We now had an affordable alternative.

In May 2009, Dick Bucci crafted a survey, which we had distributed, to test attitudes about the idea. We wanted to know if the community thought the pier was a good idea and how many would be willing to donate time or money. We also needed a mailing list. While only 0.6% of those poled responded, results were encouraging. Some of the most valuable information came from those who responded negatively or expressed questions and concerns. These pointed to areas that needed more attention.

We organized a systematic search for the best pier location. It had to be accessible and provide productive fishing opportunities without conflicting with boaters, water skiers or other activities. We identified fourteen LMOA-owned waterfront properties. The only other possible site in the county was Ruritan Lake, but because of poor accessibility, it was not suitable. After evaluating the remaining locations, Tufton Lake was chosen.

During April 2009, Virginia Department of Game and Inland Fisheries biologists surveyed Tufton Lake and concluded it was overpopulated with small bass with a small population of large bluegill. Subsequent mapping of the lake bottom near the proposed site showed shallow water extending out about 100 feet from the shoreline. It then dropped abruptly to about 10 feet deep. Fish tend to gather along the drop-off during hot

summer months. Tufton Lake had fish, but during the summer they were too far out for shore fishermen to reach. A long pier would be needed to reach them.

In September 2009 we asked the BOD for permission to begin fundraising. At the time, LMOA had no procedures to collect or manage donated funds. Consequently, the BOD granted us permission to solicit pledges of support, but not cash. After they instituted a procedure, we could call in the pledges in the form of donations.

A member of our committee, Bo Lundh, passed away in fall 2009. We renamed our committee, "Bo's Pier Group" in his honor. The name was intended to be a play on words, suggesting that the committee was a group of Bo's peers. A few months later, Bo's wife, Teresa was stricken with cancer. Battling valiantly, she was a true inspiration as she attended our fundraising dinner in the spring of 2010. Sadly, she succumbed just a few weeks later.

Fund raising presented many challenges. LMOA is a not-for-profit 501.c4 organization according to IRS rules. Donations to LMOA are not tax-deductible for donors. Creating a 501.c3 organization, for which donations are tax-deductible, was not feasible for a pier project. This ruled out grants from virtually all charitable foundations. We'd need to raise the money from within the community from donors who were willing to forego a tax deduction.

Managing the donations turned out to be an administrative headache. Formalizing "Bo's Pier Group" so that checks could be made payable to it would require several financial and administrative tasks. It would also require us to file tax returns. We were not anxious to take that on. If Bo's Pier Group solicited donations but checks were made out to "LMOA," the

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# HISTORY OF THE COMMUNITY FISHING PIER

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Association staff would have to deposit the checks in an LMOA account and keep the records. LMOA would also be responsible for misrepresentations or mismanagement by Bo's Pier Group. What would be done with donations if we didn't raise enough money to build the pier? Please pass the aspirin!

In December 2009, the BOD granted permission for the committee to begin collecting funds, but we were required to act as an independent organization, not affiliated with LMOA. Bo's Pier Group would market the pier and keep donation records, but the checks would be made out to "LMOA." If insufficient funds were collected by the end of June 2010, all donations would be returned to the donors. Later, the deadline was extended when it was clear we would reach the target with a little more time.

Steve Carney set up and ran the collection process. He received and recorded the donations, totaled the checks and turned them over to LMOA weekly. Administrative staff deposited the checks into a special LMOA account dedicated to the pier project. Periodically, LMOA verified the account balance with Steve. He was a vital link in the fund-raising chain.

Fundraising started in January 2010 by calling in pledges. In a real testimonial to the community's commitment to the project, virtually all pledges were converted into checks. Fundraising

activities included a donation jar at Octoberfest, a fundraising dinner, "Pier Joy," which raised about \$3,000, and the "Dixieland Jazz Jam"

that raised another \$1,000. By October 2010, we reached our \$25,000 goal.

After a competitive bidding process, LMOA awarded the materials contract to Follansbee Dock Systems in West Virginia. Their bid was well within the \$25,000 we had budgeted for a pier made of pressure treated lumber. They suggested we use a composite decking material that would stand up to the weather much better, require less maintenance and be more attractive. This would cost an additional \$5,000. We appealed to the community and in two weeks collected more than enough to cover the upgrade.

Materials arrived on April 8, 2011. Three days later LMOA staff and a team of volunteers led by Ted Moser began construction. Ken Isenberg directed the design and construction of the concrete ramp. The LMOA Maintenance crew and equipment, under the leadership of

Ron Shields, provided vital facilities and support to the project. In a little over three weeks all six wooden modules had been built in the maintenance yard, transported to Tufton Lake, launched and



joined together. We'd expected it to take two and a half months. LMOA Lake Beautification Corps provided the finishing touches with beautiful landscaping at the entrance to the pier. Bravo to all for a job well done!

On May 14, 2011, the pier was opened to the community. The highlight of the day occurred when Scott Greenberg made the first "official" cast from the pier. To the delight of all, he hooked and landed a nice fish. It was a fitting conclusion to nearly three years of work on the part of many volunteers and donors. It was also the fulfillment of my commitment to Scott. What a wonderful day!

*Ted Makranczy*

*EDITOR'S NOTE: The subtitle of this article was added by the editor to emphasize the effort of this group of volunteers, lead by Ted Makranczy, and their determination to see the project through to fruition. They identified the need and, although there were no funds available, through innovative means and an excellent cooperative effort with LMOA staff and donations from the community and area businesses, they delivered an amenity that can be enjoyed by the entire community. Thanks to all involved for their Lake Monticello Spirit.*



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## *Worth Repeating from recent issues of the Friday Flyer*

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- **LMOA SENDS SINCEREST CONDOLENCES** to the family of former LMOA Director **Bill Anderson**, who died earlier this week. Bill served on the Board of Directors 1996-98, as Vice President and in other capacities in the community and in Fluvanna County. LMOA has not received information about services at this time.
- **LAKE MONTICELLO FIRE & RESCUE FUNDRAISING CAMPAIGN UNDERWAY:** Our Volunteer Fire & Rescue volunteers are on duty 24 hours a day, seven days a week, 365 days a year, ready to respond to your fire and rescue emergencies. Please help them continue their service to you, your family and neighbors by participating in the fundraising campaign. Send your tax-deductible donations of any size to LMVFDERS at 10 Slice Road, Palmyra, VA 22963. All donations will be appreciated and put to work for the community.
- **BUNKER PARK WILL NO LONGER ALLOW DOGS:** “No Dogs Allowed” signs have been posted at the Park. This area is composed of a children’s playground, sports field, and a walking path. Dogs are not allowed in areas where children play or people walk. [Ref: Policy Manual Section 6.10, I D ] There are many roads with little traffic where residents may walk their dogs. Furthermore, there is a county-owned dog park at Pleasant Grove on Route 53, near the intersection with Route 15 at Palmyra. Please remember to clean up after your pet wherever you walk them.
- **WINTER BOAT STORAGE HAS BEGUN:** If you plan to store your boat at the Marina this winter, you must pay the fee and display the winter storage sticker. If you do not plan to store your boat for the winter, please remove your boat from the Marina to avoid being billed. Make arrangements for winter storage at the Marina or call 589-1692 for details.
- **LPC REPORT ON LAKE HEALTH:** In September the Lake Preservation Committee put together a comprehensive report on what its lake water testing during 2011 shows about the health of the lake. The report originally was done to assist the Board in making decisions about watershed management; however, the committee recommends the report to any member who wants to know more about the main lake water quality. The report has been posted on the website at [www.LMOA.org](http://www.LMOA.org), under Library, General Information, Lake Water.
- **FEEDING DEER IS ILLEGAL IN VIRGINIA**, Sept. 1 through Jan. 1. According to the VA Game & Inland Fisheries, “the ban is intended to curb the negative consequences of feeding deer, such as unnaturally increasing population numbers that can lead to damage to natural habitats, disease transmission and human-deer conflicts, including vehicle collisions with large animals.” Feeding deer also creates unnatural dependence on humans, which can lead to numerous problems for the deer and humans. ***Reminder: LMOA policy prohibits feeding deer anytime.***
- **FLUVANNA REAL ESTATE REASSESSMENT:** The Fluvanna Board of Supervisors (FBOS) has set the next general real estate reassessment to be effective January 1, 2013. Appraisers will begin visiting properties this fall. As received, LMOA will publish the timeframe of when they expect to be working in the community. For more information about the reassessment process, call the Fluvanna Commissioner of Revenue at 434-591-1940.



The October 8 Celebration of Autumn featured fun and activities for all, with exhibits and demonstrations, arts and crafts, boat tours of the lake, scarecrow contest, food and spirits, Smokey the Bear, dogs and kittens and more.



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# WINTER WEATHER PREPAREDNESS

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The Virginia Department of Emergency Management (VDEM) has identified December 4 through 10, 2011 as **Winter Preparedness Week** and urges residents to make preparations now for the possibility of any winter weather emergency they may face in the coming months. The slogan “Get a Kit, Make a Plan, Stay Informed” is great advice: Don’t wait until it’s too late. **For more information** about Winter Preparedness, go to the Federal Emergency Management Agency (FEMA) website at [www.ready.gov/winter](http://www.ready.gov/winter).

## Other Sources of Information about Emergency Preparedness:

- Virginia Department of Emergency Management: [www.vaemergency.com/](http://www.vaemergency.com/)
- Virginia Department of Health: [www.vdh.virginia.gov/ERP/](http://www.vdh.virginia.gov/ERP/)
- Fluvanna County: [www.co.fluvanna.va.us/](http://www.co.fluvanna.va.us/)

**LMOA offers the following additional information** to help you keep yourselves and your loved ones safe. To complete your personal preparedness plan, please contact the agencies mentioned above for help and information about how to make sure you are ready.

**For emergency information from LMOA, call “Emergency 300” at 434-589-8263, extension 300.** When emergencies affect Lake Monticello, LMOA posts voice recordings on Emergency 300. Updates will be posted when received or as soon as possible. Please note that you will not be able to ask questions or leave messages on this message center.

**Please Stay off the Ice:** During the coldest of winters in Central Virginia, the temperatures don’t usually remain consistently low enough to freeze lakes and ponds so they are solid and stable enough to support the weight of even a

small child or pet. Coves, ponds and shorelines may look frozen, but the ice usually is inconsistent in thickness and strength. Temperature fluctuations, snow, springs and decaying matter such as leaves can weaken ice during even the coldest winter. Please keep children, adults and pets off the ice.

**Dig a Little for the Sake of Life and Home:** Watching a Rescue Squad vehicle driver trying to find the correct address during one of the winter storms of 2009/2010 confirmed the importance of keeping E-911 house numbers easily visible. Take the time to clear E-911 house number signs and nearby fire hydrants of snow so emergency responders can find them easily. If you are unable to do this important task, ask a family member, friend or neighbor.

**If You Plan to Be on the Road This Winter:** The VA Department of Transportation calls its 511 System, a “one-stop resource for how to get moving in Virginia.” From road conditions and traffic to carpooling information and route planning, the Virginia 511 System can answer your questions about transportation. It provides real-time traffic information and transportation alternatives, wherever and whenever you need them. There are two ways to access the information: go to the website at [www.511virginia.org](http://www.511virginia.org) or call 511 from any phone. It also is possible to sign up in advance for personalized information to be sent to personal email or mobile devices.

## **Here’s How You Can Improve Safety:**

- Stay off the roads until conditions improve and you can drive safely.
- Don’t allow children to use the streets for sledding, snowboarding, etc. Not only does it impede the progress of the snow plows, it also puts children in great danger. When conditions permit, the fairway of golf course hole #14 will be opened for kids of all ages to have

some fun on the snow.

- **Always call 911 for emergency assistance.**

**You Can Help Expedite Snow Plowing:** Lake Monticello has 62 miles of roads. With two sides to each mile, that’s a minimum of 124 miles that must be plowed as many times as needed. LMOA is committed to making community roads as safe and passable as possible, as soon as possible, but efforts can be enhanced by the cooperation of residents.

- Keep roadways, cul de sacs and roadsides clear of vehicles, trash cans, toys and other items so there is sufficient room for plows to move snow as far off the roads as possible. (*LMOA will not be responsible for damage to vehicles, toys, trash cans, etc., that have been left in the normal path of the plows.*)
- Snow plowing will result in snow being piled along the roadsides, including at the entrance to driveways. We regret this unavoidable circumstance, but plow drivers are unable to stop and clear driveways.
- Trash service will be delayed until roads are easily passable. Please avoid placing trash cans on snow mounds or in the roadway, which will inhibit plowing.
- Remember that residents must clear their own driveways, porches and walkways. LMOA personnel will assist in emergency situations, but, otherwise, they do not clear snow from private property. It’s a good idea to keep the number of a reliable contractor close at hand.
- For information about Lake Monticello road conditions or to report dangerous areas within the community, call the Maintenance Shop at 434-589-3563. If there is no answer, please leave a message, and someone will get back to you. As an alternative, emailing [maintenance@lmoa.org](mailto:maintenance@lmoa.org) may produce a quicker response.

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# HIGHLIGHTS OF RECENT BOARD OF DIRECTORS MEETINGS

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The following highlights of recent Board of Directors meetings should not be construed as minutes. Minutes can be seen on the LMOA website at [www.LMOA.org](http://www.LMOA.org) under Library or in the Association Reading Files, which are located in the Administration Office and Terrace Room at the Clubhouse and in the Crofton Room on the upper level of the Pro Shop. Additional information about matters considered by the Board of Directors at open meetings may be seen in the Board meeting packets, which are located in the Reading Files and on the website under Library, Board of Directors Meetings, or by clicking on the link on the homepage under Useful Information.

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## August 25 Regular Meeting

- Confirmed the consent agreement of August 1, 2011, to amend a motion approved on July 28, to reflect a change in the CPA firm that has been retained to reconcile financial records of Jan. – June 2011 and prepare related statements of account.
- Tabled to September a proposal to amend PM 16.18, Storm Water Management Committee Charter.
- Tabled a proposal to adopt new PM 4.02R, Reserves Management.
- Amended the Watershed Services contract to extend the Main Dam culvert, re-slope the toe and lower face to prevent further erosion, and to approve use of the headwall weldment as opposed to a volute.
- Approved track loader repairs for a total of \$5,680, to be funded from Maintenance operations.
- Tabled a proposal for a road patching contract and directed that the project be sent out for competitive bid.
- Approved the right of way document related to VDOT safety improvements on Turkeysag Trail (outside the gate), subject to review by LMOA legal counsel.
- Denied requests for waivers of annual tenant fees for 1) Lot 179, Section 9 (Wells/Hagley), and 2) Lot 450, Section 4 (Flanagan).
- Authorized the Lake Monticello Volunteer Fire & Rescue to relocate a memorial stone and plaque honoring Kenneth Luxhoj from beneath the Marina flagpole to the new Fire & Rescue memorial.
- Tabled appointment of Board liaisons to committees.

- Denied the request to purchase a notebook computer for the Board Secretary.
- Tabled two proposals on new technologies.
- Authorized the Solicitation & Contract Review Administrator to develop a scope of work, seek input from committees and send out a request for proposal for a consultant on LMOA's watershed program.
- Appointed Craig DePiazzy to the Ad Hoc Committee for Deer Control by Lethal Means.
- Took no action on a proposal for separate reserves accounts.

## September 22 Regular Meeting

- Acknowledged the resignation of Benita Ellen as President and elected (Vice President) Britt Johnson as President and (Director) Joy Bauserman as Vice President.
- In his report to the Board, General Manager John Korhonen expressed his sincere apology to the Jewish community for the date of the community's Celebration of Autumn on Oct. 8, which also is the date of Yom Kippur. The event will go on as scheduled, but LMOA will thoroughly research dates for its social and recreation events in the future. In further action, the Board:
  - Approved and presented its annual donation of \$20,000 to Len Bozza, president of the Lake Monticello Fire and Rescue for its services to the community. To date LMOA has contributed \$440,000 in monetary donations and provided the golf course free of charge for the Fire & Rescue annual golf tournament fundraiser.

- Denied two requests for waivers of tenant fees: Judy Lau, 7 Sandy Beach Court; Marie Lanzalotto, 4 Winn Court.
- Approved the addition of a Monticelloman Half Triathlon on May 6, 2012, the same day as the previously scheduled Monticelloman Olympic Triathlon.
- Announced Director assignments for goals and committee liaisons for 2011-2012:
  - Britt Johnson: Goal – Establish specific goals for the General Manager. Committee Liaison – Audit, Investment, Ad Hoc Committee on Donations to LMOA
  - Joy Bauserman: Goal – Obtain appropriate dam certifications including the development or updating of the emergency plan. Committee Liaison – Buildings, Roads & Grounds; Broadcast, Environmental Control
  - Valerie Palamountain: Goal – Review and update the Strategic Plan. Committee Liaison – Election, Solicitation & Contract Review, Ad Hoc Committee on Deer Control by Lethal Means
  - Cliff Altschull: Goals – Develop a clear and easily understood financial picture of LMOA; Obtain an in depth independent audit of the financial statements. Committee Liaison – Finance, Golf, Ad Hoc Committee for Golf Pavilion
  - Don Fickes: Goal – Finalize the land swap with Fluvanna County. Committee Liaison – Safety & Security, Wildlife, Ad Hoc Committee for Deer Contraception
  - Ida Swenson: Goal – Bar codes and gate access. Committee Liaison – Compliance, Lake Preservation, Lake

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# HIGHLIGHTS OF RECENT BOARD OF DIRECTORS MEETINGS

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Health Education Group, Storm Water Management

- Appointed Mike Harrison and Julius Neelley to the Ad Hoc Committee for Deer Control by Lethal Means and Eleanor Harvey to the Wildlife Committee.
- Approved a contract with Roger Robertson, Inc. for road patching, for an amount not to exceed \$11,099 from the road reserve account.

## October 18 Special Meeting

Confirmed a motion made in executive session to adopt a new Employee Family and Medical Leave policy, to be added to the LMOA Personnel Policies & Procedures Manual.

## October 27 Regular Meeting

Aqua VA Area Manager Tim Castillo reported that smoke testing of the sewer system is complete. In 2,075 manholes, 350,000 feet of pipe and 4,325 connections, only 55 defects were found.

The Board took the following action:

- Denied a request for a waiver of 2011 tenant fees by Kira Graf, owner, 11 Lewis Court.
- Authorized the Treasurer to accept on behalf of LMOA the proposals from 1) Intacct Service for accounting and financial management software at a cost of \$17,500 from MR&R unallocated funds, and 2) InnoVergent LLC for implementation, hosting and management at an annual cost of \$14,700 from operations, pending review by LMOA's Contract Administrator.
- Appointed Marlene Weaver as LMOA Assistant Treasurer.
- Made committee appointments: Mike Harrison and Mark Chase to Storm Water Management; Dan Atkinson and Terry Furlong to Golf; Valerie Arndt to Wildlife; Carol Brown to Buildings, Roads & Grounds.

## November 17 Regular Meeting

In a statement on behalf of the Board of Directors, President Britt Johnson announced the resignation of General Manager John Korhonen after more than five years in that position: "The Board thanks John for his service to LMOA and the community. We wish John the very best in his retirement and every success in this next phase of his life. LMOA is pleased to have granted him free golf for life for his years of service and leadership."

Individual Directors expressed their appreciation for John's good work and leadership.

The Board asks the patience of the membership while it determines the direction it believes will be in the best interest of the Association and community and begins the search for a new general manager.

The Board took the following action:

- Tabled a proposal to amend PM 16.18, Storm Water Management Committee Charter, and directed coordination with other committees to address storm water needs.
- Amended the Eagles Nest lease agreement to permit hours of operation a minimum of 7AM to 1:30PM daily Nov. 17 – Feb. 28.
- Denied the owners' appeal, thereby upholding a Compliance Committee decision, related to the roof structure on the deck at Lot 40, Section 11A.
- Approved holiday cash bonuses of \$108.28 to full-time and \$54.14 to part-time LMOA employees.
- Authorized the treasurer to form bank accounts (requiring dual signatures) at BB&T for 1) Major Repairs & Replacements Reserves, 2) Special Reserves Account and 3) General Clearing Account.
- Authorized contract negotiations with Wells, Coleman & Co. LLP, to

perform the LMOA 2011 financial audit for a fee not to exceed \$19,500.

- Made committee appointments/reappointments:  
George Lechner and Jay Stofberg to Storm Water Management;  
Esther Kilianski and Sharon Steffel to Elections;  
Doug Frazier to Investment;  
Paul Cheek to Lake Preservation;  
Cam White to Finance;  
Leighton Cumming and Jay Lindhjem to Solicitation & Contract Review;  
Alan Steward as a permanent member and Bob Gordon, Gerald Guske and Bob Sorenson as alternate members of Environmental Control;  
Scott Marshall, Gary Rice and Kim Schwarz as permanent members and Jean Burns, Al Colville, Leighton Cumming, Kirt Doersch, Chuck Johnson, Wayne Schmidt, Bill Smith, Bob Strassheim and Don Wiltberger as alternates for Compliance;  
Gene Rick to Broadcast.

**LAKE MONTICELLO OWNERS' ASSOCIATION**

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*Next Lake Monticello News: Winter/Spring 2012*