



December 2020 Report

FY 2020-2021

Glebe Harbor – Cabin Point Association, Inc.
December 15, 2020

Provided to membership by posting on gh-cp.org.



Introduction

- *We thank the community for your support during the continuing Coronavirus public health emergency.*
- *We appreciate your patience as we continue our responsibilities as day-to-day Manager of the recreational amenities of the GH-CP Sanitary District and separate corporate responsibilities as a Virginia corporation.*
- *We value your contributions of time, energy, effort, enthusiasm, ideas, and suggestions. The GH-CP Association board could not accomplish its work without your contributions.*
- *This slide deck compiles information normally reported at the December (Fall) meeting of the Association each year.*
- **Our mission is to allow you the greatest possible access to our community's recreational amenities, consistent with personal safety and good stewardship of our resources.**

Let's Begin...Association Business Items

Updates from since November 16, 2020 letter.

- Next meeting is June 5, 2021. *Annual meeting and election of directors.*
- GH-CP Association Budget for FY 2021-2022. *Presented for information only.*
- Appointments of Jack O'Neil and Linda D. Whittaker to fill unexpired terms of Directors. *Appointments to be ratified at annual meeting.*



Supporting the GH-CP Sanitary District

- Jeanne Axtell





Planning for the balance of FY 2020-2021

- GHCPA Board annually looks at goals and projects to be undertaken.
- Established vision and mission for the Board's work to support the GH-CP Sanitary District community
 - **Vision:** Glebe Harbor – Cabin Point...A Great Place to Live
 - **Mission:** Allow owners the greatest possible access to our community's recreational amenities, consistent with personal safety and good stewardship of our resources.
- Identified key goals and projects to support vision and mission.



Goals and Projects for FY 2020-2021

- **Service Delivery and Management of day-to-day operations.**
 - Assure use of recreational amenities is limited to owners, lessees, and guests for their benefit and use.
 - Finalize Quarterly Dashboard to review key metrics for management and operations and plan future year requirements.
- **Engaging property owners, members, and volunteers to serve our community.**
 - Hold at least one “New Member Orientation” event annually.
 - Align communication tools to engage and serve owners, members, and volunteers needs and interests.
- **Collaborative planning for current and future community needs.**
 - Conduct one survey on member interests and priorities.
 - Identify specific tasks to be more intentional in our role as the Advisory Community Planning Council for the Sanitary District.
- **Conserving recreational amenities and natural resources for future generations of owners.**
 - Assess current and potential future uses of recreational properties, and survey owners to determine community interests in potential future uses.



Budget and Finance Update

Fred Selby

Proposed GH-CP Association Budget: FY 2021-2022

Revenues	Social Events	\$4,200	
	Boat Storage Fees	7,350	
	Clubhouse Rental Fees	5,000	
	Pool Vending, Swim Lessons	1,200	
	Reimbursement for Staff Costs	<u>62,000</u>	\$80,590
Expenses	Social Events	\$4,845	
	Boat Storage Area Improvements	3,500	
	Legal Expenses	3,200	
	Pool Party Expenses	1,000	
	Clubhouse/Grounds Maintenance	1,500	
	Staff Costs	<u>52,566</u>	\$69,011
Budgeted Net Gain			\$11,579

Completed and Funded Projects

- **FY 2019 – 2020**

• Crystal Lane Beach	Completed	\$13,500
• CP Boat Ramp Road Repaired	Completed	\$ 5,400
• 7 CP Beach Groins Repaired	Completed	\$33,400
• Clubhouse Sewer Connected	Completed	\$17,580
• Clubhouse Roof Repaired	Completed	\$ 7,780

- **FY 2020-2021**

• Cabin Point Inlet Channel Dredging	Funded	\$69,700
• Cabin Point Beach Engineering Study	<i>To be funded</i>	<i>Estimate pending</i>



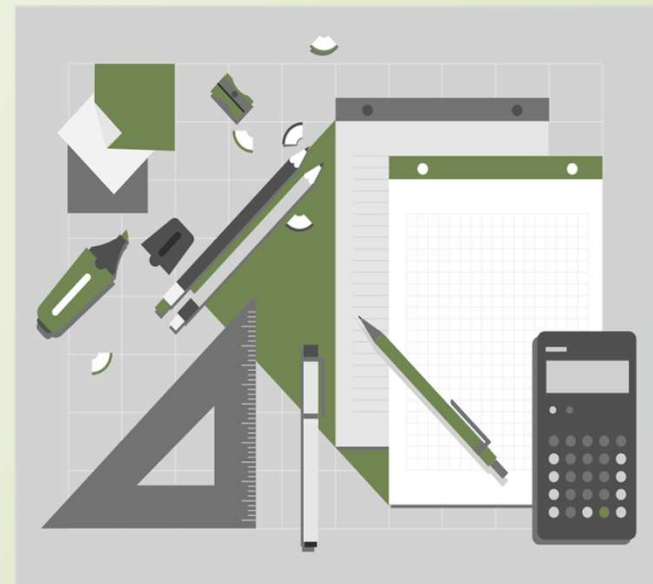
VIRGINIA CLEAN WATER REVOLVING LOAN FUND PROGRAM

A reimbursement – based loan program

- Application Made to Virginia Department of Environmental Quality (DEQ) for a \$550,000 loan at low interest rates to Protect the Cabin Point Beach from Erosion
- Application Made in the Living Shoreline Category
- Informed by DEQ that the Westmoreland County Living Shoreline Project Application Tentatively Approved -- Late September 2020
- Virtual Meeting to Receive Public Comments Conducted by DEQ -- Late October 2020
- State Water Control Board authorized loan amount of \$550,000 @ 0.5% interest, for up to 20 years -- December 9, 2020.
- Final state approval pending financial report and recommendation of Virginia Resources Authority (VRA).
- The engineering study plan must be completed and approved by state agencies to initiate the loan process.
- Loan subject to review/approval by the Westmoreland County Board of Supervisors as interest rate, loan duration, etc. are determined.

Facilities and Operations & Rules Updates

Bill Spencer



The Pool

- Opened June 15 under Covid19 Restrictions and operated through Labor Day.
- Our reservation system was used extensively.
- Pool use for the season was about half that of 2019.
- Bathhouse Sewer connection completed November.



UP NEXT: We anticipate operations being closer to normal next year but will comply with Virginia's executive orders and guidelines for Covid19 restrictions.

Cabin Point Beach & Cabin Point Creek

- VDOT Completed Riprap & Road Repairs
- Beach Groins Repaired & Extended
- New Access Ramp Installed
- Inlet Channel Dredging & Beach Nourishment Underway



UP NEXT: Engineering studies to determine erosion control measures for CP Beach and dredging needs on secondary channels in CP Creek.

The Clubhouse

- Landscaping Maintained
- Portico Roof Repaired
- Sewer Connections Complete
- Additional Repairs Underway



UP NEXT: Repairs to the parking lot. We also hope to be able to resume some activities next year but will comply with Virginia's executive orders and guidelines for Covid19 restrictions.

Rules Update

No Major Changes Planned

Rules may be adapted to comply with Covid 19 guidance, as needed

Rules Process

Sanitary District rules: prepared by GHCPA Board, approved by County Administrator.

Association rules: prepared and approved by GHCPA Board.

Suggestions for rules changes welcomed from members.





Member Services Update

Snapshot of the Community
Directory Updates

Snapshot of the GHCP Community

Property Owners

- Are residents of:
 - Virginia 734 73%
 - Maryland 134 13.3%
 - DC 10 1%
 - Other 128 12.7%

Access Cards

- Total Cards Issued 2,907
- Total Active Cards 2,269
 - To 534 owners, and
 - To 34 lessees

'Owners' reflects the principal owner only,

Lots

- Taxable lots 1,351
 - Unimproved lots 841
 - Improved lots 510
 - Improved lots with Homes 492
- Total lot owners 1,006

➤ *Improved lots* are those designated by the County, and where the improvement has significant assessed value.

Homes is the number of unique street addresses associated with improved lots.

Date of Update: December 5, 2020
Source of Data: County records, Property Owner Information Forms, and other sources.



Unimproved Lot Leases

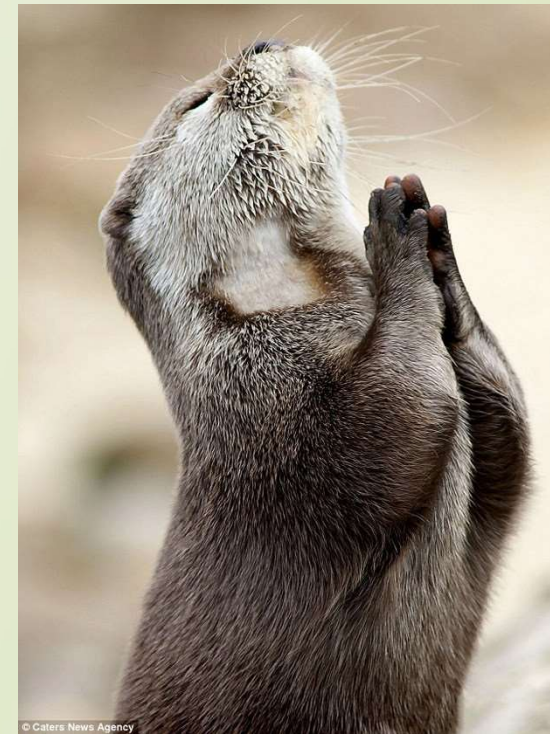
Unimproved Lots

Leased	21	2.5%
Not Leased	820	97.5%
Total	841	

GH-CP Association Directory



- Updated regularly
- Available on website
 - Full directory
 - Updates/changes only
- Share contact information changes with us



© Caters News Agency

This Photo by Unknown Author is licensed under [CC BY-NC-ND](#)

Wrapping it up...

Send us your questions and comments...ghcpassoc@gmail.com.



GENERAL
DISCUSSION



QUESTIONS



COMMENTS

Enjoy the holidays!