

Welcome to the Merrymount 2020 Annual Meeting!

The board would like to *WELCOME* our new home owners! We are glad you are here and look forward to meeting everyone at our next community get together.

The Merrymount community is very fortunate for our property owners who volunteer their amazing talents and time. You may have noticed the following accomplishments in the neighborhood since our 2019 annual meeting:

1. The first system generated financial reports and budget produced by QuickBooks
2. Installed three (3) street lights on Merrymount Road
3. Chipping and sealing completed to maintain the surface of our roads
4. Power washed and stained the pavilion, table and benches
5. Cut away the trees and vines encroaching on Hawtree Way road
6. Road Clean Up Crew kept our grounds clean and beautiful
7. The No Wake Zone Team to keep Hawtree Creek safe
8. Removed dead tree/plants and planted new bushes, weeded, and mulched
9. New and improved user friendly Merrymount website
10. Completed the first official independent capital reserve study

The board thanks the many volunteers who work hard on various projects to keep our neighborhood fun, safe and an amazing place to live! Life *is better* at the Lake!

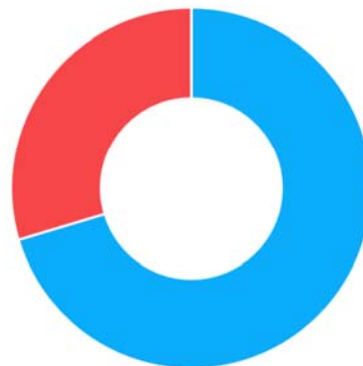
UPDATE: Article VI, Construction and Use Limitations, in the Covenants

Most POA's no longer have ARC guidelines or limitations in their covenants, but rather the ARC Guidelines reside separately as its own document. The benefit is that communities can easily keep up with innovations and incorporate new architectural materials, designs, etc. Currently, every change made to an ARC rule in this section is also a change to our covenants. Changes to covenants cost us money because the changes have to be filed by attorneys in 2 states.

Back on April 6, 2020, the board sent each property owner an e-voting ballot or mailed a paper ballot. The first vote passed to move this section to our ARC guidelines. The Yes votes were 71%: one paper ballot plus 38 ballots electronically voted Yes; The No votes were 30%, 16 ballots electronically voted No.

Remove architectural section "Article VI Construction And Use Limitations" from the covenants

Option	Votes	
<input checked="" type="checkbox"/> YES	70%	38
<input type="checkbox"/> No	30%	16



The next step is for the board to review the covenants to ensure those items remain protected by the covenants, while moving the details of construction to the ARC Guidelines. For example, the covenants will ensure that property owners will submit plans, drawings, and application for a new shed. However, the ARC Guidelines will contain the details around construction materials, size, etc. This work will be moved to 2021 or whenever concerns around covid-19 subside. Stay tuned for more information.

UPDATE: Second Well and Aqua VA Concept

Background: In an email dated May 2013, Aqua VA stated they were to start our second well in early 2014. Since then, Doug Sobey has been inquiring through numerous phone calls and emails to Aqua VA as to when the second well be installed. Doug has been in contact with Bernard Proctor, District Engineer of VDH - Office of Drinking Water, to find out where we are with this project. In March of 2020, Aqua VA proposed its intent to tunnel under Lake Gaston and connect our water supply to Peete River Farm's water supply (see image below). It currently stands that Aqua VA must seek approval from VDH - Office of Drinking Water before they can begin construction of their proposed project. The board does not support Aqua VA's proposal of tunneling under the lake and connecting to another subdivision's water supply. The board supports our own separate second well built in our community for our residents.

On August 7, 2020, a conference call between Aqua and Department of Public Works (DPW) was to be held. Multiple players will be in attendance, including Bernard Proctor's manager, engineers from both groups to review the entire second well situation using all Merrymount information that was presented to Bernard Proctor. The board will update the community as this unfolds and Thanks Doug Sobey for staying on top of this project.

