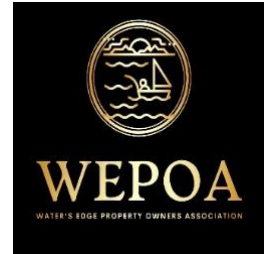


Water's Edge Property Owners Association (WEPOA)
December 30, 2020 Newsletter



POA Membership Update: We continue at 77% of goal, but following our Dec15 newsletter, several more of you contacted us for signup information. THANK YOU to those who have already joined and to those in queue! **New Member Signing Event:** January 2, 2021, 3-5PM at the club to answer questions, notarize Joinders & pay dues.

Why should a property owner join? Joining means you help protect this beautiful community **AND** have a voice – a vote - in WEPOA business matters.

Some (newer) reasons that non-members offer as to why they have not joined include:

- They believe not joining ‘protects’ them or their estate from having to abide by the Covenants (Response: Covenants apply to all S1-8 properties. Willard Construction (WC) legally transferred its rights and obligations for covenant enforcement to the WEPOA. All properties must comply even if not in WEPOA).
- They are afraid the BOD will drastically raise the annual dues. (Response: The BOD cannot increase annual dues by more than 10% per year without a majority membership vote.)
- They demand an over-arching management construct must first be created to integrate all of TWE. Response: The focus of this task was to create the WEPOA for S1-8. All 5- other communities already had pre-existing POAs that were tailored for their specific management needs. S1-8 had – nothing! From an information sharing point of view, our newsletters plus our website deliver a wealth of information for property owners throughout TWE.

Joining WEPOA is a great way for S1-8 property owners to a) focus on preserving their property values (e.g., keeping S1-8 looking as beautiful as it does today) and b) have a voice in optimizing the WEPOA management activities so as to help keep our costs down. As we learn and grow, we can explore more comprehensive management options with the other POAs in TWE.

Local Government Update on Cool Branch: The Franklin County Board of Supervisors is proposing a boundary line adjustment to move Cool Branch Volunteer Fire and Rescue departments out of Pittsylvania County and into Franklin County.

The proposal requests that Pittsylvania County help financially support volunteer fire and EMS services to Cool Branch’s existing coverage area. Franklin County’s proposal also stated that both counties would split the costs attributed to the boundary line adjustment. Once adjusted, all of Cool Branch’s fire and rescue apparatus would transfer to Franklin County. At this time, the two counties are still in negotiations. We will update you as new information comes available.

Franklin County affirms regardless of what action Pittsylvania County takes, we will have continuous, uninterrupted 24/7 fire and EMS service to Franklin County residents currently served by Cool Branch. Source: https://thefranklinnews.com/news/proposal-seeks-to-make-cool-branch-responders-part-of-county/article_4422659a-3342-11eb-b287-930580d59d92.html

Trailer Parking Lot Status: The WEPOA BOD recently formed a subcommittee to address issues in the 2.4 acre lot (recently deeded to WEPOA by WC), which is full, in disrepair and has little maneuverability room. Plans – which are still in development - are for the subcommittee to send multiple notices in 2021 to all property owners in TWE.

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 <https://twepoa.com/>*