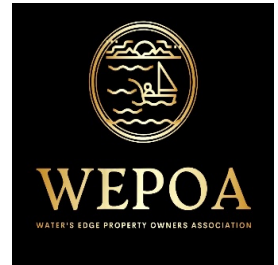


*Water's Edge Property Owners Association (WEPOA)*  
*December 15, 2020 Newsletter*



**Save the Dates:**

- **Quarterly Meetings:** The WEPOA Board of Directors (BOD) has scheduled 2021 quarterly meetings open to all members: January 18, April 19, August 21 (annual meeting) and October 18. The August 21 meeting will be held at 3PM. All other meetings will commence at 7PM. Each agenda will be posted to our website: <https://twepoa.com>. Due to COVID-19, all meetings will be held via Zoom video teleconference. WEPOA Members wishing to attend *must* contact [wepoacontact@gmail.com](mailto:wepoacontact@gmail.com) to receive the login information. You cannot log in without the ZOOM administrator adding your name to the attendee list.
- **New Member Signing Event:** January 2, 2021, 3-5PM at the club to notarize Joinders & pay dues.

**POA Membership Update:** We are now at 77% of goal with an additional 10% in queue. THANK YOU to those who have joined! But some of you are still asking “why should we have a POA?” Recall, the POA’s top priority: Protect our property values! Before, Willard Construction (WC) kept TWE appearance *simply beautiful* - the reason (most of us) chose to live here. But now that development is ended, WC transferred some responsibilities including ROW mowing, streetlight bills, street sign maintenance, and covenant enforcement including architectural review, to Sections 1-8 (S1-8) WEPOA. The BOD must now contract with service providers to execute maintenance functions. This demands a reliable revenue stream. If we stayed with the HOA construct, the amount of *voluntary* HOA \$ contributions would be unpredictable. Without the construct of a POA, we cannot maintain TWE appearance we have all come to expect. A POA:

- Provides a *reliable* income stream to pay legally mandated costs plus budget items such as grass cutting.
- Empowers the WEPOA BOD to enforce the existing covenants that protect our investments.
- Ensures the WEPOA BOD abides by Virginia statutes that give, as well as limit, its authority.

Unlike most other POAs, we have no expensive infrastructure to maintain, hence our dues are VERY low (\$180/year per developed lot; \$120/year for the first undeveloped lot; \$40/year for each additional undeveloped lot). If we do not achieve membership goals, the BOD must reduce spending by cutting grass less often or turning off the streetlights.

**Why should a property owner join?** One new owner shared this: ‘Why *wouldn't* everyone want to help protect this beautiful community and have a vote in the POA?’ Response: *THIS* is the type of neighbor who is sure to keep our property values up, as well as community spirit!

We hope most would agree and will join so as to counter comments like this: ‘I do not like the covenants. I will build and/or park whatever I want on my property.’ Response: The Covenants are already enjoined to your property title. Whether or not you join the POA, you must abide by them. Or this comment: ‘I would rather my neighbors pay for campus upkeep.’ (Response: **Really?** *Yes, they live among us. Ask around!*)

The value of membership far outweighs any downside! Don’t forget the **Signing Event on January 2, 2020!**

**Disclosure Packet:** Virginia law requires that when anyone is selling a home (or lot) in a POA, the owner must provide a potential purchaser with certain legally required information regarding the home (or lot), the common areas, and the association. This is called a ‘disclosure packet’. When a member property receives a contract, you must request that the packet be prepared by the WEPOA and sent to the buyer.

Happy Holidays! The WEPOA Board of Directors and the ‘Be the Edge’ POA Membership Committee

*WEPOA BOD: K. Clark Childers, President Evelyn Vaden, Vice President Scott Kula, Secretary Kim Thompson, Treasurer Joan Peppers, Communications BOD Contact: [wepoacontact@gmail.com](mailto:wepoacontact@gmail.com) WEPOA Information: <https://twepoa.com/>*