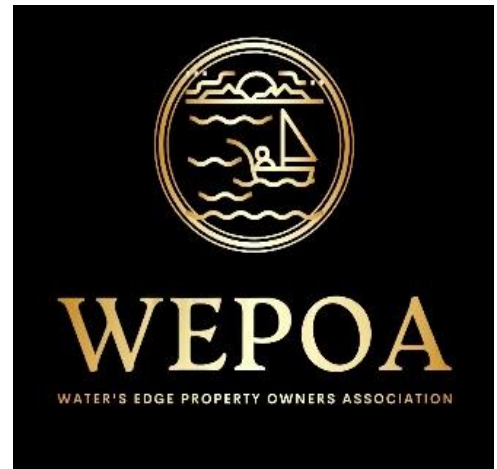


'Be the Edge'
Water's Edge Property Owners Association (WEPOA)
October2020 Newsletter



The WEPOA Board of Directors (BOD) has 3 top priorities as we address our community needs: Communicating often with you, maintaining our property values, and keeping POA costs down. In addition to these newsletters, <https://twepoa.com> has more information and will soon expand to reflect growing interests. Still have comments/questions? We want your feedback! Please email us at wepoacontact@gmail.com. In this newsletter, we share our WEPOA membership status, welcome many new neighbors, and describe the on-going transition of responsibilities from Willard Construction (WC) to the WEPOA.

- 1) **WEPOA Membership: Thank you** to everyone who has already joined WEPOA!
 - a) 146 property owners have joined - **66%** of our 220-membership goal.
 - b) 28 more are in que, meaning we will achieve **79%** of goal!
 - c) Not a WEPOA member yet? Have questions? Lost the membership form? Contact us at the address above, and/or download these WEPOA web site files: [wepoa-membership-meeting-voiceover-show-v2.2](#); [Joinder Agreement \(final 2 pages\)-2](#); [Joinder Instructions \(Final\) PDF-1](#); [Membership QA FINAL #11426277 v4.1 9-1-20](#). **Please share** this letter with new neighbors, as we might not have their contact data.

- 2) **Welcome new neighbors!** You are going to love it here! Hopefully our membership team has already paid you a friendly visit or sent you an email. Each section in WE has a representative (our web site lists their names) who can answer your questions. But if someone else greeted you and shared this letter, please email us your contact information so we can update our records (name(s), physical and email addresses, phone #s).

- 3) **Status of responsibility transfer from WC to the WEPOA:**
 - a) The Assignment of Owner/Developer Rights document is filed, transferring all rights for the **existing** Covenants from the owner/developer to the WEPOA. What does this mean for your property? Covenants are part of our deeds and are there to protect all of our investments. Like (most of) you, the BOD wants to avoid undue oversight. But to strike the right balance, we need your input – your VOTE – that can only come via WEPOA membership.
 - b) The Declaration document is filed in the Franklin County courthouse. FYI, the Declaration reference to adding rules and restrictions applies to common property only – **not to private property**.
 - c) Responsibility for maintenance of the Right of Way (ROW) grass, street signs, plus payment of AEP streetlight electric bills will soon be transferred from WC to the WEPOA.
 - d) WC transferred the trailer storage lot to the WEPOA for use as common property to comply with the Property Owners Association Act of Virginia.

In closing, the BOD is working hard to meet your needs. But your support, feedback, and WEPOA membership is crucial – especially during this transition period. Please let us know what else we can do for you! Thank you –

The 2020-2021 WEPOA Board of Directors

Clark Childers, President
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