



THE GLEBE POINTER



GH-CP Sanitary District
Volume 46 - No. 1

Newsletter of Glebe Harbor-Cabin Point

Office: (804) 472-3646

GH-CP Assn. Inc.
July 2021

President's Column

Jeanne Axtell, President, GHCP Board of Directors

Welcome to Glebe Harbor – Cabin Point. We hope you are enjoying this beautiful, hot summer. As the Covid pandemic restrictions have eased, more people are enjoying the recreational opportunities here at the river. And we are welcoming more owners into the community. In the two years from January 1, 2019, through April 30, 2021, we welcomed 114 new owners into the community. The trend is continuing in June, as we had 31 property sales/transfers, totaling \$3.796 million. It is wonderful to see so many new faces and new people who are actively seeking to become involved in the community.

Pool Use and Activities. The pool is seeing significantly more use this year than last. The overall attendance this summer is close to our record numbers from 2019. July 4th this year was the biggest day so far, with 237 users signing in on 58 cards. We expect this attendance and pool use to continue through the balance of the season. By mid-August, four of our pool guards will be returning to college and 3 others return to high school when Westmoreland County schools resume August 9. We will be a bit short-staffed through the balance of the season and we are looking for volunteers to assist with check-in. We are also looking for people who previously may have been lifeguards who can help on Labor Day weekend. If you can volunteer to help in August and on Labor Day weekend, please contact Bill Spencer (443-540-0413).

There are two more Howl at the Moon/Family Game Nights scheduled this season. Mark your calendar for July 24 and August 21. The fun starts at 6:30 pm and the pool is open until 10 pm. There is also a cookout scheduled for Saturday, September 4. So, save the dates. More information will be coming out later about these activities.

Staying Safe in the Neighborhood. We have received numerous complaints about vehicular speeding on the residential streets in our neighborhood. Earlier

CALENDAR OF EVENTS

August 28, 2021 - 9:30 a.m. Annual Membership Meeting followed by GH and CP Civic Association meeting (see page 3).

**Tuesday –
5:00-7:00 Happy Hour**

**Friday -
Monthly Birthday Luncheon
Contact: steelek59@gmail.com**

Pool opens Memorial Day weekend and closes after Labor Day weekend (weather permitting, the pool may remain open following Labor Day for two weekends). Water exercises are held Monday, Wednesday and Friday from 9:00-10:00 during pool season.

this spring, the Westmoreland County Sheriff's Office had deployed deputies to enforce speed limits in our community, following several complaints of excessive speeding in the community. The efforts by the deputies were effective for a time, but we are again finding excessive speeding becoming a problem in the community. A VDOT traffic study in our community has been requested by the County.

Until the results of that study are known, we urge residents, their families, and guests, to follow the speed limits to prevent accidents and possible injury. We have experienced growth in the numbers of full-time residents in our community as many people who were weekenders have decided to relocate permanently into the community. We are also welcoming younger families with children who walk to the playground and pool during the summer months and adults who run, bike, and walk daily around the community. The speed limits are set for the purpose of protecting the lives of all in the community. Please share the road safely and drive within the speed limits!

Beach Access. One of the initiatives undertaken by the Board is to assure access to recreational amenities is limited to owners, lessees, and guests for their benefit and use. We expect one person in each group

(continued on page 2)

CABIN POINT CIVIC ASSOCIATION

Marion Dongieux

There was a healthy discussion about roads at our membership meeting on June 12. If you haven't done so already, check the GHCPA website's recent newsletter – it has an article that addresses the roads in the entire community.

Concern has been voiced about the speed limit on Royal Way – at present it changes from 40 mph down to 25 mph where housing density increases. We asked our supervisor to request a VDOT survey of the road to see about reducing the maximum to 35 mph and reviewing where the transition to 25 mph takes place, particularly with the increased house building along Royal and Beacon. Russ made this request at the last board of supervisors' meeting.

We are in the process of creating a method of paying membership dues on line. We envision a QR code which, when selected, will take you to PayPal, where dues can be paid via a PayPal account or a debit or credit card. Snail mail and checks will always be an option.

The latest crisis du jour is the fear of shipping containers – the big ones that fit on 18-wheelers – being used as houses in the community. Relax. We're aware of the issue being discussed, and we are working together to prevent it. There are layers of ordinances, zoning restrictions and covenants that determine what can be built, and I understand that other legislation is being considered that will address this matter. You will be kept informed.

of persons eligible to use the recreational facilities to carry an access card whenever they are using any community recreational facilities. The access cards serve as identification for owners, lessees, and guests that they are entitled to use of the facility, whether it is the Clubhouse, the beaches, the boat ramps, or any other facility. The only facility where we have “managed access” is the pool because of the limited number of persons who may use that facility at a time and the availability of lifeguards to ensure everyone's safety.

Recently, there have been a few incidents where individuals have verbally accosted and intimidated others on the beaches, asked whether they have an access card or asked that they show an access card to establish their right to use the beach. Harassing others or verbally accosting others is unacceptable and inappropriate. No one, other than a county official or a law enforcement officer, may ask to see the access card or identification of another person. We are a diverse community, and you may encounter other owners, lessees, or their guests whom you do not recognize. Your presumption should always be that anyone here is entitled to the benefit and use of the beach property, just as you are. If you believe that someone is trespassing on County property or behaving in a disorderly manner, call the Sheriff's Office to report the incident. If you believe you have been wrongfully harassed while using the beach or other community facilities, please call the Sheriff's Office to report the incident.

Next Meeting. The next General Membership meeting of the Association is scheduled for Saturday, August 28, at 9:30 am. We look forward to seeing you then.



GHCP ASSOCIATION, INC. PROXY

In accordance with the Articles of Incorporation only the following form of proxy, submitted in accordance with the instructions on this form, will be accepted for all meetings specified below.

I hereby appoint _____ or, if not present, any member of the current Board of Directors as Proxy, with power of substitution, to vote on my behalf at any meeting of the membership of the Glebe Harbor – Cabin Point Association, Inc., and all adjournments for a period of twelve months following the execution of this proxy unless a shorter time is specified below.

Printed Name of Member: _____

Legal Mailing Address: _____

Phone: _____ **Email Address:** _____ (optional)

Lot No. _____ Section _____ Specify Location: Glebe Harbor Cabin Point

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Lot No. _____ Section _____ Specify Location: Glebe Harbor Cabin Point

Use more than one proxy form to list more than six lots.

PROXY LIMITATION

This Proxy is valid only for the following meeting: _____.

Signature of Member

Date

All proxies must be received by the Association Office no later than Friday, **August 20, 2021** and are subject to validation. Proxies may be submitted in person, by mail to the following address, or by email to: GHCPAssoc@gmail.com.

Glebe Harbor – Cabin Point Association, Inc.
751 Glebe Harbor Drive, Montross, VA 22520

*On Behalf of the Board of Directors
Secretary*

Proxy for Use by Civic Association Members

NOTE: This form must be returned by Friday, August 20, 2021

Check one: Glebe Harbor Civic Association
 Cabin Point Civic Association

I appoint (check one only):

(print name): _____ or
 any member designated by the Board of Directors as Proxy, with power of substitution,

to vote for me at the August 28, 2021 meeting of the membership of the Glebe Harbor Civic Association or the Cabin Point Civic Association (as applicable).

Member's Name

Signature

Lot No. _____ Section _____ GH _____ CP _____

Glebe Harbor Civic Association, Inc.
P.O. Box 135, Mt. Holly, VA 22524,
by email to glebeharbor@gmail.com
or by depositing the proxy form in the designated box at the Glebe Harbor Cabin Point Association Clubhouse during business hours.

Cabin Point Civic Association, Inc.
P.O. Box 126, Mt. Holly, VA 22524,
by email cabinpointcivicasociation@gmail.com
or by depositing the proxy form in the designated box at the Glebe Harbor Cabin Point Association Clubhouse during business hours.



Glebe Harbor Civic Association

Ronda Selby, President

Board contact information:

By email: glebeharbor@gmail.com

By Regular Mail: GHCA, P.O. Box 135, Mount Holly, VA 22524-0135

Roads and Grounds: The July edition of the GH-CP Association News recently published an article on their website relating to road maintenance within our combined Communities. The article accurately portrays the current situation the Civic Associations have with keeping our non-VDOT roads repaired. You might find it interesting to check out the article.

This a reminder to ATV users – the state of Virginia prohibits use of ATVs on streets within the state. I mention this because an ATV has been observed on North Glebe Rd. To report a sighting: Contact Westmoreland County Sheriff's Department NON-Emergency number – (804) 493-8066.

Tractor trailer trucks are not permitted to park, by Westmoreland County Ordinance (4-5.15.3 Limitations on Commercial Vehicles in Residential Districts), on streets in our community. To report an ordinance infraction: Notify Westmoreland County Land Use and Zoning, phone number – (804) 493-0120.

We had two impromptu parades on the Fourth of July within the Glebe Harbor community. There was a boat parade on Weatherall Creek with decorated boats and lots of noise and a second parade on North Glebe Road with a parade of bikes, skateboards and young children walking up and down the street showing their 4th of July pride. A fun time was had by participants and spectators alike on both occasions.

Covenants and Compliance: Several covenants continue to plague the community. One of these is our old friend, Covenant No. 11--the 8 inch grass length rule. Please keep in mind that some lots are in need of mowing more than others but ALL lots have culverts and shoulder easements that need to be mowed even if the rest of the lot does not. The idea is to keep the community looking as trim and neat as possible. We continue to send out letters reminding lot owners of the need for compliance.

GHCA Membership: The GHCA has posted its PayPal membership form on the GH-CP Association's website under the GHCA tab for anyone wishing to pay for their membership dues via PayPal. If you decide to pay your dues in this manner, be sure to fill out the membership form, take a picture of it completed and send it via email to: glebeharbor@gmail.com so we can give you credit in our membership roles for having paid your dues. You can always pay by the previous method as well. If you mail us your membership check, please make it out to GHCA and mail it to GHCA, PO Box 135, Mt. Holly, VA 22524. Thank you.



Glebe Harbor – Cabin Point Association FY 2020-2021 and Sanitary District FY 2020-2021 Treasurer’s Report

For June 2021

This is the final report on the FY 2020-2021 Association budget and the FY 2020-2021 Sanitary District budget.

ASSOCIATION REPORT

The Association Profit & Loss Reports and this summary report are for the final month of the Association’s fiscal year 2020-2021.

The Profit & Loss Statement shows Association operations for June generating a Net Loss of <\$2,728>, over budget \$554. Total income was \$43,420, <\$23,579> below the fiscal year-to-date budget and total expenses were \$41,250, <\$28,060> less than the year-to-date budget, resulting in a fiscal year-to-date gain of \$2,169 \$4,480 more than budgeted. Significant budget variances included Boat/RV Storage Rentals \$1,450 more than budgeted, Pool Income <\$1,148> less than budgeted, Clubhouse Rentals <\$3,745> less than budgeted, Payroll Reimbursement from Westmoreland County <\$16,557> less than budgeted, Socials Income <\$4,200> less than budgeted, Office Manager Payroll <\$3,756> less than budgeted, Pool Manager Payroll <\$7,375> less than budgeted, Westmoreland County Sanitary District Expenses <\$15,044> less than budgeted, Socials Expenses <\$4,700> less than budgeted, Pool Party Expenses <\$1,500> less than budgeted, Legal Expenses <\$3,000> less than budgeted, Clubhouse Expenses \$1,785 more than budgeted, Clubhouse Grounds Contractor Expenses <\$1,239> less than budgeted, and Boat Storage Area Improvement <\$3,500> less than budgeted.

This is the fourth year that the voluntary Association membership will NOT be funding the Association operating and capital expenditures. Since May 2017, the Glebe Harbor-Cabin Point Sanitary District, a subordinate entity of Westmoreland County, is funding these expenses, which are collected from recreational fees paid to the County along with annual property taxes.

SANITARY DISTRICT REPORT

Tax bills, including the \$190 Recreational User Fee, have been received by property owners for Fiscal Year 2017-2018. These tax bills were due to be paid by December 5, 2017. As of June 30, 2021, \$1,330 of the anticipated unpaid \$800 has been paid (166%).

Additionally, \$392 of the FY 2016-2017 remaining \$300 unpaid Recreational User Fees have been paid as of June 30, 2021 (131%).

Tax bills, including the \$200 Recreational User Fee for fiscal year 2018-2019 were mailed by Westmoreland County and were due to be paid by December 5, 2018. Westmoreland County budgeted \$3,000 which the County anticipated will be paid by Sanitary District lot owners in this fiscal year. As of June 30, 2021, \$2,656 (89.6%) has been paid.

Tax bills, including the \$200 Recreational User Fee for fiscal year 2019-2020 were mailed by Westmoreland County in September and were due by December 5, 2019. Westmoreland County has budgeted \$8,000 which the County anticipates will be paid by Sanitary District lot owners. As of June 30, 2021, \$7,039 (88%) of these fees have been paid.

Tax bills, including the \$200 Recreational User Fee for fiscal year 2020-2021 were mailed by Westmoreland County in July and were due by December 5, 2020. The County has budgeted \$257,000 which the County anticipates will be paid by Sanitary District lot owners. As of June 30, 2021, \$255,339 (99.4%) has been paid, slightly less than at this time last year but more than the previous three years.

The County has arranged for the GH-CP Sanitary District to borrow \$530,000 for an 8-year period with BB&T at an interest rate of 2.34% in 2017. Debt service is \$72,641 per year. This loan has funded the major dredging and shoreline management projects completed in the summers of 2018 and 2020.

Unused funds from a fiscal year will roll forward to be available in subsequent fiscal years, i.e. Sanitary District funds are essentially “no year” and are available until expended.

There only significant Sanitary District expenditure during the month of June 2021 was a payment of \$4,590 for Engineering work for the Cabin Point Beach Nourishment Project.

Respectfully submitted,



Fred Selby, Treasurer

Neighborhood Watch

Please contact CC Murphy if you'd like to sign up to help with Neighborhood Watch.

Clarencemurphy4398@gmail.com



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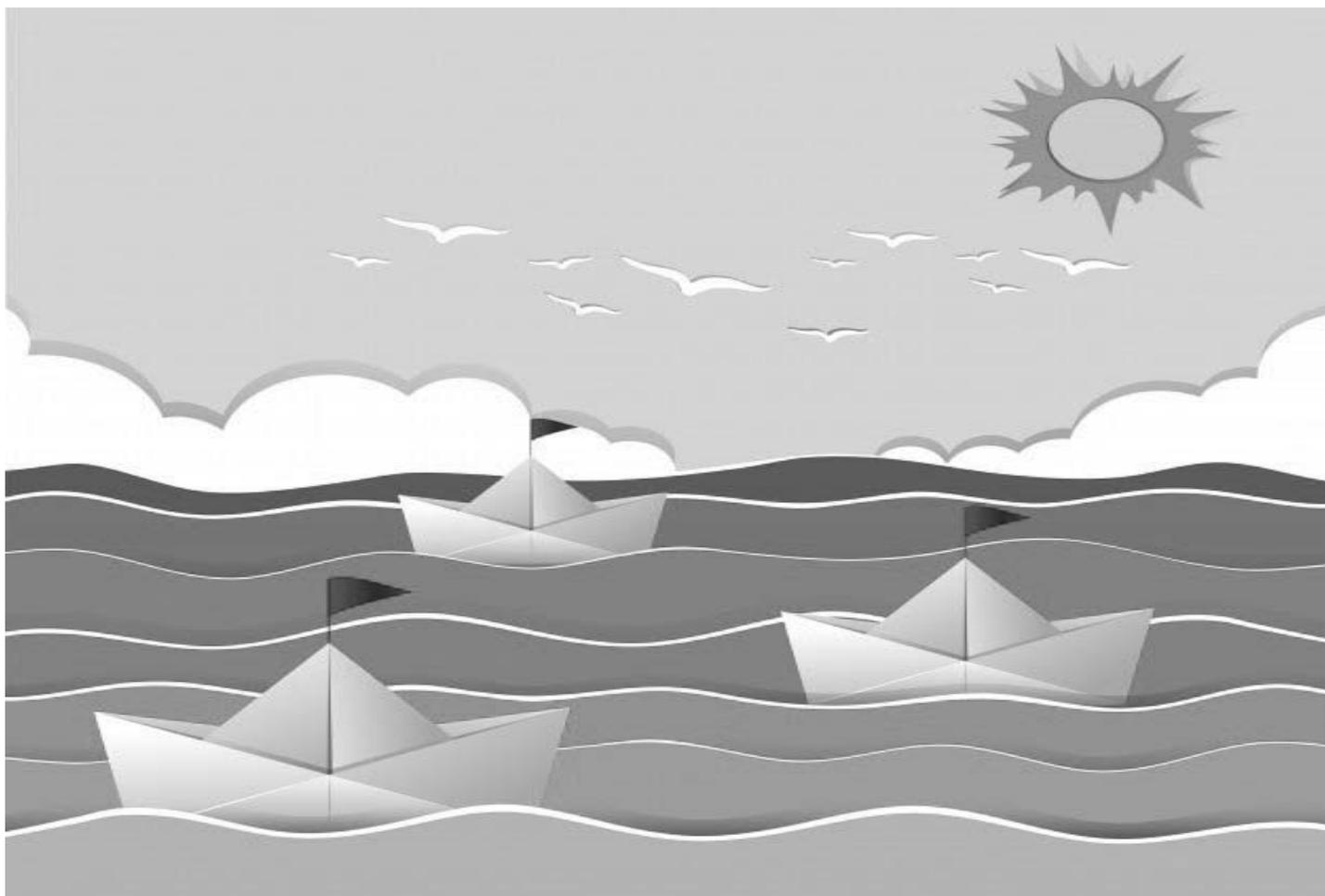
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