

Glebe Harbor – Cabin Point Property Owners Association

751 Glebe Harbor Drive

Montross, VA 22520

June 24, 2016

TO: All POA Members and All Glebe Harbor and Cabin Point Property Owners

This is to update you on progress toward establishing the Glebe Harbor – Cabin Point Sanitary District. Because there are many important facts and dates discussed in this letter, the following is a summary listing of the dates and facts. Subsequent paragraphs, and they are all important, provide details.

- May 3, 2016: Court Hearing on the creation of the proposed Sanitary District
- May 4, 2016: Sanitary District receives Court approval
- June 13, 2016: Westmoreland County Board of Supervisors (BoS), at its monthly meeting, accepts the Court order to establish a Sanitary District. BoS is also provided with a proposed budget and user fee for the first year of operation of the Sanitary District.
- **July 16, 2016: BoS will hold a public hearing at the GHCPPOA Clubhouse to receive public comment on the proposed budget and user fee.**

Westmoreland County Circuit Court and Board of Supervisors Actions: On May 3, 2016, the Westmoreland County Circuit Court held the hearing on the petition to establish a sanitary district. The Court received testimony and evidence from those property owners and residents who were present and desired to be heard on the question of whether the property embraced in the proposed district will or will not benefit from the establishment of the proposed district. The Court also considered letters previously submitted by property owners. On May 4, 2016, Judge Herbert M. Hewitt signed the order establishing the Sanitary District. The Order provides authority to the Westmoreland County Board of Supervisors to exercise the powers outlined in Virginia Code Section 21-118 and 21-118.4, and permits the Sanitary District to maintain and operate community recreational facilities and amenities, including waterways, beaches and shoreline areas, and boat ramps, for the benefit of all properties and owners of property in Glebe Harbor and Cabin Point.

In our April 18, 2016 letter to you, we advised you that, once the Court entered an order to establish the Sanitary District, the Westmoreland County Board of Supervisors would hold two hearings—one dealing with the substance of what is covered by the Sanitary District; the other dealing with the proposed budget. We have since learned that the Board of Supervisors will be taking up this matter in a different way.

On June 13, 2016, at their regularly scheduled meeting, the Board of Supervisors received the Court order establishing the GH-CP Sanitary District and also a proposed budget and proposed recreation user fee for their consideration. The proposed budget and recreation user fee were prepared in collaboration between the County Administrator and the GHCPPOA Board of Directors. **The Board of Supervisors has scheduled a public hearing on the proposed budget and recreation user fee for Saturday, July 16, at 9:30 am, at the GHCPPOA Clubhouse, 751 Glebe Harbor Drive, Montross, VA 22520.** A notice of public hearing is to be published in the Westmoreland News. You are encouraged to attend and present your views about the Sanitary District and the proposed budget and recreation user fee.

The Board of Supervisors will not make any decisions that day on the Sanitary District or the proposed budget and recreation user fee. The Board of Supervisors is required to wait for a specified period of time before rendering any decision regarding the information presented. We understand the earliest the Board might reconvene would be July 25; their next regularly scheduled meeting is August 8. The date for the decision meeting has not been scheduled.

What's Included in the Proposed Budget: As proposed, the budget totals \$266,000. It allocates--

- \$210,000 to dredging, shoreline stabilization, and beach nourishment projects;
- \$41,000 to operating expenses of the Sanitary District for the period May 1, 2017 – June 30, 2017; and
- \$15,000 contingency fund (for unexpected expenses).

The Sanitary District (SD) will be funded by a Recreation User Fee that the County is proposing to include in the 2016 tax bill for lots in Glebe Harbor and Cabin Point. The proposed fee per lot for this budget year is \$190.

The budget provides for an orderly and phased implementation. The initial phase (and largest share of requested funding) is designated for dredging, shoreline stabilization, and beach nourishment—critical project work to be administered solely by Westmoreland County.

Full property owner access to all community recreational facilities and amenities included in the Sanitary District occurs on May 1, 2017, when SD funds in the proposed SD budget begin to cover day-to-day operational expenses. Thus, full funding for normal operations,

maintenance, and management costs are included in the proposed budget for May and June 2017. At that point, all property owners will also be members of the GHCPPOA.

During the transition, GHCPPOA will operate and maintain all recreational facilities and amenities, and satisfy our pre-existing management and financial obligations. Those obligations are funded in the current voluntary GHCPPOA budget through April 30, 2017. Concurrently, the GHCPPOA will prepare to expand day-to-day management of the recreational facilities in the Sanitary District for a significantly larger number of people as full implementation occurs. This will include review and revision of the existing governing documents, rules, and procedures of the GHCPPOA.

Some financial activities (income and expenses) now conducted by the GHCPPOA will not be transferred to the SD; these include boat storage rentals, pool guest fees, Clubhouse rentals for private events, and social events. The GHCPPOA will continue to operate these activities separately from the SD. Budgets for these non-SD activities will continue to be approved by the GHCPPOA members and financial updates provided periodically.

A Look Back and a Look Ahead: Since 2013, the GHCPPOA Board, members, and property owners have worked closely with the Board of Supervisors, County Administrator, and County Attorney to determine the best approach to provide long-term stewardship, on-going maintenance, and preservation of the community recreational facilities and related amenities and properties within Glebe Harbor and Cabin Point.

At each step of the way, the GHCPPOA Board has kept the members and all property owners informed and involved. For example, periodic informational letters were sent to all property owners, a community-wide survey was conducted in October 2014, and community-wide meetings were held in October 2014 and again in September 2015--all in an effort to insure the Board had community input and support for the decisions to be made. Ultimately, establishing the Sanitary District emerged as the best solution to ensure the continued viability of the Glebe Harbor and Cabin Point communities by creating a financially sound and sustainable structure and a reliable revenue stream that will preserve and maintain the unique and valuable assets of our waterfront and water access communities, while building a more inclusive community, extending access to all community recreational facilities and amenities to all property owners.

As with any new organization, the transition from plans to reality will include many challenges. We are already working on many issues to smooth the transition, to include developing and entering into an agreement with the County by which the GHCPPOA, acting through its elected board of directors, will manage the day-to-day operations of the recreational facilities and amenities of the Sanitary District. This agreement will also address personnel matters, budgeting, and separate financial accounting for those certain

operations which, by law, cannot be covered by the SD, but which are a part of today's GHCPPOA operations.

As we move forward in the implementation, we will continue to seek broad community input, consult with County Administration and GHCPPOA legal counsel as needed, and provide periodic updates on the transition. We also invite your ideas and participation, as we seek to modernize and improve how we operate and maintain community recreational facilities and amenities for the benefit of a larger number of property owners. In the meantime, if you have specific questions that you would like to see addressed at the public hearing or in future meetings, please contact us at ghcppo@gmail.com.

Jeanne O. Axtell, President, GHCPPOA

On Behalf of the Board