



General Membership Meeting

FY 2026-2027



Glebe Harbor – Cabin Point Association, Inc.

August 29, 2026

Provided to the membership by posting on 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.
- **Our mission: To operate, maintain, and improve recreational assets in partnership with the Westmoreland County Board of Supervisors,**
 - **Making and Keeping Glebe Harbor-Cabin Point a GREAT PLACE TO LIVE**



Overview of the Agenda



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

**President's
Announcements
and Remarks**

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

**Let's
Begin...**



Call to Order and Quorum



**Introductions and Welcome
New Members**



**Annual Meeting Minutes:
June 6, 2026**

GHCPA

GLEBE HARBOR - CABIN POINT ASSOCIATION

BOARD OF DIRECTORS

2026

Glebe Harbor - Cabin Point Association



President's Announcements and Remarks

- Next meeting December 5, 9:30 am
- Survey Results (with more data) and Meeting Slide Deck to be posted next week
- Fiscal Year 2026-2027 Mission, Goals, & Projects



Manager's Report on GH-CP Sanitary District

GHCPA Board Members

- ❖ *Snapshot of the Community*
- ❖ *2026 GHCP Member Survey Results*
- ❖ *Roads & Grounds Committee Update*
- ❖ *Member Services Events*
 - *Upcoming Activities and Events*
- ❖ *Neighborhood Watch*





Our Community

Property Owner, Member of GHCP Association, Resident of GH-CP Sanitary District

GHCP Association

- *Nonstock, nonprofit Virginia Corporation (not POA or HOA).*
- *Governed by volunteer, elected Board of Directors.*
- *Owens 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	799	83.1%
• Maryland	88	9.1%
• DC	9	1.0%
• Other	66	6.8%

Access Cards

➤ Total Cards Issued 4650

➤ Total Active Cards 2695

- To 634 Owners and
- To 35 Lessees

'Owners' reflects the principal owner only.

Lots

➤ Taxable Lots 1,311

- Unimproved Lots 647
- Improved Lots 664
- Improved Lots with Homes 647

➤ Total Lot Owners 962

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 22 3.4%

➤ Not Leased 625 96.6%

Updated: August 2026

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



2026 GHCP Membership Survey

Prepared by:
Rebecca Skinner

Presented by:
Fred Selby

Who Have We Heard From

Full-time residents

65.3%

Weekenders

23.0%

Seasonal residents

5.9%

Recreational-use owners

4.6%

Vacant-property owners

0.8%

Leasing to a tenant

0.4%

SURVEY IS OPEN THROUGH TODAY.
RESULTS PENDING FURTHER ANALYSIS.

Ownership Tenure & Household Context

Ownership Tenure

Tenure	Count	Share
0-5 years	90	37.5%
6-10 years	48	20.0%
11-15 years	26	10.8%
16-20 years	17	7.1%
21-25 years	26	10.8%
Over 25 years	33	13.8%

Household & Visitor Context

Indicator	Count	Share of Base
Households with someone age 61+	168	71.5%
Households with resident minors	37	15.7%
Visitor reports including minors	76	55.1%

246 Responses: GH 55% / CP 45%

SURVEY IS OPEN THROUGH TODAY.
RESULTS PENDING FURTHER ANALYSIS.

Waterways & Water Access Assets

Community Importance

Water Asset	Important Share
★ Navigable Waterways	97.7%
Glebe Harbor Beach	96.6%
Cabin Point Beach	96.2%
Cabin Point Boat Ramp	94.3%
Glebe Harbor Boat Ramp	90.8%
Crystal Lane Beach	85.6%
Beaver Pond Beach	77.9%

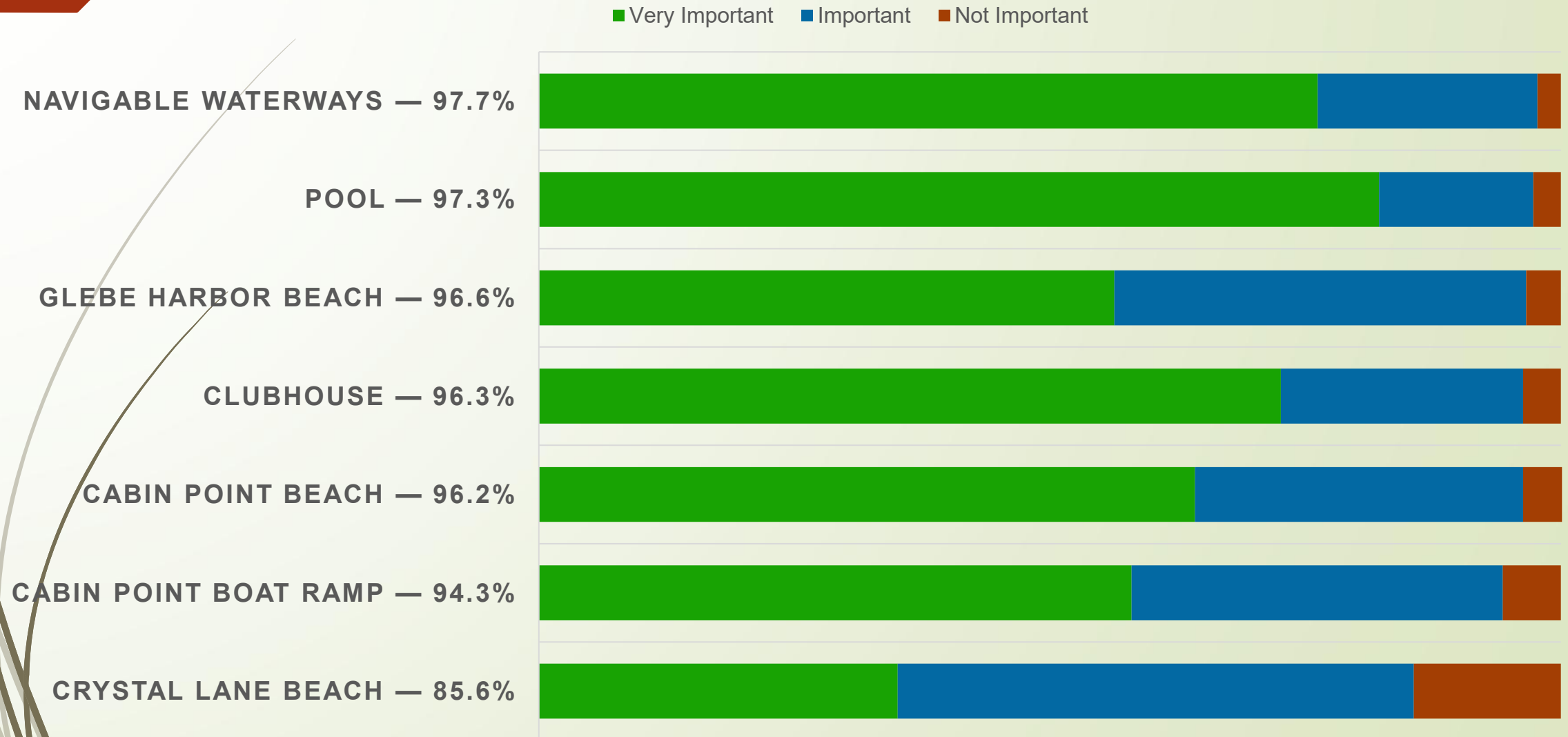
79%

view dredging of secondary channels as an important planning priority

Navigable waterways rank highest of all community assets at 97.7% important.

SURVEY IS OPEN THROUGH TODAY.
RESULTS PENDING FURTHER ANALYSIS.

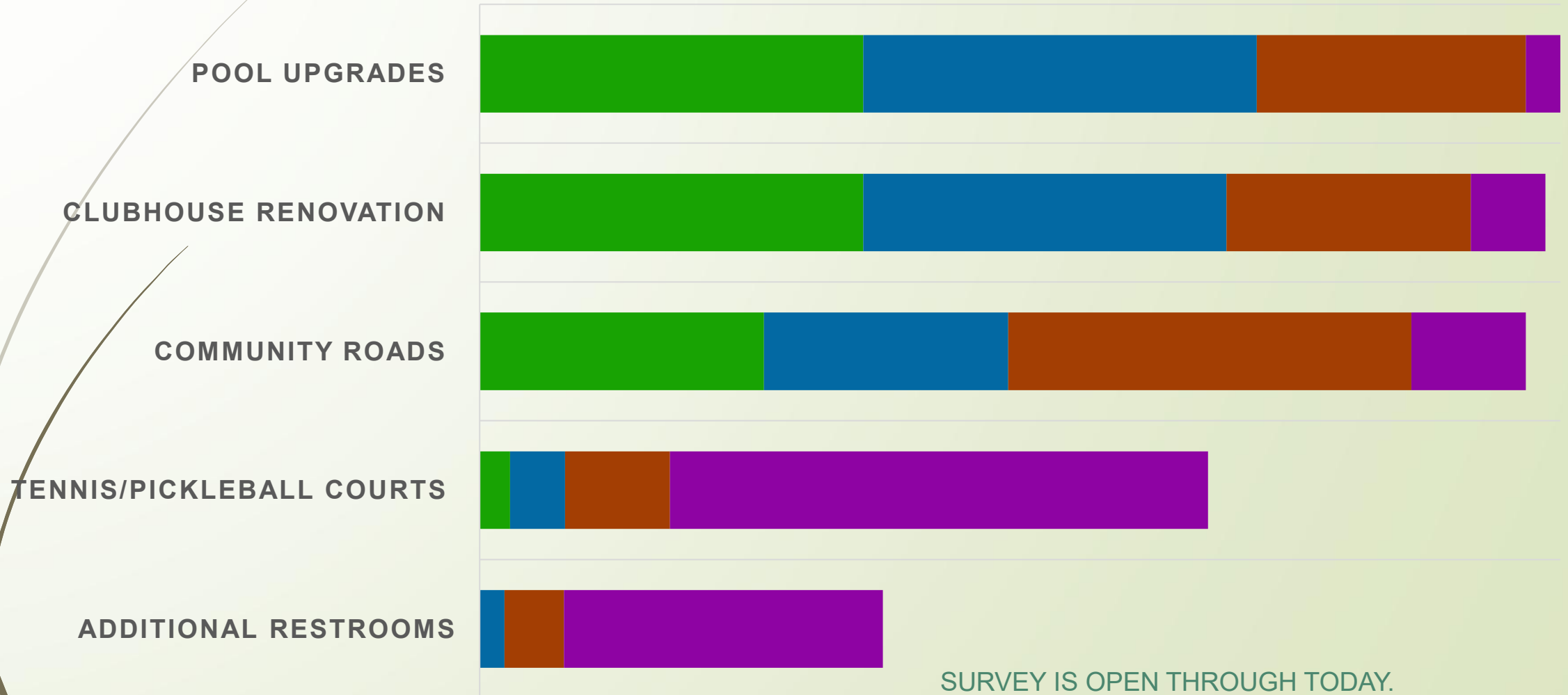
Core Community Assets Are Broadly Valued



SURVEY IS OPEN THROUGH TODAY.
RESULTS PENDING FURTHER ANALYSIS.

Where Improvements Are Desired

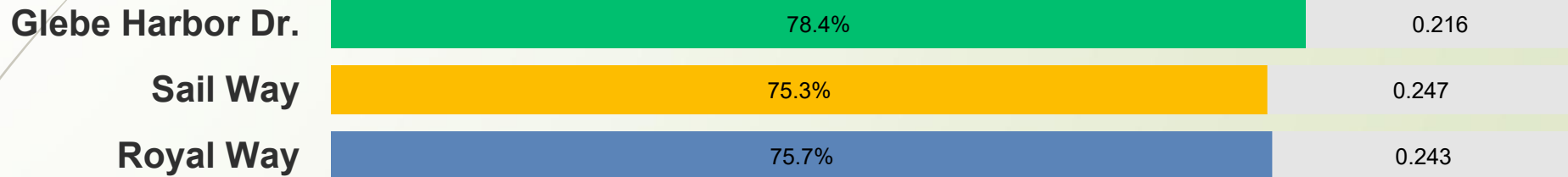
■ Very Important ■ Important ■ Somewhat Important ■ Not Important



SURVEY IS OPEN THROUGH TODAY.
RESULTS PENDING FURTHER ANALYSIS.

Roads & Golf Cart/LSV

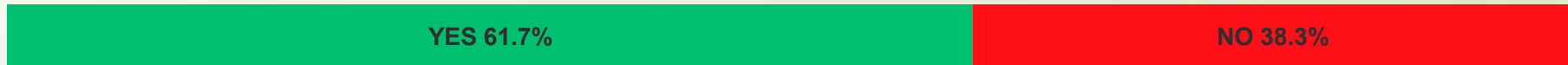
Support for further speed reductions is high across three roads



Would you support a roadway improvement user fee?



Should the Board continue exploring & educating residents around Golf Cart / LSV options?



51.2% would consider Golf Cart ownership if designated roads allowed it.
5 of 18 Golf Cart-only owners/users did not report clear understanding of the legal distinction.

SURVEY IS OPEN THROUGH TODAY.
RESULTS PENDING FURTHER ANALYSIS.

We Hear You: Five Recurring Themes

Volunteer access and engagement

Roads, speed and drainage

Property upkeep and ordinances

Pool operations and improvements

Communication and transparency

Improve notice, task sign-ups, new events, and points of contact

Continue maintenance and safety follow-up

Clarify County processes and available resources

Continue operational and improvement planning

Provide timely, clear updates and explain decisions

Themes reflect repeated survey feedback; they are not ranked.

SURVEY IS OPEN THROUGH TODAY.
RESULTS PENDING FURTHER ANALYSIS.



Roads and Grounds Committee Update

Charles Powell, Jeanne Axtell

- Spring Review of non-VDOT roads identified 5 roads requiring maintenance to repair pothole damage.
- Gawen Excavating engaged to undertake pothole repairs on:
 - Glebe Harbor – Otter Lane, Erica Drive, and Woodland Drive.
 - Cabin Point – Lighthouse Lane and Albatross Drive.
- Work was completed in August. Cost was \$9200.00
 - Association funds for GH at \$5800.00
 - Residual CP funds for \$3400.00
- *To Be Determined -- Meeting on Road Issues and Funding Options.*

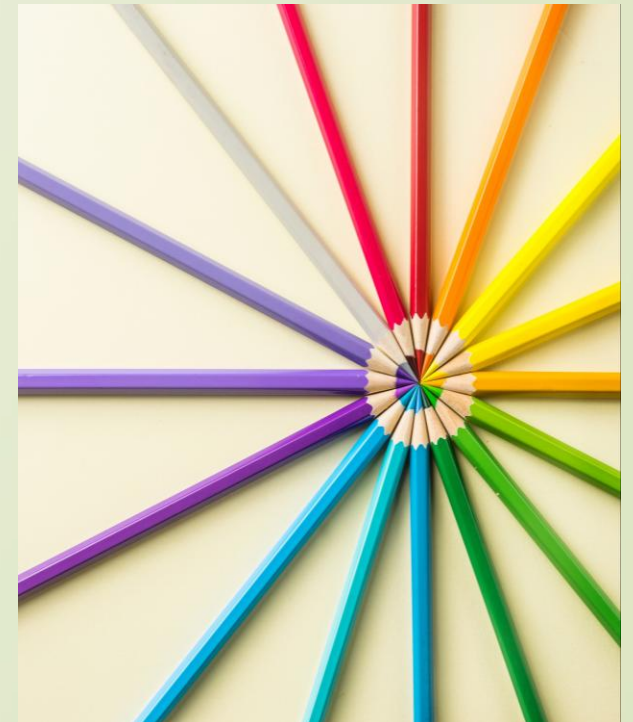


SOCIAL ACTIVITIES

FUN FOR EVERYONE



- **Labor Day Cookout – Hosted by the BOD**
 - **September 5th, 1:00 – 3:00 pm at the Pool**
- **Pool Closes Labor Day, September 7th**
- **Water Exercise Ends, September 11th**
- **Swim With Your Pets, Saturday, September 12th**
- **More Popular Food Truck Friday Events, 4-7 PM**
 - **September 11th, Lucky Duck Food Truck**
 - **October 2nd, Lacey's Food Truck**
 - **October 16th, Preacher Dave's Food Truck**
 - **October 23rd, Lucky Duck Food Truck**
- **Oyster Roast – Hosted by Rebecca Skinner**
 - **October 10, 2-5 PM, Save the Date.**



GLEBE HARBOR-CABIN POINT ASSOCIATION

Annual

OYSTER ROAST

SATURDAY, OCTOBER 10, 2026

2-5 PM

VOLUNTEERS NEEDED
PLEASE CONTACT REBECCA
SKINNER
R_SKINNER09@ICLOUD.COM
540-614-3897

GOOD COMPANY • GREAT FOOD • LIVE MUSIC

celebrating our community



LOCAL OYSTERS

Grilled with Toppings
& Deep-Fried
Favorites



PULLED PORK BBQ

Rolls, Cole Slaw
& Baked Beans



BEVERAGES

Beer, Wine,
Soda &
Bottled Water



DESSERTS

Sweet Treats
by the Water



LIVE MUSIC

Enjoy the Sounds
of the River
Season



Neighborhood Watch

- **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!!!**

❖ *Don Hess, GHCP Neighborhood Watch Coordinator*

Wrapping it up...

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



GENERAL
DISCUSSION



QUESTIONS



COMMENTS

Enjoy the last days of summer!