



representing : Berkeley Grant Hampshire Hardy Jefferson Mineral Morgan Pendelton & Tucker Counties of West Virginia

Broadcast January 4, 2016

That's right, we've come a long way ...

We've done a lot of remarkable things together this year, and it's because of committed homeowners like you that EPOHOA continues moving forward. You've proven that together we share information by increasing knowledge!

the HIGH points of 2015



EPOHOA's first valid election using the first Nomination Committee and election ballots w/proxy. Thank you to Aileen Coffman of Potomac River Farm I and II and Cy Kammeier of Webber Springs in making this possible. Now with staggered terms we are in compliance with WV Code 31E and our Bylaws, the following schedule is now in place:

- June 2016 one 1-year director to be elected
- June 2017 two 2-year directors to be elected
- June 2018 two 3-year directors to be elected



EPOHOA's [Bylaws](#) completely re-written and filed with the WV Secretary of State. A dedicated committee included Jennifer Syron of Chapel View, RosaLee Riggins of Ashton Forest, Neal Nilsen of River View Park, Elliot Simon of Blue Ridge Acres, Phyllis Smock of Stonebridge, Richard Sussmann of PMP and Nance Briscoe of Cloverdale Heights. This committee worked tirelessly for more than a year and we heartily thank them.



WV's County-Wide HOA common area taxes - *unanimously* EPOHOA Members took a pro-active stand and contacted the WV State Tax Commissioner with [EPOHOA's letter](#) and a copy to each Senator and House of Delegates requesting state code be followed - NO DOUBLE TAXATION, *and that includes HOA storm water management lots & flood plains too* . EPOHOA Members received a [reply and a request](#): *When an HOA has specific information that any county [there are 55] is not following the law, please bring it to our attention, so that*

we may contact that county's assessor directly with a reminder.

Sincerely yours, David Stiles, staff attorney for Mark W. Matkovich, State Tax Commissioner



Increase in EPOHOA membership:

Apple Knolls Estates - Berkeley County
Cressen Run - Berkeley County
Deerwood - Berkeley County
Eugene Frye - Berkeley County
Fishhook Lane Cluster - Berkeley County
Greystone on the Opequon - Berkeley County
Jennifer Tillett - Morgan County
John Barrat - Jefferson County
Mountain View - Berkeley County
Nina Perkins - Berkeley County
Rattlesnake Run - Jefferson County
Shiloh Citizens - Jefferson County
Sleepy Creek Forest - Morgan County
Sleepy Creek Orchard - Morgan County
Spruce Hill Estates - Jefferson County
Steeple Chase - Jefferson County
Terrance McSweeney - Berkeley County

57 HOAs, 22 Individuals & 3 Businesses (and that's 7,977 homes)



EPOHOA's very own post office mailing address - P.O. Box 911, Charles Town - WV 25414



501(c)3 non-profit status confirmation (this is a BIG deal for our Organization) whereby our non-profit Organization is exempt from federal income tax.



EPOHOA Board of Directors joined Community Associations Institute (CAI) with 65 million Americans residing in homeowners associations, condominium communities, cooperatives and other planned communities of more than 330,000 nationally—share a few essential goals—preserving the nature and character of the community, providing services and amenities to residents, protecting property values and meeting the established expectations of owners

CAI supports effective state regulation that ensures community association housing is developed, maintained, governed, and managed with sound public policy objectives and standards that protect homeowners, volunteer board members, management and the community association as a whole.



QuickBooks to the rescue for our finances and our FIRST budget for 2016. Many thanks to our treasurer, RosaLee Riggins for taking on this daunting task. Our members prior to December 31, 2015 will receive renewal membership invoices in January of each following year. New members on or after January 1, 2016 will receive their renewal membership invoices the month of their anniversary of each following year. EPOHOA will no longer

pro-rate new member dues. Annual budgets and balances will be available to EPOHOA members.



Orchard House is THE place to meet with plenty of free parking, audio/visual capabilities and comfortably seats more than 100 with an added benefit utilizing outside open space for other functions to consider. We thank United Trinity Church Board of Trustees in accepting our application once again for 2016.



2015 Legislative session:

- New bills introduced in West Virginia Legislature to amend WV 36B Uniform Common Interest Ownership Act. [Senate Bill \(SB\) 388](#) on "Taxes on HOA Dues, Fees, and Assessments", and [House Bill \(HB\) 2609](#) "prohibiting railroads from blocking crossing on privately owned streets", and two other bills, [HB 2517](#) and [HB 2430](#) introduced in the Legislature amending WV 36B.

While legislative bills take several years for final passage, EPOHOA diligently follows their status. We thank Jennifer Syron of Chapel View for her dedication in research, composition, interaction and attendance at our state capitol.



Eastern Panhandle Home Builders' Home Show of 2015 was our 4th year of participation - this venue is popular every year and one where many homeowners stop by with questions, helpful tips and those interested in joining EPOHOA. In 2015 we had 112 homeowners participate at our table.

EPOHOA's success at the Home Show is demonstrated by attendance - thank you to event volunteers Phyllis Smock of Stonebridge, RosaLee Riggins of Ashton Forest, Barbara May of Apple Knolls Estates, Paul Gavin of Federal Hill, Becky McCarthy of Stonebridge, Mark Schlomer of Coventry, Aileen Curfman of Potomac River Farm I & II, Richard Sussmann of PMP and organizer Nance Briscoe of Cloverdale Heights. *We'll be there again March 11,12 & 13, 2016 !*



Workshops & Education Sessions:

- *Capital Reserve Study and Establishing a Reserve Fund* by:

Levi Mason of Mason and Mason

- *How to Conduct Board Meetings* by:

Property Management People, presented by Richard Sussmann

- *Alternative Collections for HOA Assessments* by:

Martin & Seibert, presented by Linda Gutsell and Jason Murphy

- *WV Department of Environmental Protection Adopt-A-Highway and Adopt-A-Spot Program*

in association with and by:

the West Virginia Department of Highways

- *Adopting Resolutions vs. Amending the Governing Documents* by:

Property Management People, presented by Richard Sussmann

- *Knowing the Answers, Challenge Questions* by:

EPOHOA Vice President, Nance Briscoe,

- *Board of Directors Fiduciary Duties & Responsibilities* by:

Clagett Management, presented by Heather Field and Renee Hall

and ... upcoming :

- Ed Thomas, President of Property Management People (PMP) and former president of Community Association

Institute (CAI) has offered to conduct two workshops for EPOHOA



Technology:

- EPOHOA now backs up pertinent documentation in the Cloud using DROPBOX and later in 2016 EPOHOA's website will take on a new look and be intuitive for future EPOHOA webmasters to maintain (if any EPOHOA member has website experience please contact [Nance Briscoe, Membership Chair](#) and current webmaster).



[In memoriam- Robert E. Simon Jr.](#), a New York real estate developer who founded Reston, Va., in the early 1960s as America's first planned alternative to the postwar suburban sprawl of commuter towns with cookie-cutter houses on look-alike streets, died at his home in Reston. He was 101.

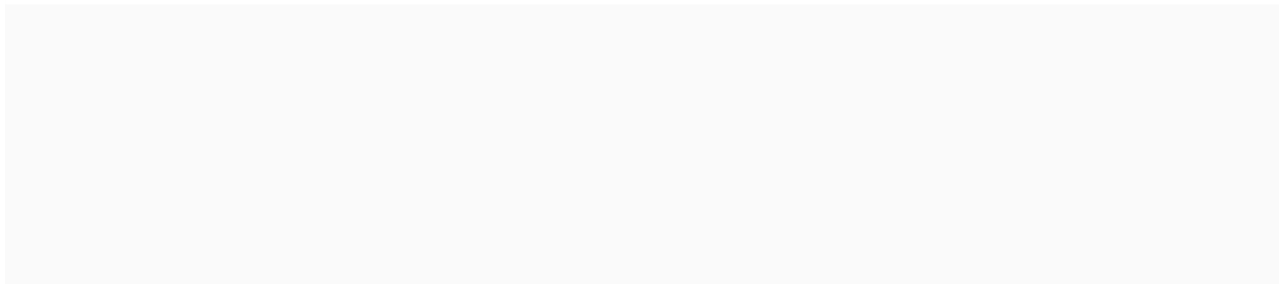


With all our combined efforts in attending meetings, discussing issues and solving some of the more difficult problems, we still need to remember several other points that remain incomplete:

- Amending WV Code 36B concerning Limited Liability Planned Communities so they can afford their maintenance of common areas.
- Board of Education encroachment vs. Shiloh Citizens Homeowners Association
- Jefferson County Land Ordinance Bed & Breakfast ruling in a residential only HOA
- Railroad Crossing barricade preventing entrance to Sylvan Grove Homeowners Association
- Ryans Glen Homeowners Association vs. Department of Transportation's eminent domain to widen Interstate 340 to the Berryville, Virginia state line.
- The return of all the HOA common area storm water management lots and/or flood plains sold through auction-block tax sales.

We wish all our Members a happy and fruitful NEW YEAR!

**NEXT EPOHOA MEETING
Wednesday January 13, 2016 7PM
Orchard House**





SHARING INFORMATION - INCREASING KNOWLEDGE

ALL MEETINGS OPEN TO THE PUBLIC

EPOHOA.org

info@EPOHOA.org



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Contact: Membership@EPOHOA.org

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Broadcast January 4, 2016

external links may not be available at a later date – please contact info@epohoa for those reference documents.