

Dissolution of the Civic Associations

Open Letter to the Glebe Harbor – Cabin Point Community

On Saturday, March 25, 2023, the members of the Glebe Harbor Civic Association and the Cabin Point Civic Association voted to dissolve their respective associations. After almost 2 hours of presentations, questions, and discussion with all attending members present, each Civic Association met separately to vote on the resolution to dissolve their respective Civic Association. The members of Glebe Harbor voted to dissolve, with one member dissenting. The members of Cabin Point voted to dissolve with two members dissenting.

After considerable legal and procedural research, it has become clear that neither of the Civic Associations has the authority under Virginia law to enforce the restrictive covenants which apply to all property owners within our community. It is the lack of legal authority to enforce the restrictive covenants that is the principal reason for dissolution of the Civic Associations, and which led each Civic Association board to recommend dissolution to their members. A summary of the legal background will be posted soon under this tab. A short list of FAQ's is posted below. Additional questions and answers will be added as they become available.

The Civic Associations did minimal maintenance on the non-State (non-VDOT) roads within the community, but maintenance of these roads was never a responsibility of the Civic Associations, and they were under no obligation to maintain them. With declining memberships and annual dues, the Civic Associations did not have access to needed financial resources to provide even minimal maintenance to the non-VDOT roads in their respective communities.

As part of the dissolution resolutions, the Civic Associations will distribute any remaining financial assets to the GHCPA to be used for the benefit of the community. The GHCA assets will be held as a separate line item within the GHCPA financial statement and used solely within Glebe Harbor. This includes but is not limited to maintenance of non-State maintained roads until those funds are exhausted. Similarly, the CPCA assets will be held as a separate line item with the GHCPA financial statement and used solely within Cabin Point. Again, the use of the funds includes but is not limited to maintenance of non-State maintained roads until those funds are exhausted.

It is critical that you understand that the restrictive covenants have not gone away. The restrictive covenants “run with the land” and *all property owners are still subject to the covenants for their respective sections*. And while the *Civic Associations* can't enforce the covenants, the covenants can be enforced by lot owners within the same section as the violator. The full set of covenants by section within Glebe Harbor and Cabin Point are posted below.

The GHCPA Board has been aware of the Civic Association Boards' research and deliberations on this matter since the beginning. Now that the Civics are dissolved, we will work together with you and all community lot owners to seek solutions for the issues we face. And while by law the power to dissolve the Civics was held only by their members, *we will all need to work together through this transition.*

It is important for you to understand that we will have no greater legal power or authority than the Civic Associations had. What we can promise is that we will do our best, working with all lot owners, to find workable solutions to enable our community to retain its unique character and appearance as a leading waterfront and water access community in Westmoreland County.

This letter is not about the past – the Civics are dissolved. It is about moving forward together as a community.

Jeanne O. Axtell, President

Glebe Harbor – Cabin Point Association