

Goose Creek Farms 2025 Annual Newsletter

Happy New Year from your all-volunteer Goose Creek Farms Road Committee! As we look back at the projects the road committee executed in 2024, we also look forward to 2025 as the committee has several updates to share with you, our neighbors! Please review our Annual Newsletter and should you have any questions or recommendations, or have an interest in volunteering on the committee, please reach out to us at any time at: board@goosecreekfarms.xyz

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



The committee would like to thank all 2024 dues-paying (and Value-In-Kind services) residents for their contributions to help keep Goose Creek Lane open and accessible for everyone’s use.

Patricia Adams	Ned & Lisa Wentworth	Michael & Trisha Victor
Arthur Battles III	Barry Hager	David Hott & Sarah Verts
Ron & Theresa Bohn	Bill & Keri Whelden	Cory & Debra Weaver
Brad & Kathy Brown	Fred & Nancy Hinke	Laurel & Gus Muller
Bryan Arnold	William McDonough	Eric Stanley
Lou & Amy Casciano	John & Christine (Tina) Isom	Ava Abramowitz & Neil Rackham
Jim & Pam Conway	Beau Duarte & Tara Sumerlin	Sandra & Emilio Goncalves
Christopher & Sara Cook	David & Janice Judd	John Reynolds
Lex Loeffler	Kerry Koritko & Ingrid Gudnadottir	Matthew & Michelle Alvarez Allen
Marc & Abigail Seeley	Jim and Carrie O’Gara	Glen & Stacey Orrison
Johnathan & Ashley Sawyer	Jim & Monica Lambert	Emilio & Sandra Goncalves
Jim & Lisa Deprospero	Chey Larson & Deb Matthews	William McCormick & Sandra Banaszak
Edward & Jessica Dick	Amy Reynolds	James & Faith Cha
Josue & Natasha Gonzalez	Mike & Jeannie Roush	

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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, Bryan Arnold, Eric Stanley and Jim Deprospero.

Thank you all!

Annual Committee Update

The committee was hopeful that 2024 would be another wonderful year for contributions toward maintaining Goose Creek Lane, but unfortunately, 2024 owner's dues were approximately 15% lower than in the previous year's 2023 and 2022. For this reason, the committee was very grateful for those neighbors that volunteered time and resources to help keep Goose Creek Lane drivable and safe for all residents. Across the year, the committee observed increased materials and labor costs (due in large part to inflation), which further impacted our maintenance budget. **Recognizing that these are tough economic times the committee is keeping annual dues at \$550 per residence for 2025, but costs are rising so the committee asks that all residents contribute in cash or in kind. 100% of all dues goes directly to road maintenance only.**

The committee is also grateful for the input we have received over the year - highlighting recurring concerns with the upkeep and maintenance of Goose Creek Lane. Two topics have been consistently raised by residents in 2024:

- Overgrowth of plants and shrubbery along Goose Creek Lane, specifically in vicinity of turns and curves in the road. **The committee asks owners with residences on Goose Creek Lane to please cut back plants and shrubbery that encroach on the roadway impeding visibility and creating a safety hazard for all residents.** For residents along Goose Creek Lane that require landscaping assistance – the road committee recommends Ryan Lash of Outdoor Organics, phone: 540-753-0353, or e-mail at: ryan@outdoororganics.us. **If required for road safety reasons,** the road committee will divert resources from road maintenance to trim back overgrowth to keep Goose Creek Lane safe for all residents.
- The necessity of re-graveling all of Goose Creek Lane, where several extended sections of the roadway are now primarily dirt. The road committee has received quotes for significant gravel purchases for this task, estimated at \$750/20 ton truckload of gravel (tailgate spread). **Currently, our annual road committee budget is not sufficient to fully fund this project in a single year. As such, the committee would like to establish a special fund for this Capital Improvement Project with a goal of \$5000. Any additional contributions, earmarked for the project, would be gratefully accepted.**

Consistent with previous years budgets and our budget forecast for 2025, the road committee's 2025 focus will be on basic maintenance of 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

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Since 2022, the Road Committee has mostly leveraged the knowledge and expertise of one contractor (Outdoor Organics LLC) to ensure consistency for all major road repairs and upgrades. The committee regularly re-confirms competitive pricing prior to each job assigned to ensure that GCF residents get the best value possible. If you know of other interested and competent contractors with gravel road experience who you think should be added to our panel, please let the board know at board@goosecreekfarms.xyz

For the 2025 winter season, the Road Committee has selected Todd Lacy at 540-497-1799. For residents on the spurs of Goose Creek Lane – the committee is glad to provide this provider’s contact information for snow removal in coordination with any snow removal performed on Goose Creek Lane.



*** Call for Volunteers *** The committee would like to thank Gus Muller for his volunteer efforts since 2020 as the Goose Creek Farms Road Committee Secretary. This position is now open for 2025, and the committee is looking for any resident, 18 years old or older that has the knowledge and ability to perform periodic notifications to the community on Facebook, Word Press (Goose Creek Farms webpage), and knowledge of Microsoft Word to annually publish the road committee newsletter. To learn more about this vacancy on the Road Committee, please reply to the committee at: board@goosecreekfarms.xyz

The committee always welcomes comments from Goose Creek Farms residents and plans an early summer neighborhood meeting in the month of May, location and date are TBD. **Lastly, the committee would greatly appreciate any additional contributions toward our capital improvement project of 2025 - to re-gravel Goose Creek Lane. Please note this separate contribution when you pay your dues, and all funds will be posted to a separate account specifically for this project.**

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

2024 Budget and Expense Review

2024 Expenditure Vs 2023 Expenditure

Category	2023	2024
Dues	\$ 500.00	\$ 550.00
Dues Collected	\$ 23,950.00	\$ 21,235.00
Household Dues Paid	42	37
Insurance Cost	\$ 1,225.00	\$ 1,200.00
Road Repair Cost	\$ 7,765.85	\$ 25,491.50
Road Capital Upgrade	\$ 15,094.70	\$ -
Snow Removal	\$ -	\$ 937.50
Expenses (PO Box, Website, Mail)	\$ 362.19	\$ -

Balance 1st January 2024			\$ 15,126.40
REVENUE			
Revenue - dues		\$ 19,725.00	
Revenue - capital project contributions		\$ 1,600.00	

		\$ 21,325.00	\$ 36,451.40
EXPENDITURES (2024)			
2/12/24	Snow Plowing - Day Spring Farms	\$ 937.50	
2/28/24	Liability Insurance	\$ 300.00	
4/4/24	12 loads of gravel - Canadian Waters Construction	\$ 8,391.50	
5/15/24	Road Grading - Outdoor Organics	\$ 3,000.00	
6/4/24	Liability Insurance	\$ 300.00	
8/23/24	Liability Insurance	\$ 300.00	
8/30/24	Hill Grading - Outdoor Organics	\$ 2,400.00	
9/19/24	Hill Grading - Outdoor Organics	\$ 1,500.00	
11/12/24	Liability Insurance	\$ 300.00	
12/31/24	120t gravel + grading - Outdoor Organics (accrued)	\$ 10,200.00	

Total Expenditures for 2024 and Ending Balance		\$ 27,629.00	\$ 8,822.40

Annual Road dues will be \$550 per residence in 2025 to keep Goose Creek Lane open and safe for everyone’s use. Please note any additional donation to be set aside for our 2025 Capital Improvement Project. **If you use the road, please contribute in cash or in kind.** Unpaid dues for 2024 and new dues for 2025 (due on January 31, 2025) can be made by check to:

**GCF Road Committee
PO Box 604
Leesburg, VA, 20178**

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