

Skyland Community Corporation

Sanitary District Public Hearing May 4, 2022

Board Members in Attendance					
P=Present, A=Absent					
P	Gary Smullen, President	P	Maureen Diaz	A	Chester Kreitzer
P	Don Broadway, Vice President	P	Andrew Due		
P	Mary Ann Smullen, Treasurer	P	Ralph Jaquess		
P	Sandra Broadway	P	J.P. Jones		

Visitors Present

Elizabeth Parker, Scott Stapleton and Jim & Michelle Bizon

Call to Order

The meeting was called to order by Gary at 7:00 p.m.

Secretary's Report

The secretary's minutes from April were distributed for review. Maureen moved to approve the minutes, Mary Ann seconded and the motion passed.

Treasurer's Report

Mary Ann presented the treasurer's report for April. We received income of \$6,921.49 which included payments of \$250 from Sections 8 & 9, \$1900 from Warren County for road impact fees and Warren County budget (taxes) of \$4,758.27.

Expenses totaled \$10,883.63. Top expenses were \$2,658.68 for equipment repairs on the F414 (6,000 mile oil analysis), \$1,569.25 for road gravel and \$4,379.99 for road maintenance labor which included snow removal.

Month	Income	Expenses	Expenses Description	Motion to Approve	Second Approval	Pass/Fail
April	\$6,921.49	\$10,883.63	Equipment repair & rental, Labor, Fuel, Utilities, & Gravel	Don	Maureen	Pass

- Gary reported that Warren County currently does not disclose to SCC which properties the road impact fees come from. He is going to contact Ed Daley (County Administrator) and request a property tax number or address from the county for our records.

Phone Messages/Security

- Maureen reported that she received a call regarding information about Sections 8 & 9 and an HOA.

Gravel Roads

- Ralph reported that the road crew has been busy repairing potholes and grading on all main roads. He reported the crew still has a few more ditches to do and that despite some heavy rain, the roads are holding up well. Michelle Bizon remarked how impressed she is with the roads and appreciates all the work the crew has done!

Hard Surface Roads

- Gary reported that as required, he placed an ad for contractors for the tar & chip job in newspapers. An ad ran for one week in The Sentinel at a cost of \$70.50. Due to high costs, an ad was also placed for one day only (April 16) in The Northern Virginia Daily and The Winchester Star at a combined cost of \$342.30. **No response** was received from any of the advertisements.

- Gary also reported that he again talked with Andy Lewin at Carrol Construction today (May 4) and he was now quoted \$87,400 for the tar and chip job. (Previous estimate was \$79,925) Gary stated that this current quote was \$12,400 higher than our budget allowed, and a discussion followed regarding whether to hold off on the tar and chip for another year or cut costs somewhere else in the budget.
- Don Broadway and Elizabeth Parker suggested petitioning the county to increase the road impact fee from \$2000 to \$3000 and using those fees to fix roads after builders are finished. Gary will talk to the county administrator regarding this.
- Don made a motion to delay the tar and chip job and resurface the roads every 4 years instead of the current 3 year schedule. Gary seconded and the motion passed.
- Ralph stated that the road crew will need a sizeable amount of cold patch for holes on hard surface roads as the gravel is not holding. He suggested asking Andy Lewin at Carrol Construction about deferring the work for a possible better deal at a later date this year. Gary agreed to talk with Andy on May 5.
- Scott Stapleton said there is a hole on Worlds End that needs to be repaired.

Water Supply

- Ralph reported that the water supply is flowing, but he has not been able to construct a new spring box yet, to establish an even better flow.

Old Business

- Gary thanked all the volunteers who participated in our Community Clean-up on Sat. April 30. Don brought up concerns about some of the trash that was picked up which included hypodermic needles found on Khyber Pass Rd.
- Don suggested we purchase "Please Do Not Litter" signs and post them on main roads of egress into Skyland Estates, to encourage people to be more responsible citizens.
- Gary passed out copies of SCC's recommended guidelines for short term rentals agreed upon by the Board members. Sandy suggested adding a minimum rental age of 25 years to the guidelines. Maureen will post a copy of the guidelines to the SCC website.
- Gary received letters from Zoning Administrator, Chase Lenz and Planning Director, Joe Petty requesting comments/recommendations for two properties requesting short term rental permits. (Wilderness & Demel Ct.) Both applications did not meet our guidelines and therefore SCC did not support issuing a permit. Final decision will be determined by Warren County at a public hearing on Wed. May 11, 2022 at 7:00 p.m. at the Government Center in Front Royal.
- Gary announced that Warren County had approved the sanitary district budget for a rate of \$0.37 per \$100 of assessed value.

New Business

- J.P. inquired about how to get a new street sign. Gary said he can order one or J.P. can order online.
- Maureen reported that she went to the county to see what they could do about several derelict properties in our community. The county told her they do not have the manpower or the provisions to address the problem. Ralph suggested compiling a list of the properties/addresses and then send them to builders in the area who may be looking for a potential sale.
- Elizabeth Parker wanted to know if SCC is considering adding a bathroom to the library/hangar. Nothing is currently planned.

Adjournment

Don motioned to adjourn the meeting, Andrew seconded and the motion passed at 7:59 p.m.

Respectfully submitted,
Sandra J. Broadway, Board Member