

HMPOA Annual Meeting - Replacement  
8.19.2020

Hello Homeowners

As you know, we typically hold an annual meeting of our homeowners association in June. This year we postponed the in-person meeting due to the coronavirus; now the board has decided that since we still don't know when we will be able to safely meet, we will do the best we can by mail and email instead.

Below are the items we would have covered in our annual meeting. You will also find a treasurer's report and a ballot for officers – which we ask you to complete and return by the end of this month. If you want to see the minutes from last year's meeting, see our website: <https://hardwickmountain.org/minutes.html>

**First, welcome** to our new neighbor **Kevin Falls**. Kevin purchased the Lovetere home on lots 4 and 32 off of Chestnut Lane in April. Kevin moved here with his 2 cats from Fairfax County, where he has lived most of his life. Welcome, Kevin!

**Road re-surfacing**, When we began asphaltting our roads in 2006 it was estimated that pavement would last 15 years. You can see the schedule here: <https://hardwickmountain.org/roads.html>

The board is monitoring all the roads on a regular basis. During 2021 we will have a paving company look at them with us and update our re-surfacing plans. We will keep you informed as we learn more.

**Roadside maintenance**. As you probably know, we have learned we need to maintain the road edges with crusher run (a fine stone/dust mix); and we must manage the roadside ditches to keep rainwater from channeling them ever-deeper by placing large stones (rip-rap) in them. This year work-groups of owners placed 33 tons of rip-rap and 15 tons of crusher run along the edges of the neediest places. Thanks to all of those who worked on these projects!

**Roadside boxes – sand and salt**. We now have 10 black boxes on the roadsides, each filled with 3 or more bags of sand and 3 or more bags of salt and a scooper. These are to be used to spread on ice on the association roads (not private

driveways, please). If you use sand or salt from one of these boxes, please let a board member know so we can replenish them.

**Culverts.** There are 25 culverts under our roads – 15 under driveway connections to an asphalt road and 10 that cross under the asphalt (or in one case, gravel) road. 20 of these culverts are 12” diameter, and are too small for the volume of water they must handle in a hard rain. This makes it even more important that we keep them clear as best we can. We have always taken the position that it is each property owner’s responsibility to keep their culverts clear, so please help with this. Carl Prober just cleaned two on Chestnut Lane that had been clogged with rocks and debris for years, and it took hours of his time to do that. Thanks, Carl!

**25mph speed limit.** We’ve had a couple of complaints about speeding. Our roads are too narrow, our hills too steep, and our people too precious for this. Please stay below 25!

**Broadband.** We won’t repeat the info from the most recent newsletter about Orange County’s broadband efforts, but here is the link:

[https://dailyprogress.com/community/orangenews/broadband-authority-announces-phased-countywide-connection-plan/article\\_4f0e78a2-c5ee-11ea-acab-1f4a9059947a.html](https://dailyprogress.com/community/orangenews/broadband-authority-announces-phased-countywide-connection-plan/article_4f0e78a2-c5ee-11ea-acab-1f4a9059947a.html)

Carl Prober has gotten info about Central VA. Electric’s fiber optic (not our supplier, but he has spoken with REC about a similar approach they are considering). More as we learn it!

**And one more thanks – to Dick Smith,** for creating a drain at bottom of lot 6 so water doesn’t run into yard of lot 7 (that problem was due to a builder who leveled the ditch in front of lot 7).

We welcome any additions, questions or suggestions. Within two weeks we will follow up with responses and additions as requested.

Respectfully

Your HMPOA board of directors

Carl Prober, John Barnhill, Kai Dozier, Steve Hovanic, Susan Jamme’