



# Annual Meeting and Elections

## **FY 2026-2027**

Glebe Harbor – Cabin Point Association, Inc.

June 6, 2026

*Provided to the membership by posting on [gh-cp.org](http://gh-cp.org).*

# Preface

- *We thank the community for your continued support.*
- *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.*
- *Our commitment is to continuous improvement in management and operations of the recreational facilities, consideration of community input, and representation of your interests with the County.*
- *This slide deck compiles information reported at the Annual Meeting and Election of Directors of the GHCP Association.*
- **Our mission is to operate, maintain, and improve the GH-CP recreational assets leased to the Sanitary District, in partnership with the Westmoreland County Board of Supervisors. We actively engage with residents and Westmoreland County officials to improve the character, safety, and appearance of the community.**

# Overview of the Agenda

**Call to Order,  
Quorum,  
Introductions and  
Welcome, Minutes**

**President's  
Announcements  
and Remarks**

**Special Guests  
Westmoreland  
Volunteer Fire Dept**

**Special Guests  
Baliles Center for  
Environmental  
Education**

**Election of  
Directors**

**Manager's Report  
on GH-CP  
Sanitary District**

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**Let's  
Begin...**

**Call to Order and Quorum**

**Introductions and Welcome  
New Members  
Board of Directors**

**General Membership Meeting Minutes:  
December 6, 2025**

# Welcome and Introductions

- **Fred Selby**, President
- **Bill Spencer**, Vice President
- **Jeanne Axtell**, Vice President, Planning
- **Barbara Cole**, Secretary and Communications Director
- **Connie Sirbaugh**, Treasurer
- **Mike Berry**, Facilities Director
- **Emily Chesley**, Director-at-Large and Chair, Community Resource Committee
- **Rebecca Skinner**, Member Services Director, Clubhouse Operations



# President's Announcements and Remarks

- **Approval of Minutes,  
June 7, 2025  
December 6, 2025**
- **Next meeting August 29, 9:30 am**
- **Annual Report and Election Results  
posted next week**



## Special Guests

*Westmoreland Volunteer Fire Department  
Mount Holly Substation*

- *John Pitts, Captain*
- *Jim Cheezum, Firefighter/Paramedic*

# Special Guests

**Longwood University**

**Baliles Center for Environmental Education**

- **Dr. Karen Kinslaw**
  - **[kinslawks@longwood.edu](mailto:kinslawks@longwood.edu)**
  - **(215-868-9578)**
  
- **Karlie Beth Wilebski,**
  - **Rising Junior, Mountain View High School**
  - **Stafford Virginia**
  
- **Longwood University, Biological & Integrated Environmental Sciences, Baliles Center for Environmental Education**

# Election of Directors FY 2026-2029

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*Fred Selby*

# Elections

- **Nominations Committee**
- **Board Recommended Slate of Candidates**
- **Call for Floor Nominations**
- **Vote**

Fiscal Year 2026-2029

Glebe Harbor – Cabin Point Association Ballot

Number of Lots on which you pay a Recreational User Fee: \_\_\_\_\_

Filled in by meeting registrar

Place a checkmark by the **THREE** candidates of your choice.

Candidates for Election.

Jeanne Axtell \_\_\_\_\_

Barbara Cole \_\_\_\_\_

Rebecca Skinner \_\_\_\_\_

Slate proposed by Board of Directors

Nominations from the Floor

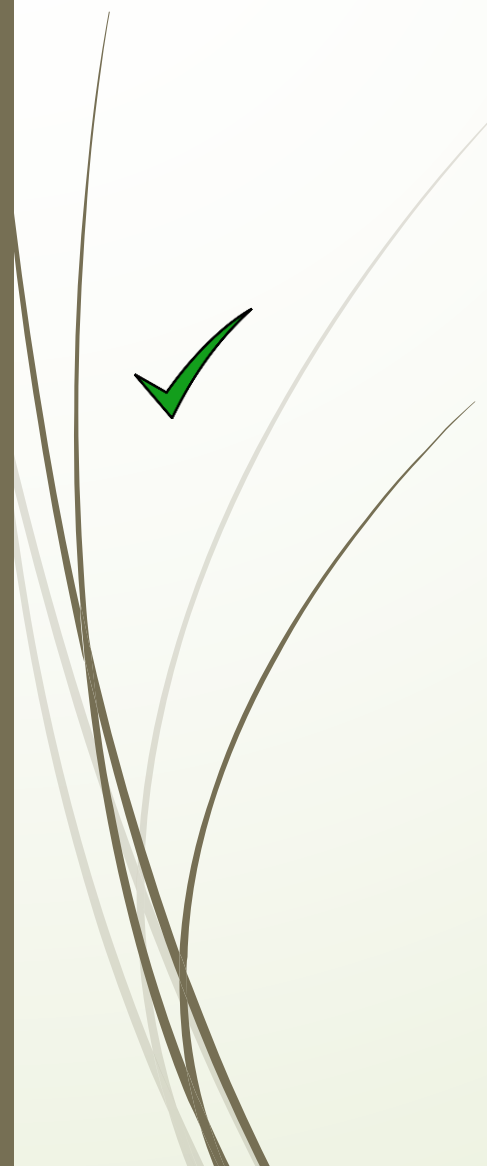
Write-In Candidate(s) for Election.

Name \_\_\_\_\_

Check Here to Vote \_\_\_\_\_

Name \_\_\_\_\_

Check Here to Vote \_\_\_\_\_



# Manager's Report on GH-CP Sanitary District

## *GHCPA Board Members*

- ❖ *Snapshot of the Community*
- ❖ *Treasurer's Report*
- ❖ *Capital Improvement Plan/Projects*
- ❖ *LSV/Golf Cart Committee Update*
- ❖ *59<sup>th</sup> Pool Season Underway*
- ❖ *Summer Member Services Events*
- ❖ *Neighborhood Watch*



# Our Community –

***As a property owner, you are a member of the GHCP Association and a resident in the GH-CP Sanitary District.***

## **GHCP Association**

- *Nonstock, nonprofit Virginia Corporation (not POA).*
- *Governed by volunteer, elected Board of Directors.*
- *Owns recreational assets in GH and CP.*
- *Day-to-day Manager of SD recreational assets for GH-CP property owners.*
- *Operates under County Administrator on SD matters.*
- *Manages Association Reserved Properties and Revenues for GH-CP property owners.*

## **GH-CP Sanitary District**

- *Special Taxing District.*
- *Governed by County Board of Supervisors.*
- *Operates SD for benefit and use of GH-CP property owners.*
- *Leases recreational assets from the GHCPA.*
- *Annually sets the Recreational User Fee (RUF) and Budget for SD operations.*
- *Agreement with GHCPA to manage recreational assets.*

# Snapshot of the GHCP Community

Property Owners			
▶ Are residents of:			
• Virginia	790	82.3%	
• Maryland	93	9.7%	
• DC	10	1.0%	
• Other	67	7%	
Access Cards			
▶ Total Cards Issued		4,507	
▶ Total Active Cards		2643	
• To 621 Owners and			
• To 345 Lessees			
'Owners' reflects the principal owner only.			

Lots		
▶ Taxable Lots		1,313
• Unimproved Lots		657
• Improved Lots		656
• Improved Lots with Homes		639
▶ Total Lot Owners		960
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.		

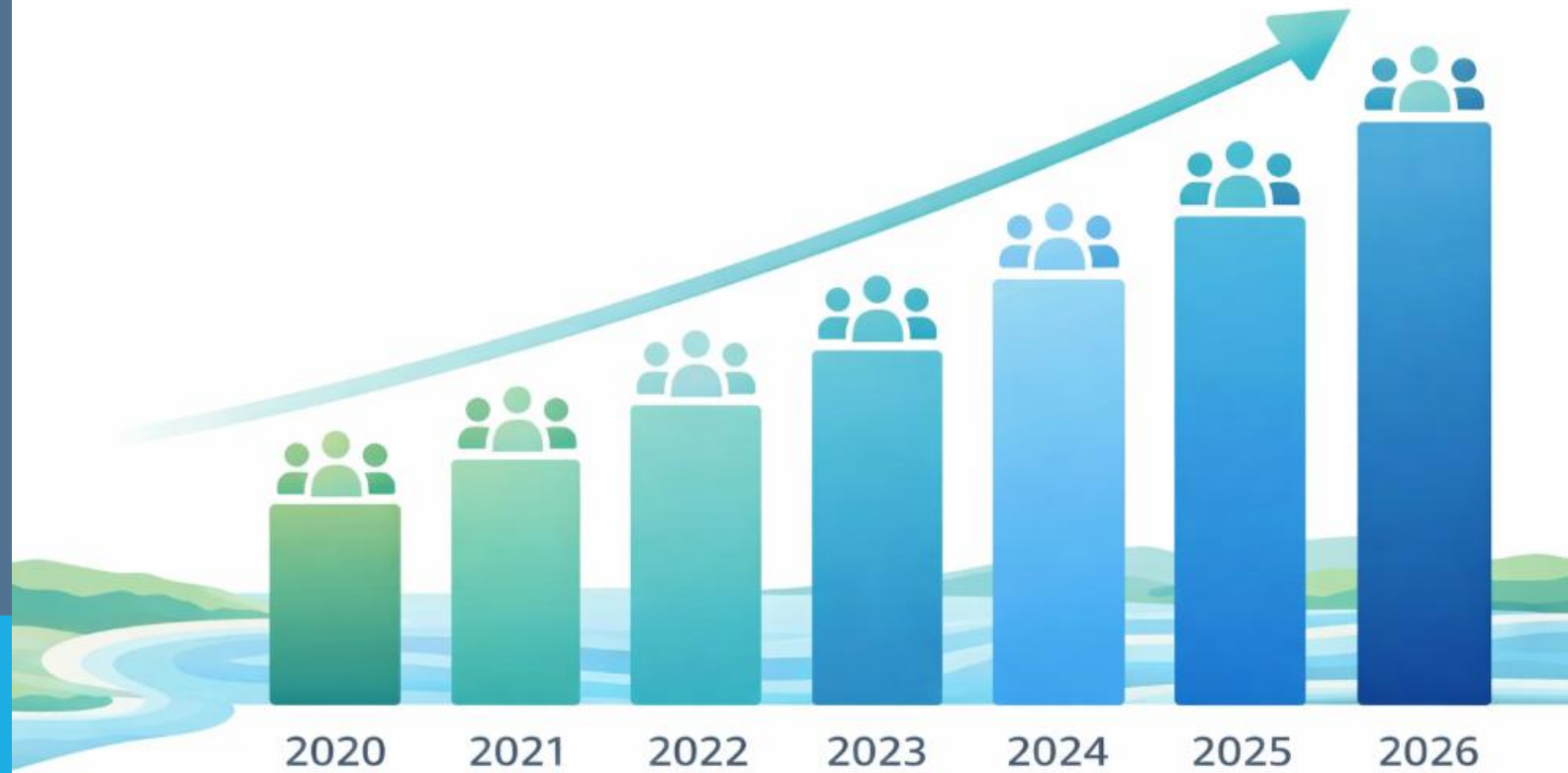
Unimproved Lot Leases		
▶ Leased		18 2.7%
▶ Not Leased		639 97.3%

Updated: April 2026  
 Source of Data: County records, Property Owner Information Forms, and other sources.

# Snapshot of GHCP Community : Growth

## Community Growth Since 2020

147 New Homes Added





# Budget and Finance Update

*Connie Sirbaugh, Treasurer*

*FY 2026-2027 GHCP Association Budget*

*FY 2026-2027 Proposed GH-CP Sanitary District Budget*

## GH-CP Association Budget: FY 2026-2027

Revenues	Social Events	\$10,300	
	Boat Storage and Lot Rental Fees	10,300	
	Clubhouse Rental Fees	8,300	
	Pool Vending, Swim Lessons	3,400	
	Reimbursement From Westmoreland County	<u>110,030</u>	\$143,030
Expenses	Social Events	\$6,000	
	Boat Storage Area Improvements and Non-VDOT Road Maintenance	8,000	
	Legal Expenses	2,000	
	Pool Party/Vending Expenses	1,700	
	Clubhouse/Grounds Maintenance	4,839	
	Staff Costs	<u>68,366</u>	\$91,846
Budgeted Net Gain			\$51,184

## GH-CP Sanitary District Budget for FY 2026- 2027

*(as proposed to Westmoreland County)*

▶ <b>Projected Budget Revenue</b>	<b>\$330,535</b>
▶ Assumes RUF funding at \$245/lot/year	
▶ <b>Expenses:</b>	
▶ Operating Expenses	<b>\$162,234</b>
▶ Contingency Funds	<b>10,000</b>
▶ Capital Projects Professional Services	<b>91,901</b>
▶ Debt Service	<b><u>66,400</u></b>
▶ <b>Total Expenses</b>	<b>\$330,535</b>

# Capital Improvement Plan

## ❖ Planning Document:

- To identify capital improvements, repairs, or maintenance.

## ❖ Definition:

- Addition or structural change, restoration of property to enhance overall value, increase its useful life, or adapt it to new uses.
- Minimum cost threshold = or > \$50,000

## ❖ Notes:

- 5-year cycle, updated annually.
- Approval is NOT a funding decision.
- Grants, low interest loans, programs for rural community and infrastructure considered.

# Proposed Capital Improvement Projects FY 2025-2030

Project	Estimated cost
• CP Dredging Plan – Secondary Channels.	\$ 50,000
• Dredge CP Secondary Channels.	\$ 749,000
• Resurface Tennis/Pickleball Courts (incl fence)	\$ 50,000
• Clubhouse Renovation.	\$ 236,163
• Replace CP Boat Ramp.	\$ 180,000
• Maintenance Dredging on Both Creek Inlets	\$ 120,000

# LSV/Golf Cart Committee

***Bob Krajcsik, Chair***

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*Committee formally established to:*

- ❖ *Advise the Board*
- ❖ *Support development of policies, procedures, practices.*
- ❖ *Provide community education on use of LSV's/Golf Carts.*

# LSV Operating Requirements— Glebe Harbor & Cabin Point

- Glebe Harbor – Cabin Point is NOT a designated golf cart community, and all residents are responsible for compliance with Virginia law.
- Low Speed Vehicles (LSV's) must:
  - Be equipped with all required equipment and safety features, a “VIN” number, insurance, and license plate.
  - Travel between 20-25 mph.
  - Operate only on roads with speed limits of 35 mph or less.
  - The driver must be at least 16 years old and hold a valid driver's license.
- The GHCP Association assumes no liability for the operation of LSV's or golf carts in the community.

# Golf Cart Operating Requirements— Glebe Harbor & Cabin Point

- Glebe Harbor – Cabin Point is NOT a designated golf cart community, and all residents are responsible for compliance with Virginia law.
- **Golf Carts:**
  - Operated on public roads must display *Slow Moving Vehicle* emblem.
  - Operation is limited to sunrise to sunset, unless equipped with head light, taillights, and brake lights.
  - May operate only on roads with speed limits of 25 mph.
  - Drivers must be at least 16 years old and hold a valid driver's license.
- The GHCP Association assumes no liability for the operation of LSV's or golf carts in the community.

# Volunteers....

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## the heart of our GHCP community...

Pool Operations Committee

Facilities Committee

Clubhouse Renovation Committee

Community Resource Committee

Roads/Grounds Committee

GHCPA Board

Communications  
Committee

Finance Committee

Beach Clean-Up Days

Clubhouse/Entrance Gardens

Social Events .....and many more opportunities.

Please call **Rebecca Skinner**, another board member, or the office with your ideas. We can work together to get stuff done.

## New features at the Pool:

- Food Truck Fridays on designated Fridays, 4-7PM behind pool
- Vending machine replaces concession stand
- Water tables for young children
- Chalkboards and land toys for older children
- Early Morning Adult Swim replaces Unattended Use of the Pool

### Pool Staff:

Mark Smith: Manager.  
6 Red Cross certified lifeguards.

### Hours :

M-Th Noon-7PM  
Fri, Sat 10AM-8PM  
Sun 10AM-7PM  
Holidays 10AM-8PM

**Bring your Access Card**



**Features:**  
Water aerobics  
MWF 9AM-10AM

Swim lessons—  
Kathy Gold

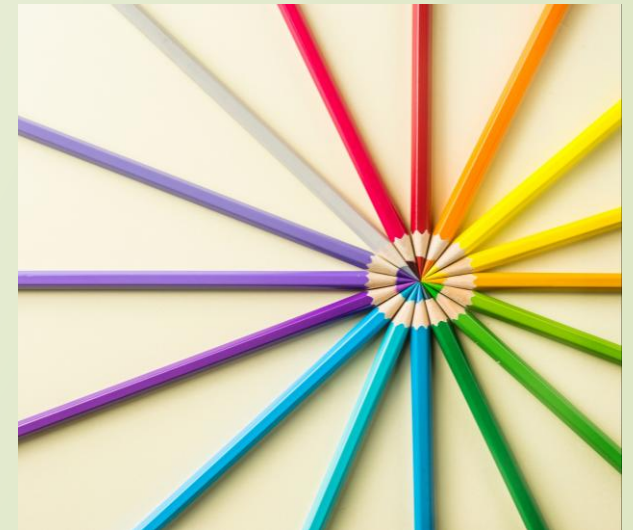
Holiday cookouts

Ping-Pong table

Pool toys



- **Food Trucks Invited – Pool Operations Committee (POC)**
  - **Save the Dates: June 12, Mexican Food Truck; June 26, Dove Shack BBQ Food Truck; July 10, Lucky Duck Food Truck; July 31, Preacher Dave’s Food Truck; and August 14, Lucky Duck Food Truck. All 4-7 pm**
- **Juneteenth Popsicle Party -- Hosted by POC**
  - **June 19, 1:00-2:00 PM at the Pool.**
- **Fourth of July Cookout – Hosted by POC**
  - **July 4, 1:00 pm at the Pool with Game for Everyone**
- **Carnival for Kids at the Pool – Hosted by POC**
  - **August 1, 2:00 – 4:00 pm at the Pool.**



# Neighborhood Watch

*Don Hess*

- **Communication** through monthly meetings with the County.
- **Community Involvement** by getting to know one another.
- **Collaboration with Law Enforcement, First Sergeant Antwan Smith, Westmoreland County Sheriff's Office.**
- **Crime Prevention** by reporting suspicious behavior.
- **Community Building** by looking out for each other.

➤ **Observe and Report Only!!!**

# Wrapping it up...

*Send us your questions and comments...[ghcpassoc@gmail.com](mailto:ghcpassoc@gmail.com).*



GENERAL  
DISCUSSION



QUESTIONS



COMMENTS

Enjoy the summer!