

ANA Annual Meeting  
January 24, 2023  
Minutes

Present: The ANA Board, either at the club house or on Zoom (President Bob Baumgartner, Treasurer Ted Miller, Vice President Jon Gardner, Secretary Lotta Löfgren, Member Rick Beyer); 23 other residents on zoom, and 16 other residents at the club house. In addition, 7 people were represented by proxies; Rick Beyer owns 15 lots. This totals 66 persons or votes. Needed for a quorum are 20 persons or parcels: A quorum was present at the meeting. RPI representative Ryan Miller attended the meeting in person at the club house.

Bob Baumgartner called the meeting to order at 6: 34 p.m.

The January 2022 minutes were approved.

**Motion:** Jon Gardner    **Second:** Wayne Edwards    **Approve:** Unanimous

President's Report:

Bob welcomed everyone and gave the following summary of the Association activities during the past year, thanking all people involved for their hard work and dedication.

During 2022 numerous efforts were undertaken to reach out, connect and welcome neighbors.

Welcoming New Residents

For example, beautiful floral arrangements were delivered to the homes of six new property owners in Ashcroft last year. Two arrangements were also delivered as thank yous to residents who gave generously of their time in support of the neighborhood. The arrangements are created by Carolyn Adams, a long-time resident who has been crafting floral masterpieces for many years to welcome new neighbors. Carolyn also delivers the Ashcroft Neighborhood Directory, created by Laura Hoffman and Kris Bean, and Welcome Letters, created by the Hospitality Committee chair, Ida Lee Wootten.

Social Committee

As the coronavirus restrictions eased, the Ashcroft Social Committee organized several neighborhood events last year, and neighbors enthusiastically enjoyed and supported them.

In April, the Easter Bunny came to town. Ashcroft kids swarmed over the clubhouse area and found all the hidden eggs in minutes. The Easter Bunny himself, or herself, made an appearance to everyone's delight. A two-foot high chocolate bunny, created by Camille Anderson's mother, was raffled off.

July brought the annual 4<sup>th</sup> of July picnic and October brought the ever-popular Oktoberfest. For these events, the Ashcroft Board provided funds for much of the food and decorations, and attendees contributed side dishes, drinks, or desserts.

Kris Bean, Chair of the Social Committee, thanks the committee members and neighbors who helped plan, shop, and make these events happen. As always, wonderfully generous neighbors -- even those not on the committee -- helped with set-up and clean-up. Special mention goes to Camille Anderson for staging the best Easter Egg Hunt ever!

Another special acknowledgement goes to Kris Bean, who has very generously served as chair of the Social Committee for a very long time! Thank you, Kris, for the many, many festive events you have organized that have helped residents socialize and connect.

#### Nature Walk

Another outreach event held last year was the June Kid-Naturalist-Led Trail Walk, followed by an informal happy hour. Organized by then-board member Adam Croan, the event drew about 20 participants whose ages spanned nearly five generations.

#### Trails Committee

Other outreach efforts last year helped residents safely enjoy the trails around Ashcroft. As an example, the Trails Committee, led by Jonathan Gardner, very generously built a detour to the upper Red Trail to minimize the risk of contact between trail users and heavy equipment being used in the Phase III development.

Throughout the year, many limbs and trees fell on the trails. They were cleared by Rick Beyer and his workers – plus the on-going, generous efforts of Randy Huffman, Lee Shapiro, Jeff Taylor, Tom Wolanski and Peter Emsch. Thank you all for the countless hours you have devoted to enhancing and maintaining the trails.

#### Playground Committee

Another outreach effort last year focused on making improvements to the playground to stimulate enjoyment of the outdoors and play. Among such improvements were a new climbing bridge and toadstools.?

Many thanks for these enhancements go out to Jonathan Gardner, who also chaired the Playground Committee, as well as to Rick Beyer and his workers for installing the toadstools, bridge and safe landing zone, along with building the climbing wall. Thanks also go to committee members Elizabeth Darby, Jessica Little, Shannon Spaeder and previous board member Heather Elliott, who developed the plan for playground additions.

#### Pool Committee, Volleyball Court

Places where many of us connected, competed, enjoyed or relaxed last year were the pool and adjacent volleyball court. A huge thank you goes out to Denise Bachman, chair of the Pool Committee, for working closely with the Board and Kim Martin and H2O Works for generating a fantastic pool season! Residents and guests noted that the pool last year was sparkly clean, tidy and closely monitored.

Shouts and yells of victory – and defeat – were often heard last year as residents of all ages connected to enjoy – and compete—on the volleyball court. A huge, huge thank you goes out to Mike Bachman, who so generously cleaned and maintained the volleyball court playing area.

Another way we all connected last year was through the relaunched Ashcroft Neighborhood Newsletter, a revival of a newsletter begun in 2006 by Laura Hoffman and Kris Bean. The newsletter, published twice last year, contained a variety of information and updates. The team heading this effort are Kris Bean, Laura Hoffman and Ida Lee Wootten.

Yet another big thank you goes to Laura Hoffman and Kris Bean, who last year updated the Ashcroft Neighborhood Directory, a wonderful tool for helping us all to connect.

Thank you to everyone who so generously gave of your time last year to make Ashcroft the special neighborhood that it is.

Bob mentioned that during the coming year, the Board will urge everyone to control (if not eradicate) stilt grass and Trees of Heaven. Both are highly invasive.

Bob reported on our concern about the proposed plan of Westminster Canterbury to purchase a 70-acre lot adjacent to Locust Grove Lane, Wright Lane, and Walnut Lane. Bob will contact Westminster Canterbury for updates and engage legal counsel (a land-use attorney) to determine potential methods to express our concerns to the County about this possible purchase.

#### Traffic Committee:

Lotta Löfgren presented the Traffic Committee's report, outlining failed attempts to work with VDOT and Albemarle County Police to create a walking path along Lego Drive. She further outlined the committee's attempts to calm traffic, such as speed meters, requesting police monitoring, and requesting additional speed bumps and crosswalks (denied by VDOT). The committee investigated various potential points of egress on the mountain; the committee received assurances from the Fire Marshal that in an emergency the gates at the end of North Pantops will be opened to allow for a second egress off the mountain.

#### Treasurer's Report:

Ted Miller explained why we need to raise the dues, pointing to a dwindling reserves account, unanticipated overages in the past year, and the legal requirement to engage in a five-year engineer's report to determine anticipated expenses for the period. All these materials are available on the ANA web site.

#### Developer's Report:

Rick Beyer reported that installing roads on the East Ridge is ongoing; they have had several slowdowns because of rain. The rise in interest rates has created its own challenges. The first house should be completed in March 2024. Rick will build some houses himself (usually 3-5 per year); he will job out some houses to other developers but will retain control of house designs and clearing of properties to ensure that a minimum of trees be felled. The East Ridge will harmonize with the rest of Ashcroft. Each lot will be at least one acre. The trails will go back in, although some will be redirected. Rick urged everyone to cut down dying Ash trees near houses.

To a question about the clearing schedule, Rick answered that trees will be felled for another 3 to 4 months.

There followed a discussion about our concerns regarding the potential purchase of acreage by Westminster Canterbury. Several people testified that stopping a rezoning request is rare and difficult. Ted suggested that anyone concerned can investigate the Albemarle County web site to find contacts which we might approach to voice our concerns.

Election of Officers:

Ted Miller was elected to a new 3-year term. Tom Timbie was elected to the Board as a new member. There were no additional nominations from the floor. Bob asked for a motion to accept the slate of nominees.

**Motion:** Jon Gardner      **Second:** Wayne Edwards      **Approval:** Unanimous

Bob adjourned the meeting at 7:52 p.m.

**Motion:** Jon Gardner      **Second:** Wayne Edwards      **Approval:** Unanimous