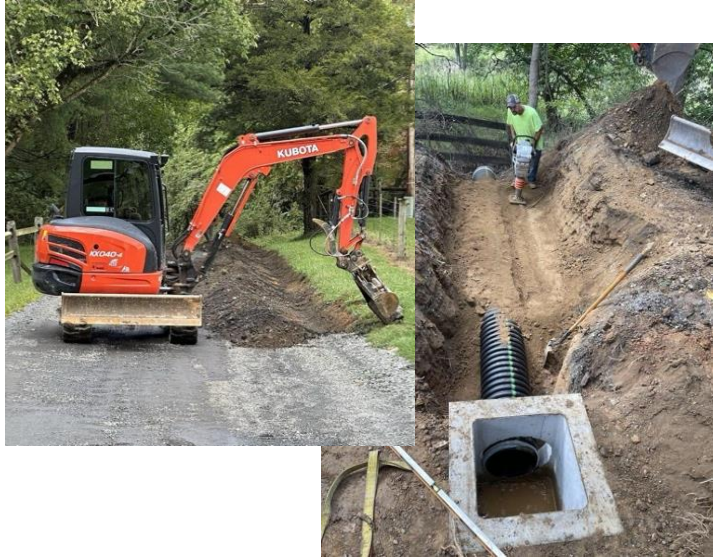


Goose Creek Farms 2024 Annual Newsletter

The Goose Creek Farms Road Committee wishes you a Happy New Year for 2024! As we look forward to the year ahead, the committee has several updates to share. Please review this Annual Newsletter and send the committee a message if you have questions about expenditures, budget, and GCF road committee plans for 2024.

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 our 2023 dues-paying (and Value-In-Kind services) residents for their contributions to help keep Goose Creek Lane open and drivable for everyone’s use.

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

We also would like to express a special note of thanks to our neighbors that have assisted in maintaining Goose Creek Lane in their personal time throughout the year:

Barry Hager, Lou Casciano, and Jim Deprospero.
Thank you all!

Annual Committee Update

2023 was another wonderful year for contributions toward maintaining Goose Creek Lane — in fact, possibly the best year ever — and we on the committee are grateful. As the committee looked at increased materials costs (due in large part to inflation) over the last three years, **we unfortunately had no choice but to increase annual dues from \$500, to \$550 per family for 2024.**

While this increase of 10% is less than the rate of inflation over the last three years, it is our committee's hope that our community will understand this increase and continue supporting our volunteer road committee's efforts in the year ahead. Despite increased materials and labor costs over the past three years, the Road Committee will continue to balance its limited resources as efficiently and effectively as possible. And as always, 100% of all donations go exclusively to the maintenance and long-term improvements of Goose Creek Lane only.

Consistent with previous years, the road committee's 2024 focus will be on maintaining Goose Creek Lane with power raking and grading as needed at three primary times of the year:

- Mid-Winter (January/February) for power-raking and grading as needed to control winter mud.
- Pre-Summer (May/June) for all the above and drainage ditch clearing.
- Late-Fall (September/October) for power-raking and grading as needed to smooth bumps and potholes

As in 2022 and 2023, the Road Committee leveraged the knowledge and expertise of one contractor to ensure consistency for all major road repairs and upgrades. We expect this contractor, with acquired experience and repetition, will lead to better results, better quality in road maintenance, and less administration for the road committee itself. In large part, we think this strategy has worked well over the last two years and, as such, we will continue to use the same contractor in 2024. However, if costs rise unreasonably with this contractor, the board will seek other offers to perform road maintenance in the most cost-effective manner (note: the committee regularly re-confirms competitive pricing prior to each job assigned to ensure that GCF residents get the best value possible).

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. That said, the committee also plans an early summer neighborhood meeting at Gus Muller's home, Sunday, 5 May 2024, at 5:00pm to solicit resident input and comments on Goose Creek Lane maintenance in the year ahead. Updates on this event will be updated on the Road Committee Website and in social media in the weeks ahead.

2024 Capital Improvement Plans

For 2024, the committee will prioritize capital improvements to defined stretches of Goose Creek Lane that have historically required frequent maintenance. So, the committee will create a targeted, multi-section maintenance plan, to crown the roadway (to address standing water) and spread gravel to improve driving conditions across the year. This work is scheduled to begin in the March-April timeframe.

Lastly, the committee would be appreciative to all our neighbors that could contribute anything extra to these planned capital improvements to Goose Creek Lane in 2024.

Thank you again for your support. We wish you all a happy and safe year ahead.

In Memoriam

Mary Alice Crawford, Tim Adams, Henry (Hank) Becker

2023 Budget and Expense Review

Category	2022	2023
Dues	\$ 500.00	\$ 500.00
Dues Collected	\$ 23,000.00	\$ 23,950.00
Household Dues Paid	40	42
Insurance Cost	\$ 1,290.00	\$ 1,225.00
Road Repair Cost	\$ 5,750.00	\$ 7,765.85
Road Capital Upgrade	\$ 13,000.00	\$ 15,094.70
Snow Removal	\$ 1,720.00	\$ -
Expenses (PO Box, Website, Mail)	\$ 312.89	\$ 362.19

An itemized view of the Road Committee's 2023 budget and expenditures is available at <https://goosecreekfarms.xyz/>

Annual Road dues will be \$550 per residence in 2024 to keep Goose Creek Lane open and safe for everyone's use. Unpaid dues for 2023 and new dues for 2024 (due on January 31, 2024) can be made by check to:

**GCF Road Committee PO Box 604
Leesburg, VA, 20175**

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

To contact the road committee and stay informed:

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