

Goose Creek Farms 2023 Annual Newsletter

The Goose Creek Farms Road Committee wishes you a Happy New Year for 2023! 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, and GCF road committee plans for 2023.



- Chris Cook – President
- Mike Victor – Vice President
- Gus Muller – Secretary
- Jim O’Gara– Treasurer
- Deb Matthews – Member-at-Large

The committee would like to thank all of our 2022 dues-paying (and Value-In-Kind services) residents for their contributions to help keep Goose Creek Lane open and drivable for everyone’s use.

Adams, Vernon (Tim) & Patricia	Ned & Lisa Wentworth	Victor, Michael Trisha
Becker, Henry	Hager, Barry	Virts, David & Sarah
Bohn, Ron & Theresa	Harley & Adrienne Green	Weaver, Cory & Debra
Battles, Arthur III	Hinke, Fred & Nancy	Muller, Laurel & Gus
Brown, Brad & Kathy	Jeyanathan, Jey/Amber Brown	Shaw, Sarah
Bryan Arnold	Isom, John & Christine (Tina)	Abramowitz, Ava & Neil Rackham
Casciano, Lou & Amy	Duarte, Beau and Tara	Goncalves, Sandra and Emilio
Conway, Jim & Pam	Judd, David & Janice	Renyolds, John
Cook, Christopher & Sara	Koritko, Kerry & Gudnadottir, Ingrid	Matthew Allen and Michelle Alvarez Allen
Lex Loeffler	Jim and Carrie O’Gara	Duarte, Beau & Tara Sumerlin
Crawford, Mary Alice	Lambert, Jim & Monica	Seeley, Marc & Abigail
Sawyer, Johnathan & Ashley	Larson, Chey & Matthews, Deb	William McCormick / Sandra Banaszak
DeProspero, Jim & Lisa	Pickett, Dave & Missy	Butler, Scott & Stehman, Lisa
Dick, Edward & Jessica	Roush, Mike & Jeanne	
Gonzalez, Josue & Natasha	Cha, James & Faith	

Annual Committee Update 2022

It has been a great year for contributions to our volunteer road committee to maintain Goose Creek Lane. The committee is very great full for everyone’s support! As such, the committee voted in early January 2023 that there would be NO CHANGES to dues for 2023. **The committee will keep dues to \$500 per family for 2023**, and we would also would like to **express our gratitude to everyone who contributed more to support capital improvements** to Goose Creek Lane.

For 2023, the road committee’s focus will be on maintaining Goose Creek Lane with power raking, grading, and gravel spreading as needed at three primary times of the year:

- Mid-Winter (January/February) for power-raking, grading, and gravel as needed to control winter mud.
- Pre-Summer (May/June) for all of the above and drainage ditch clearing.

- Late-Fall (September/October) for power-raking, grading, and gravel as needed in preparation for winter

Unfortunately, due to increases in materials and labor costs over the past year, the Road Committee will balance its limited resources as efficiently and effectively as possible. Any capital donations above annual dues are GREATLY appreciated and, as a reminder, 100% of all capital donations go exclusively to long-term improvements to Goose Creek Lane only.

The Road Committee in 2022 leveraged the knowledge and expertise of one contractor over the course of the year as we anticipated that building a knowledge of how road conditions change over time, and experience and repetition of one contractor would lead to better results, better quality in road maintenance, and less church and administration on the road committee itself. In large part, we think this strategy has worked well, and will continue to use the same contractor in 2023. However, in the event that costs rise unreasonably with this contractor, the board will seek other offers to perform road maintenance in the most cost effective manner.

The committee always welcomes comments from Goose Creek Farms residents and we welcome everyone's participation at road committee meetings (held bi-monthly) and will be publicized in social media for interested attendees. **The committee also plans a Spring neighborhood meeting at Gus & Laurel Muller's home (38826 Goose Creek Lane) tentatively scheduled for Saturday, 29 April, at 5:00pm to solicit resident input and comments on Goose Creek Lane maintenance in the year ahead (Alternate date: Sunday, 30 April, 5:00pm).** Updates on this event will be updated on the Road Committee Website and in social media in the weeks ahead.

2023 Capital Improvement Scope of Work

The main hill on Goose Creek Lane and the small hill leading up to Big Pine will receive additional grading to smooth these areas for improved accessibility in all weather conditions. These locations will receive additional power raking and grading to improve water run-off, and 100 tons of 21A gravel to be spread to sustain improvements to the road in these areas. This work is anticipated in the January/February time frame. Anticipating the same "additional capital improvement" donations as 2022, the committee will focus all capital improvement funds to these two areas for the year ahead.

Committee Notification on Broadband Internet to Goose Creek Farms

Small-scale fiber broadband internet provider Cladded Glass has been polling the neighborhood to generate interest in providing true broadband to our community. According to Warren Van Der Merwe, founder of Cladded Glass, they can lay fiber with minimal disruption in the existing right-of-way and provide up to gigabit internet. They need to get agreement from everybody on the route. Jim O'Gara, Jim Lambert and Lex Loeffler met with Warren a month ago, and the company and plan seemed to check out from a technical and commercial perspective. While the Road Committee does not endorse any company or product, we believe that stable, fast broadband in the community would be a very positive addition and also increase property values. For details please see: www.Claddedglass.com .

Annual Dues Information

Annual Road dues will be \$500 per residence in 2023 to keep Goose Creek Lane open and safe for everyone's use. Unpaid dues for 2022 and new dues for 2023 (**due on January 31, 2023**) can be made by check to:

Goose Creek Farms Road Committee, PO Box 604, Leesburg, VA 20178

Or, electronic payment by Zelle® may be made to: **board@goosecreekfarms.xyz**

To contact the road committee and stay informed -

Web: <https://goosecreekfarms.xyz/> and Email: board@goosecreekfarms.xyz

Your Goose Creek Farms Road Committee thanks you for your support!

Annual Budget and Expenses on next page

2022 Budget and Expense Review

Balance 1st January 2022		\$	14,697.03
 <u>REVENUE</u>			
Revenue - dues	\$		19,750.00
Revenue - capital project contributions	\$		3,250.00

	\$	23,000.00	\$ 37,697.03
 <u>EXPENDITURE (2022)</u>			
2/10/22 Post and stationery	\$		110.89
2/14/22 Liability Insurance	\$		345.00
2/15/22 Road Repair - Outdoor Organics	\$		2,750.00
2/24/22 Snow plough - Day Spring Farm	\$		1,720.00
5/2/22 Hill upgrade - Outdoor Organics	\$		13,000.00
6/1/22 Liability Insurance	\$		345.00
6/16/22 Postbox Rental	\$		202.00
9/1/22 Road Repair - Outdoor Organics	\$		3,000.00
10/26/22 Liability Insurance	\$		300.00
12/9/22 Liability Insurance	\$		300.00

	\$	22,072.89	\$ 15,624.14

2021 Financials vs. 2022 Financials

Category	2021	2022
Dues	\$ 500.00	\$ 500.00
Dues Collected	\$ 15,850.00	\$ 23,000.00
Household Dues Paid	33	40
Insurance Cost	\$ 1,381.00	\$ 1,290.00
Road Repair Cost	\$ 8,100.00	\$ 18,750.00
Snow Removal	\$ 3,317.50	\$ 1,720.00
Expenses (PO Box, Website, Mail)	\$ 162.00	\$ 312.89