



Summer 2007

Mountain Run Association

P.O. Box 453
Mountain Jackson, VA 22842

*"Knowing trees, I understand
the meaning of patience.
Knowing grass, I can appreciate
persistence."*

~ Hal Borland, Countryman: A
Summary of Belief



Board of Directors Meeting
Sunday, August 26th
1:00 P.M.
The Apple House
Linden, VA



The 2008 Annual Membership
Meeting has been scheduled for
March. Date, time and location
to be announced.
Elections will be held at that
time.



Those of you with computer
access, please notify us at,
mountainrunpoa@gmail.com of
your email address. This way we
can send you future newsletters,
updates and notices via the web,
and save money on office
supplies and postage.
Also, check out our new website
(under construction) at,
www.mountainrun.org

The end of last year, a letter went out to all Mountain Run lot owners, by other Mountain Run lot owners, soliciting volunteers to participate in the organizing and running of the Mountain Run Property Owners Association. While not great in numbers, the overall response was positive and enthusiastic!

As a result, on May 25, 2007, an interim Board of Directors was appointed by Mountain Run, Inc. (the developer), per Virginia Code 13.1-822(2)(b), in effect separating, and removing control of Mt. Run Association, Inc. (the property owners association) from the developer. The power of the developer is now limited to those outlined in the Protective Covenants, and that of any other property owner.

Simply put, *Mountain Run Association is now in your hands!*

Some of the progress made in the last few months has been;

- Association reports and fees filed with the State Corporation Commission, and the Dept. of Professional and Occupational Regulation
- Association funds transferred to new and separate bank account
- New and separate Association mailing address
- Association email address
- Development of an Association website
- Draft of Roadwork RFP (Request for Proposal)
- Draft of By-Laws
- Association membership to POAVA (Property Owner Associations of Virginia, Inc.)

Letter from the President

This is the first official newsletter from the newly formed Mountain Run Property Association! We wanted to launch the new organization in a professional and upbeat manner, reflecting our hope for the future! Whether a long-time



If you are interested in serving as an Officer, Board Member, Committee Member, helping out in any way, or have a question, please contact one of the interim officers below.

Marie DiLorenzo; President
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 540-533-7064 (cell)
 540-665-0360 (office)

Scott Florcsk; Vice-President
florcsk@hotmail.com
 703-973-5108 (home)

Jon Fink; Treasurer
jkfink@comcast.net
 540-219-5485 (cell)

Leslie Land-Fravel, Secretary
lmland.fravel@gmail.com
 540-636-7580 (home)

OPEN
 At-Large Member

OPEN
 At-Large Member

OPEN
 At-Large Member



*Free POAVA Seminar
 Orientation for Virginia Property
 Owner Association Members*

Saturday, December 8, 2007
 9:00 AM thru 1:00 PM
 Clubhouse of Lake Monticello
 Owners Association
 41 Ashlawn Blvd., Palmyra, VA

*To register, or for further
 information, call Wanda
 Cushman, Secretary POAVA at
 540-582-6444, or go to
www.poava.org*

property owner or a new one, we are all excited to make Mountain Run be something! So far, the core group of several of us Mountain Run property owners have met and done quite a bit of background work. We have gone to seminars to learn how to properly form property associations, and how to run them effectively.

We are planning our first POA Board meeting in August. We welcome any and all to attend, and if you cannot attend, minutes will be available to help keep you updated. Our initial agenda for the development will evolve after we meet, but our initial thoughts are to address the roads so we can all see what we have, and have the access to get around. Any additional thoughts would be most appreciated and welcomed.

Please feel free to call any of us if you have questions or comments.

Treasurer's Report

On July 24th, the Mountain Run Association's Board assumed control of the Association's bank account with Bank of America. The account balance when the Board took control was \$10,900.

This account was promptly closed, and a new account has been opened at Wachovia. The balance of the new Wachovia account is \$10,900.

The Association's Bank of America account balance as of January 1, 2006, was \$5,995.00. From that time, until the account was recently closed, no money had been withdrawn. Only deposited. The account balance of \$10,900 has not changed since May 4, 2006.

Roads Update

The Board of Directors will soon begin the process of road improvement within Mountain Run. It is the Board's goal that all lots within the subdivision will be accessible with a 2-wheel drive vehicle. In order for this to happen, several road improvements need to occur. First, the brush and growth that has accumulated over the years on the road surfaces needs to be removed. Then, all existing roads need to be re-graded. Finally, culverts need to be installed at appropriate locations so that proper drainage can occur and future maintenance may be minimized.

A Request for Proposals (RFP) was drafted to be circulated to potential contractors. The RFP seeks bid proposals for re-grading and culvert installation. Brush removal will either be handled in a separate RFP or volunteers will be sought to participate in a weekend "brush removal party." At this time, the Association does not have sufficient funds to actually award a contract for all the road improvements that are needed within the subdivision. The RFP will, however, be a good gauge for what Mountain Run should attempt to acquire in reserve funds to pay for future necessary road services.