

# The Glade Springs Villager



October 2022

## Message from our General Manager



Fall is around the corner and it's time to address some of the roads throughout our community. The Public Works team will be working on addressing several streets in the POA over the next several weeks. We expect that the work will start between the end of September and mid October, but the start date is weather dependent. Below is a list of the roads to be addressed this year.

### Village Paving September 2022

Far Country (dam)

Edwards

March Chapel

River Glade

Forest Haven

The Golf Cart Path at the Stonehaven parking area will be addressed

Please note that we have three community policies that have been updated and are included in this newsletter: **The ACC Rules and Regulations, the Fine Policy, and the Owner Assignment of Amenities Rights Policy.** If you have any questions on these updates after reading the newsletter, please reach out to us at the office.

With the kids back to school, people walking dogs, and families out and about please watch your speed in the neighborhood. The POA office has had several reports of what appears to be unsafe driving. Safety is all of our responsibility.

Respectfully yours,

Linda Horensavitz, PCAM  
General Manager

Halloween Safety Tips from the  
Beckley Police Department

The local County Commission has set the Trick Or Treating times and dates for our county as follows:  
October 31st, from 5:00 pm to 7:00 pm

### Beckley Police Department Halloween Safety

- Wear light-colored clothing or reflective tape so you can easily be seen.
- Make sure your costume fits well.
- Wear face make-up instead of a mask.
- Trick-or-treat with friends. It is more fun and safer too!
- Young children should be accompanied by an adult.
- Children should never go into homes - stay on the porch or stoop when asking for treats.
- Children should never talk to strangers or get into strangers' cars.
- Trick-or-treat during daylight. Carry a flashlight in case it gets dark.
- Look both ways before crossing the street and always use crosswalks.
- Trick-or-treat in familiar neighborhoods. Children should cross the street at corners/crosswalks and not between parked cars.
- Visit homes with porch lights on that welcome you.
- When trick-or-treating with friends, tell mom and dad your route.
- Bring your treats home and do not eat anything until your parents have checked it.
- If any treats look suspicious, have your parents call the police
- Parents should cut into fruit, such as apples, to make sure they do not contain foreign objects.
- Children should know their home phone numbers and their parent's cell phone numbers
- If in doubt, throw it out.



Have a happy and safe Halloween!

[https://beckley.org/wp-content/uploads/2015/02/Beckley Police Department Halloween Safety.pdf](https://beckley.org/wp-content/uploads/2015/02/Beckley_Police_Department_Halloween_Safety.pdf)

## Matt Felber, Director of Golf

Glade Springs Village Property Owners,

The 2022 golf season is coming to a close... depending on our fall weather, of course. Our Woodhaven golf course will remain open until October 31, 2022. The Stonehaven golf course will remain open throughout the off-season depending on weather and course playability. Starting November 1, 2022, if weather permits, the Stonehaven golf course will reopen on Mondays until April 1, 2023. We still have some great



cold weather gear available for purchase at the Woodhaven pro-shop. Use those gift certificates before they expire. Starting November 1, 2022, the pro-shop will be open depending on the weather, but we are still available to make purchases for gifts or those last-minute winter golf trip needs.

Most importantly, a big thank you goes out to our GSVPOA Board of Directors, GSVPOA Property Owners, and the entire staff for a great 2022 season. We will continue to move forward and provide activities looking toward next season. The golf and greens committees for the 2022 golf season. A big thank you to all of you!

We also still have availability for MEMBERS ONLY access on private carts, with a 2022 trail pass, to use after 4:00 pm on Monday at Stonehaven and after 4:00 pm on Tuesday at Woodhaven (until October 31, 2022). Please call or email [golfshop@gladespringspoa.com](mailto:golfshop@gladespringspoa.com) for information on Stonehaven during the cold weather months.

Golfers who are visiting Stonehaven will be required to park in the gravel parking area toward the #10 tee.

Directions to the parking area:

Coming from the main gate, continue through the clock tower and make a left on Edward Drive. Follow Edward Drive and make a left on George Lane. As you approach the end of George Lane, turn left and the parking area is straight ahead. Please call the pro-shop at 304-763-3332 and we will pick you up and bring you and/or your guests to the Stonehaven Starter House to check in for golf and collect appropriate fees.

We will be distributing the carts for the Stonehaven Golf Course and collecting fees through the Stonehaven Starter House. Do not use the GSR Hotel parking lot across from the Stonehaven 1<sup>st</sup> tee or the main Cobb parking areas. The GSVPOA golf staff will do their best to accommodate our POA members and all guests during this transition.

In order for us to update the Text-Database would you please scan the available QR code at the Stonehaven Starter House or Woodhaven pro-shop and answer the questions on the first text? This system will be utilized for cart rules, exciting new information, and other direct-to-member texts.

If you are a POA member and are interested in using The Haven for a member get-together, please email [matt.felber@gladespringspoa.com](mailto:matt.felber@gladespringspoa.com). Please call or email us with any questions or concerns at [golfshop@gladespringspoa.com](mailto:golfshop@gladespringspoa.com) or [matt.felber@gladespringspoa.com](mailto:matt.felber@gladespringspoa.com).



Matt Felber, PGA  
Director of Golf  
Glade Springs Village POA



## Why is aeration important?

The office staff and golf course team have received questions about the aeration of the golf courses. As a team we wanted to provide the membership with some facts from the USGA about aeration that will help you to understand why aeration is an important tool to manage the course.

1. **We aerate to improve the course in the long term.** -Putting greens receive more traffic than any other playing surface. The aeration process helps relieve the compaction caused by all that traffic. It also helps create a firm, smooth putting surface by controlling thatch and promoting healthy turf roots. Over the last three years, we have seen marked increases in the overall mass and length of roots in our greens.
2. **Scratch the thatch**—Thatch is a layer of old plant material that accumulates at the soil surface. If thatch on putting greens is not diluted by aeration and topdressing, it will act like a sponge, holding water near the surface. Excessive thatch creates soft playing conditions, inconsistent, green speeds, and increases the risk of disease. In the case of our fairways, there is a large thatch layer present. This layer can be penetrated and reduced through aerification and slicing. While slicing does not necessarily remove the old thatch layer, it does an excellent job of penetrating through it and creating a larger channel for roots to grow in.
3. **Timing is everything**—Do you ever wonder why aeration is commonly performed when putting greens are playing their best? Aerating when the grass is healthy and actively growing minimizes damage and allows for a quick return to optimal playing conditions. Aerating at other times may be more convenient for the golf schedule, but it lengthens recovery times, increases the risk of an invasion of weeds, and could cause lasting damage.
4. **It's not as bad as you think**—It may seem like there are more holes or slices in the grass on the putting greens right after they've been aerated, but this is an illusion. Aeration typically affects less than 10% of a putting surface.
5. **Sand is part of the plan**—A heavy application of topdressing following aeration may appear to make putting greens less playable. However, filling aeration holes with sand actually helps create a smoother surface. Sand also creates channels for water and air movement, dilutes thatch, and helps greens recover from aeration more quickly.

# Fright Night Has Returned!

Fright Nights is celebrating its 13th year of fear this Halloween season! At our barn, we will bring you over 20,000 square feet of 5 terrifying haunt experiences. Save by booking our overnight package with lodging, breakfast, and Fright Nights Tickets.



Experience 5 terrifying themes:

- Ghost Town
- Camp Kilamee
- Freakshow
- House of Wax
- HeXed

To purchase tickets or for more information including the dates and times of the event please see the event website at: <https://www.frightnightswv.com/>

## Dam Socials



The October Dam Social will be the final one for 2022.

The final Dam Social of 2022 will be held on **October 5, 2022, at 5:30 pm** at the Chatham Lake parking lot. *Please note that due to the shorter days the start time has been changed to*

*5:30 pm.* All residents of Glade Springs are welcome to attend. Bring your beverage of choice and a chair. Snacks to share are always welcome. This is the last Dam Social of the year, we want to thank everyone who has participated and made these events possible. Come out and enjoy the fellowship and get to know your neighbors.

Looking forward to seeing everyone at the lake!

Questions? Contact John or Betty Callender ([betty.callender@gladespringspoa.com](mailto:betty.callender@gladespringspoa.com))

## West Virginia Pumpkin Festival

West Virginia Pumpkin Festival, October 7, 2022, to Sunday, October 09, 2022

Visit Pumpkin Park  
1 Pumpkin Way  
Milton, WV 25541, USA

Live music every day, large pumpkins on display, strolling entertainment, West Virginia Pumpkin Festival Royalty Presentation, kids' events, crafts, and more...Gates open from 9:00 Am to 9:00 Pm  
Contact Pumpkin Park at 304-743-8774

[www.wvpumpkinpark.com](http://www.wvpumpkinpark.com)



## Bridge Day 2022

Bridge Day 2022 will be October 15, 2022. Did you know that Bridge Day is West Virginia's largest single-day festival? It is held every third Saturday in October. Large groups come together at the New River Gorge Bridge in Fayetteville, West Virginia to watch daredevils BASE jump into the Gorge below.

The bridge is 876 feet high, 70 feet wide, 3030 feet long and 88 million pounds of U.S. Cor-Ten steel and concrete. The bridge opened in October of 1977 and since has been a symbol of West Virginia.

Learn more on the official bridge day website - <https://officialbridgeday.com/>

## City of Beckley Local Events



The City of Beckley has an online list of local events that the City hosts. Many of the events are family-friendly.

**October 20-31, 2022- Scarecrow Decorating Contest**

November 11, 2002: Veterans Day Parade & Celebration, 11:00 am, followed by the school bands performing after the parade at Beckley Intermodal Gateway Plaza.

**November 25-26, 2022, and December 2-3, 2022 - Beckley Exhibition Mine/ Youth Museum and Black Knight will feature events throughout the year, including the Coal Town Christmas & Ice skating.**

**December 3, 20022 - Annual Christmas Parade & Activities, 11:00 am**

For more information check out the City of Beckley website:

## Mountain State Forest Festival

The 2022 Mountain State Forest Festival is being held from October 1st - October 9, 2022. The Mountain State Forest Festival is the oldest festival in West Virginia, promoting the beauty of our state in all its autumn glory. The festival is rich in tradition, it offers headlining concerts, music shows, lumberjack competitions, forestry & wood exhibits, and an art show, as well as photography, quilt show, and art and crafts for sale.



For more information check out the website below for more details:  
<https://www.forestfestival.com/>

**BBA Photography contest will include a photo of our neighborhood taken by and submitted by an owner.**



Mike Blank submitted a photo he has taken in our neighborhood to the BBA Photography Prize 2022 in Berlin Germany. His photograph has been accepted to be included in the art show.

The BBA Photography Prize awards photographers from around the world, irrespective of background. The competition includes a group

exhibition at the iconic Kühlhaus Berlin, one of the city's most favored venues for arts and culture events. Please join us in congratulating Mr. Mike Blank on this impressive accomplishment.

" The BBA Gallery works with 'emerging' and 'mid-career' artists. They believe that these are industry terms, and labels that help simplify the complexity of the industry. The BBB Gallery is committed, to kicking open doors for the artist, introducing their work to collectors, and sharing their vision with the world"

# Update of the Assignment of Amenity Rights Policy

At the September 13, 2022, Board of Directors meeting, the GSVPOA Board of Directors voted to update the current rules and fees on the owner assignment of amenities privileges. The changes to the policy will go into effect on January 1, 2023.

## Why?

In an effort to bring clarity to the rules and regulations, provide direction to the staff, and provide an adequate income for the POA. The Board, acting in the best interest of the membership, has updated the Assignment of Amenity Rights Policy.

## What has stayed the same?

1. Owners with multiple properties in GSVPOA may still assign their amenity rights to another party in place of themselves.
2. Owners must list the assigned parties on the designation form. The owner shall remain jointly and severally liable with the assignee for any breach of duties and responsibilities under the declaration.
3. During the period of the assignment, of one year, the assignee shall have the easement of enjoyment instead of the owner.

## What has changed?

1. In an effort to provide clarity, the Board has clarified that each Owner must designate in writing, up to two individuals from the same household to whom the amenity rights may be assigned (the ability to use the facilities). The board has clarified the number of people who may use the facilities to address the abuse of the policy.
2. Both authorized/assigned parties from the same household must be listed on the designation form at the time of assignment.
3. A \$200.00 fee will be assessed per assignment, but the fee will now be charged as an annual fee rather than a one-time fee.
4. The term of assignment/fee will be from January 1st to December 31st.
5. The individually assigned amenity rights shall be updated annually and can be changed only once per calendar year when the annual form is turned into the office and payment is made.

## What do you need to do?

If you have a second lot and you currently have assigned your amenity rights to someone else you will need to fill out the **Designation Form**, have it signed by one or up to two designated individuals who will have access to the amenities, and turn it into the POA office with the \$200.00 fee prior to December 31, 2022, in order for the amenity rights assignment to remain active. The designation form is available by emailing the POA office at [info@gladespringspoa.com](mailto:info@gladespringspoa.com).



# Okes Family Farm



Are you looking for a family fun event with food, pumpkins, a corn maze, baked goods, and more? Check out a true local gem at the Okes Family Farm.

<http://www.okesfamilyfarms.com/index.html>

GSVPOA Discount Day at The Okes Family Farm. The Owners of the Okes Family Farm have offered \$1.00 off admission to the Glade Springs Village Property owners on Sunday, October 23, 2022, when you show your Glades Springs ID.

Farm Fall hours:

Monday-Wednesday, they are open to groups by appointment only.

Thursdays, the farm is open for groups by appointment and 3-7 pm to the public

Fridays, the Farm is only open for groups by appointment

Saturday the Farm is open from 10:00 a.m. to 5:00 p.m.

Sundays the Farm is open from 12:00 p.m. to 5:00 p.m.

Okes Farm requests that you please fill out and bring the release form with you to the farm. You can obtain a copy of the release at the link below.

<http://www.okesfamilyfarms.com/About.html>

## "ACC Rules and Regulations" and "Fine Policy" Update

Over the past several months the Architectural Control Committee (ACC) has revised and reorganized the existing Rules and Regulations document that pertains to homes in Glade Springs Village. The Farms and Phase I have a similar document that is maintained by their Architectural Review Board (ARB). The purpose of these documents is to regulate and ensure conformity to standards designed to maintain the appearances we expect from living in Glade Springs Village. These include rules for new construction, remodeling and additions, landscaping, and several other areas involving day-to-day living. They provide a guideline for individual homeowners to maintain the appearances needed to help maintain our property values. They also define processes for violations of these rules. Many violations are the result of not

being aware of the rules. In all cases, the violation process starts with a friendly reminder letter and escalates if necessary, as defined in the Rules and Regulations and Fines Policy. Some of the major areas of change are related to the lot clearing, play equipment, sports equipment, and the addition of owner quiet hours similar to those in Phase One.

At the last board meeting, the GSVPOA Board approved a "Fine Policy" and a revised "ACC Rules and Regulations Policy." The revisions are intended to clarify the ACC Rules and Regulations, to update the ACC Rules and Regulations to be more owner-friendly, and to provide a means of enforcement for the POA. The new "Fine Policy" and a red-line copy of the approved "ACC Rules and Regulations" have been posted on the POA website at the links below so that the members can review the documents. The new rules and regulations will be enforceable thirty days after being notice (on October 22, 2022). The Board has chosen to post the redline copy of the "ACC Rules and Regulations" which will allow you as the owners to see and note the changes to the policy in an easier manner.

**Link to the Redline Copy of the updated ACC Rules and Regulations:**  
**[2022 Updated ACC Rules and Regulations](#)**

**Link to the Fine Policy:**  
**[Fine Policy](#)**

In coordination with the revised ACC Rules and Regulations, the Board has implemented a new ACC Compliance system through our TOPS[1] Software system. We ask all of you to please be patient with us as we work out the bugs in the new system over the next three months. If you have any questions regarding this document, please submit them to **[info@gladespringspoa.com](mailto:info@gladespringspoa.com)**.