

Goose Creek Farms Road Committee

January 2022

The Goose Creek Farms Road Committee wishes you a Happy New Year for 2022! As we look forward to the year ahead, the committee has several updates to share. Please take time to review this Annual Newsletter. Feel free to send a message should you have questions about expenditures, budget, plans for 2022, or any other matter.



The committee would like to thank all of our 2021 dues-paying families for their contributions to help keep Goose Creek Lane open and drivable for everyone's use.

Tim & Pat Adams	Sandra & Emilio Goncalves	Jim & Carrie O'Gara
Henry Becker	Josue & Natasha Gonzales	Dave & Missy Pickett
Ron & Theresa Bohn	Harley & Adrienne Green	John Reynolds
B.J. Brixius	Fred & Nancy Hinke	Amy Reynolds
Brad & Kathy Brown	David & Mallory Horton	Mike & Jeanne Roush
Scott Butler and Lisa Stehman	John & Christine Isom	Johnathan & Ashley Sawyer
Lou & Amy Casciano	Jim & Monica Lambert	Marc & Abigail Seeley
James & Faith Cha	Chey Larson and Deb Matthews	Sarah Shaw
Christopher & Sara Cook	Lex Loeffler	Michael & Trisha Victor
Mary Alice Crawford	Matthew & Michelle Allen	Cory & Debra Weaver
Edward & Jessica Dick	Laurel & Gus Muller	Kerry Koritko & Ingrid Gudnadottir
Beau & Tara Duarte	Ned & Lisa Wentworth	Jim & Pam Conway

Annual Committee Update

2021 has been a challenging year for the Road Committee having to balance limited resources, unprecedented price increases in gravel and labor, and difficulty finding qualified contractors available to complete work on Goose Creek Lane. January to March 2021 was a winter with more snow than this area has seen in several years with a wide swing in temperatures. The Road Committee has spent a lot of time and effort coordinating road maintenance support to ensure that the road has been cleared of snow and maintained. Despite the committee's efforts, unfortunately, the road became very muddy in places. Our former resident, BJ Brixius (Owner of Village Landscapes and Irrigation) was able to help us solve this problem. He had gravel trucks and crews up here for almost 2 weeks working to repair the road.

For 2022 the road committee would like to undertake repairs to the Hill, ensuring proper ditches are put in place and the road is properly graded to allow for drainage of water. Once this capital improvement project is completed, additional projects to other parts of the road may be undertaken, if the 2022 budget from dues received are sufficient for the work.

The Road Committee has used much of last year identifying and meeting with six road contractors to provide estimates for capital improvements to the road in 2022. The result of our inquiries was as follows:

- Two never showed up (despite multiple appointment attempts)
- Two were way out of the reasonable budget range (\$20,000 or more estimated costs for the hill alone)
- One did not have the experience or the heavy equipment needed to work on the hill

The final contractor has the experience, equipment, and is reasonable in cost (more will be explained about this estimate in the capital improvement section).

Seeking a Treasurer

Scott Butler is retiring from the Road Committee after 2 years of service in February 2022. The road committee is seeking a Goose Creek Farms resident to serve as Treasurer.

Duties include:

- Writing Checks to pay vendors and bills
- Maintaining road committee business checking account
- Depositing road dues payments upon receipt
- Maintaining balance sheet and track of dues and expenses

The 2022 Road Committee

Chris Cook – President
Mike Victor – Vice President
Gus Muller – Secretary
Scott Butler – Treasurer
Vacant – Member-at-Large

If any resident has an interest in joining the road committee, please contact the board at board@goosecreekfarms.xyz

2022 GCL Capital Improvement Plan

The main hill on Goose Creek Lane is overdue for significant road repairs due to weather and general wear. While the road committee spends the majority of its road repair expense maintaining the hill, our routine repairs are gradually becoming insufficient. The committee believes it has become necessary for a significant capital improvement to that section of Goose Creek Lane. Of the contractors that we solicited estimates from in 2021, only one qualified vendor was identified and was willing to perform the work at a reasonable price: \$13000. While this total may seem steep, after evaluating all offers and performing due diligence, the committee is confident that this offer is fair and reasonable for the work to be performed.

Capital Improvement Scope of Work

From Lime Kiln to Fox Hollow, Goose Creek Lane will be cut and cleared. The ditches will be cleaned out. 100 tons of 21A gravel will be spread. The right of way will be power raked, graded, and vibratory rolled.

Subject to completion of this first phase, and with sufficient budget, the committee will contract with the same vendor to return one or two times a year for \$3000 (plus the cost of any needed gravel) to do maintenance of the entire length of road from Lime Kiln to Wild Goose Lane, thus guaranteeing that the road is kept in good condition year-round.

Request of Goose Creek Farms Neighbors

Dues will not be increased above the 2021 request of \$500 per household. However, we are asking for an additional one-time donation of any amount (\$50? \$100? \$200? \$250?) from any of our neighbors that may be generous enough to donate a little more in support of this capital improvement project. This donation can be added to your 2022 dues or sent as an additional amount. For 2022 it is our hope to raise \$7000 between annual dues and additional donations by March so we can complete the above-detailed capital improvement without digging into Road Committee reserves.

With sufficient dues received and budget to perform the capital improvement, it is the committee's plan to initiate this project in March 2022. The road committee hopes that between the capital improvement project and regular maintenance we will decrease overall annual maintenance expenses and keep the road in better overall condition.

2021 GCF Road Committee General Ledger

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
12/5/2020	1 Resident Road Dues 2021		\$300.00	\$13,297.86
12/22/2020	GCF Insurance Dec	\$345.00		\$12,952.86
12/22/2020	Post Card Update/Postage	\$73.91		\$12,878.95
12/22/2020	Snow Plowing/Salt/Sand	\$1,035.00		\$11,843.95
12/22/2020	Signs, Signs Post, Markers, Stamps	\$307.42		\$11,536.53
12/29/2020	3 Resident Road Dues 2021		\$1,251.00	\$12,787.53
	CARRYOVER BALANCE from 2020			\$12,786.53
1/13/2021	2 Resident Road Dues 2021		\$1,000.00	\$13,787.53
2/8/2021	1 Resident Road Dues 2020		\$550.00	\$14,337.53
2/8/2021	4 Residents Road Due 2021		\$2,000.00	\$16,337.53
2/8/2021	Day Spring Farm - Plowing/Sand	\$1,155.00		\$15,182.53
2/21/2021	Day Spring Farm - Plowing/Sand	\$567.50		\$14,615.03
2/15/2021	Day Spring Farm - Plowing/Sand	\$782.50		\$13,832.53
2/20/2021	Day Spring Farm - Plowing/Sand	\$812.50		\$13,020.03
2/24/2021	3 Resident Road Dues 2021		\$1,500.00	\$14,520.03
2/24/2021	GCF Insurance March 2021	\$345.00		\$14,175.03
3/2/2021	1 Resident Road Dues 2021		\$500.00	\$14,675.03
3/8/2021	2 Resident Road Dues 2021		\$1,000.00	\$15,675.03
3/26/2021	5 Resident Road Dues 2021		\$3,300.00	\$18,975.03
4/8/2021	1 Resident Road Dues 2021		\$500.00	\$19,475.03
5/4/2021	Village Landscapes and Irrigation - Gravel and Road Work	\$4,000.00		\$15,475.03
5/13/2021	GCF Insurance May 2021	\$345.00		\$15,130.03
6/1/2021	1 Resident Road Dues 2021		\$500.00	\$15,630.03
6/9/2021	1 Resident Road Dues 2021		\$500.00	\$16,130.03
6/24/2021	1 New Resident Road Dues 2021		\$250.00	\$16,380.03
8/9/2021	3 Resident Road Dues 2021		\$1,500.00	\$17,880.03
8/9/2021	Post Office Box Rental	\$162.00		\$17,718.03
8/31/2021	Insurance Sept 2021	\$346.00		\$17,372.03
9/22/2021	2 Resident Road Dues 2021		\$1,000.00	\$18,372.03
9/22/2021	Village Landscapes and Irrigation - Road Work	\$2,450.00		\$15,922.03
11/15/2021	Deposit to Bike Money Porter (Road Contractor) - Road Work	\$700.00		\$15,222.03
11/24/2021	2 Resident Road Dues 2021		\$750.00	\$15,972.03
12/6/2021	Insurance Dec 2021	\$345.00		\$15,627.03
12/22/2021	Bike Money Porter - Road Work/Gravel	\$950.00		\$14,677.03

2020 Financials vs 2021 Financials

Category	2020	2021
Dues	\$550.00	\$500.00
Dues Collected	\$17,333.33	\$15,850.00
Household Dues Paid	34	33
Insurance Cost	\$1381.00	\$1381.00
Road Repair Cost	\$7,417.51	\$8,100.00
Snow Removal	\$1,035.00	\$3,317.50
Expenses (PO Box/Mailing)	\$552.83	\$162.00

Dues Collected vs Total Expenses

Dues Collected 2020	Expense 2021 (PO Box, Mailing, Road Repair, Insurance, Snow Removal)
\$17,333.33	\$10,386

Dues Collected 2021	Expense 2021 (PO Box, Mailing, Road Repair, Insurance, Snow Removal)
\$15,850	\$12,960

Annual Road dues will be \$500 per residence in 2022 to keep Goose Creek Lane open and safe for everyone's use.

Unpaid dues for 2021 and new dues for 2022 (due on January 31, 2022) can be made by check to:

GCF Road Committee
PO Box 604
Leesburg, VA, 20176

Or, make dues payment by Zelle® to board@goosecreekfarms.xyz

To contact the road committee and stay informed

Web: <https://goosecreekfarms.xyz/>

Email: board@goosecreekfarms.xyz