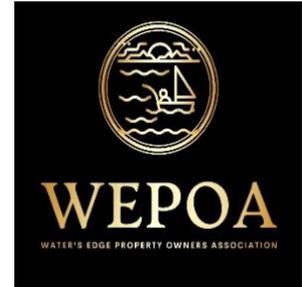


Water's Edge Property Owners Association (WEPOA)

November 2020 Newsletter

Creation of the WEPOA, and Its Relationship with Other POAs in TWE



After our October Newsletter, some of you asked about how the WEPOA 'fits' in with TWE history, how the WEPOA for Sections 1-8 ("S1-8") presently relates to the other POAs in TWE, and what potential 'next steps' might be in the near future. We hope this response clarifies.

Willard Construction (WC) began developing TWE S1-8 single-family lots in the 1980's. WC used its own funds to maintain the Right of Way (ROW) grass, street signage, streetlights, the trailer parking lot, and to manage covenants/architectural review plus other administrative activities.

After starting S1-8, WC established 5 additional communities in TWE - Marina Bay, Golfers Crossing, Grande Villas, Island Green Pointe, and Village Green. Unlike S1-8, these other communities are already POAs. To help unify TWE, several property owners formed a Home Owners Association ("WEHOA"). Voluntary contributions of \$20/year per property owner covered administrative expenses. Because it was voluntary, this revenue stream was not reliable.

Once S1-8 development was complete, WC communicated the intent to transfer some of its responsibilities to S1-8 property owners. To accept these responsibilities, the HOA BOD knew they needed a reliable and sufficient source of income versus relying on unguaranteed voluntary contributions. A POA construct could achieve this.

At the 2019 annual meeting, HOA members voted to direct the BOD to form a POA for S1-8. The HOA BOD and a volunteer committee worked to establish a POA, now known as WEPOA. We call this effort 'Be the Edge'. 'Edge' activities that were needed to create the WEPOA include:

- Identifying priorities and processes;
- Developing the POA documents so as to comply with the VA statute;
- Filing these documents with the state and local government;
- Transferring WC agreed-to responsibilities described above to the POA.

COVID-19 delayed the 'Edge' timeline by forcing coordination on-line versus in-person.

If we do not achieve membership goals (we are now at 74% of goal with more in the queue), the BOD will inform property owners of the impact – such as cutting ROW grass less often. For a developed lot, WEPOA 'dues' are just \$180/year (< \$0.50/day), and budget increases cannot exceed 10%/year without a majority membership vote (i.e., no worries that the BOD can unilaterally make large unplanned expenditures.) Bottom line: \$0.50/day is a small price to keep TWE look as great as it does today.

The WEPOA BOD has approached the other POA BODs to make a contribution of \$20/year, per property owner, or \$0.06/day. Why? Because WC is transferring the responsibilities described above to S1-8, but all of TWE benefits from street lights and signage plus ROW aesthetics visible to us all.

Finally, while forming the POA the WEPOA BOD offered our email address (wepoacontact@gmail.com) to prospective S1-8 POA members to enable information sharing. Our web site <https://twepoa.com> includes downloadable WEPOA documents, intended for prospective members. To help foster all-inclusive information sharing, we email this newsletter and other communications to all property owners in TWE. Our web site <https://twepoa.com> also shares additional information of interest to us all. Once our membership goals are achieved, the WEPOA BOD is interested in forming a potential alliance between all TWE-wide POAs.

Happy Holidays! The WEPOA BOD and the 'Be the Edge' Committee

WEPOA BOD

Clark Childers, President

Evelyn Vaden, Vice President

Kim Thompson, Treasurer

Scott Kula, Secretary

Joan Peppers, Communications