



Peaceful Valley Property Owners Association, Inc. Newsletter



Visit our website at www.peacefulvalleylake.com

April 2020

Welcome to Stay at Home April. By now, you've heard enough about the pandemic and stay at home orders, etc., so other than this introduction, we're not going to waste any more ink talking about that. What this newsletter will cover is the usual Spring start-up activities at PVL with some modifications to dates, places, and discussion as a result of the stay at home order. One thing we did want to let you know is that for the foreseeable future, we will be stepping up our security. We're still having some very irresponsible driving age children and their friends congregating at various places around the lake. Please, if you're one of these people or parents of one of these kids, take some responsibility! We understand for many of these young, healthy folks the pandemic won't affect them too severely. We also understand with schools closed, businesses shuttered, and jobs

drying up and the weather turning nice, days may be tedious and boring. However, we also know that a large portion of the membership at Peaceful Valley fit into the high-risk categories for age and health issues. We know it's inconvenient, but it's certainly not a joke, as families of the nearly 90,000 dead worldwide can attest. As mentioned in previous emails, we've closed the playground and campground until further notice, but are leaving the boat ramps and marinas open for boating and fishing; however, please make sure that you protect yourself while outside and near others. In addition, we have port-a-potties at the dam and marina, but you may want to make sure you bring your own hand sanitizer and toilet paper as thieves have been stealing these items from public restrooms around the country. Bear with us--we're all hoping for a rapid return to normalcy.

April Events:

- Monday April 20th, TBD, Public Water Supply District #1 of Gasconade County Board of Directors Meeting.** The PWSD is still deciding whether to cancel this meeting or to hold it remotely. Watch for an email and website announcement once they make their decision.
 - Friday April 17th, 7:00PM, Peaceful Valley Property Owners' Association Board of Directors Meeting.** We will hold our meeting using WebEx, which allows members to participate remotely. If you would like to attend remotely as well, contact the office and we will make arrangements to have you participate.
 - Saturday April 25th, Peaceful Valley Property Owners' Association Annual Meeting: Postponed until further notice.** See story below.
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2020 Annual Peaceful Valley Lake Property Owners' Member Meeting Postponed until Further Notice



The annual homeowner's association meeting scheduled for Saturday, April 25th has been postponed until further notice. However, we've made arrangements for voting for 3 positions on the board of directors, approval of the Budget Proposal, and Approval to Change our Fiscal Year Start Date from March 1st to July 1st. See the article below for candidate statements.

We're proposing that the dues remain at \$325, same as the last two years. The major expenditure in this year's budget proposal is road maintenance and repair. Our road contractor defaulted on the road resurfacing and repair contract from last year, so this year we plan to do most of what was scheduled for last year. This includes repairing & resurfacing various smaller areas around the lake, and replacing several culverts and repairing & resurfacing Lake Shore Dr. from the beach area to Skyline Dr. near the dam. We will not be doing the parking lot or boat ramp at the dam as they're still in good shape. We'll also be doing Peaceful Valley Rd. from the guard shack towards Lake Shore Dr until the funds we have budgeted for roads runs out.

Projects scheduled for this year include installation of security gates at the upper and lower entrances. We'll need to do some site preparation, particularly at the lower entrance, so we're holding off on repairing the lower entrance sign until the site prep

work is complete. Rest assured, we do plan to repair the sign this season. We're going to fix the bridge near the lower entrance that was struck by a semi-trailer. There's no structural damage to the bridge, but concrete holding up the guard rails is cracked.

The lodge roof leaks near the chimney in heavy rains as a result of the porous rock used to build the fireplace. We're going to frame out the chimney above the roofline and add some flashing, which we believe will take care of the issue.

Based on the bridge incident, the board has installed cameras at various locations around the lake. The cameras have successfully caught thieves stealing gas from the maintenance area and kids doing donuts in the dam area among other things. The gas theft was reported to the sheriff resulting in one of the individuals involved being arrested and the car impounded based on prior warrants. We will add additional cameras this season to other problem locations.

For more detail, see the membership package available at

<https://www.peacefulvalleylake.com/2020-annual-meeting-package.html>.

Board of Director's Candidate Statements

Note: Attached to the end of this newsletter is a paper copy of the ballot for the board of directors' election of 3 directors to fill expiring terms. We have three candidates for the positions. You can vote for them, or write in candidates of your choosing, or you can abstain. Additionally, we're asking you to approve the budget as presented in the membership package you received about a week ago. Lastly, you can vote with the paper ballot and enclose that in your return envelope by mail, drop it in the drop box by the lodge, or we strongly encourage you to vote online by logging into the following site. Your membership number and last name will gain access to the ballot. Once inside, your votes are completely anonymous. Click here to vote: <https://secure.electionbuddy.com/m/RXSeguq/pvpoa>

Lorraine Andrysek



Lorraine has been a part-time resident since 1996. She previously worked in the insurance industry for 37 years. She has experience in underwriting, insurance policies, contracts, fraud investigations, negotiations, mediations, litigation, risk management and loss control. Lorraine was appointed to a board opening a year ago. She reviewed and up-dated P.V.P.O. insurance policies in 2019. She is currently securing competitive proposals as each policy renews. She is detailed and an analytical thinker. She believes her skills can be utilized if elected.

Julia Baker



Greetings. My name is Julia Baker, and I am running for the Peaceful Valley Lake Board position to serve and advocate for this community we enjoy so much. My family have been long standing members and residents of Peaceful Valley Lake, and I have a vested interest in being an active member of this community. Having been an administrator in

my professional career for many years in various areas of industry, including the education and engineering fields, my skills I have developed regarding project management, budgeting, attention to detail and strong work ethic make me a valuable asset to the board as we continue to work as a team to improve our beautiful community. Areas of priority for me are those of safety, and building pride in our community and maintaining our wonderful amenities. I appreciate your consideration and vote. Thank you.

Gary Hacker

Gary has been an owner since the mid-2000s and full-time resident since 2014. Gary has served for the last 3 years and has been the Association Secretary for the last 2 years and maintains the PVL website and edits the Splash Newsletter. Over those 2 years, Gary has been instrumental in modernizing PVL's office operations. Gary's priority for Peaceful Valley is to develop a master plan that anticipates future major expenditures and budgets for those expenses, while keeping costs to members a low as possible.



Peaceful Valley Lake Lots for Sale CHEAP!!

Over the last several months, PVPOA has stepped up our collection efforts and have come into possession of several lots throughout the complex. We initially set the price of these lots at \$1500, but didn't sell any at this price. The Board of Directors recently approved a reduction in price to the following: Lots on Peaceful Valley Rd., Lake Shore, or Woodson are \$900. Lots not on these roads and without water availability are \$700, and lots not on the roads above but with water availability are \$500. (*Note: Lots on Peaceful Valley Rd., Lake Shore, and Woodson plus the lots with water availability incur a \$15 quarterly fee assessed by the Public Water Supply District*). This is "out the door" pricing as PVPOA is covering the costs of legal fees to transfer the property as well as waiving dues for the remainder of the dues year (through June 30th). That means all you pay is \$500, \$700, or \$900 and that's it until the next dues year. To see locations of the lots, go to <https://www.peacefulvalleylake.com/pvl-owned-lots-for-sale.html> .

A Note from the Public Water Supply District #1 of Gasconade County

The PWSD reminds customers that Peaceful Valley Water and Sewer bills are due April 21st. However, we understand that the Stay at Home order has made life difficult for all of us, so if you need to make special arrangements to pay your bill, please contact us at 573-437-7808.

On a different subject, PWSD #1 of Gasconade County exists solely to serve the water and sewer needs of home- and property owners of Peaceful Valley Lake Estates. On April 7th, there was a water outage on the southeast side of the lake. The outage was not caused by the PWSD, but by a Peaceful Valley Property Owners' Association (PVPOA) contractor. The contractor was digging out and replacing an old culvert on Lake Shore Drive just east of the swimming beach and nicked a 3" water pipe. As this contractor has done excavation and repair work before for PWSD the contractor was able to turn off the water and repair the break quickly. Total outage time was about 2 hours. Because of the swiftness of the contractor's action to shut off and repair the pipe, there is no need to issue a boil water advisory or order. PVPOA wants to assure you that the PWSD was not at fault here, so some of the disparaging comments on social media are directed to the wrong source.

One thing we would ask, however, is that if you experience a water or sewer issue at Peaceful Valley to please call the PWSD office at 573-437-7808. If it's an emergency, see the list below for the PWSD contact list. Please do not contact the PVPOA office or PVPOA board members as there's nothing we can do about water or sewer questions/issues.

PWSD Emergency Phone Contact List:

As a water and sewer company for a small community, the PWSD relies on our customers to help us spot problems quickly. If you observe any of the following:

- Problems with your water pressure, color, or odor
- Sanitary sewer back-up
- Foul odor in your yard (where your house connects to the sewer main)
- Water bubbling out of the ground in your yard or in the road
- Water overflowing from a manhole lid

Please call the PWSD (in this order)

1. Don Burrows (Operator).....**cell 573-789-5051****home 573-437-6236**
2. PWSD Office (hours MWF 9 till 2).....**office 573-437-7808**
3. Back-up Operator.....to be determined
4. Mike Garlock (board member)**cell 314-591-2240****home 573-437-3111**
5. Bob Kayser (board member).....**cell 314-288-5792****home 573-437-8492**
6. Randy Fuller (board member).....**cell 314-541-1417****home 636-225-2051**

We ask that you don't leave a message, but continue down the call list until you talk to a live person, especially if there is threat to health or safety.

For other types of problems (roads, culverts, pool, clubhouse, marina, dam, campground) please call the PVPOA office at 573-437-2605.

Peaceful Valley Property Owners' Association

PVPOA 2020 Election, Budget, & Fiscal Year Issues

Welcome to Peaceful Valley's 2020 Election. There are 3 issues for this election as follows:

- You're voting for 3 directors. Either select 3 of the listed candidates, or you can write in candidates of your own choosing.
- You're voting to approve or reject the board's recommended budget for FY 20-21.
- You're voting on a board recommendation to change our fiscal year from starting on March 1st, to starting on July 1st. A July 1st start coincides with the beginning of the July 1st dues year start.

A. Board of Directors

Select exactly 3 of 3 candidates, write-in your own candidate or choose abstain to vote for none of the candidates.

Any questions, please contact the Peaceful Valley Office at 573-437-2605. Check our website at www.peacefulvalleylake.com for any updates.

- Lorraine Andrysek
- Julia Baker
- Gary Hacker

Write In 1:

Write In 2:

Write In 3:

- Abstain

Turn Over To Complete Ballot

B. Approval of Budget Proposal for Fiscal Year 2020-2021

The PVPOA Board is proposing that our dues for 2020-2021 be \$325.00 for the year. If approved, this will be 3 years in a row that the dues have not been raised. To view the budget proposal, go to <https://www.peacefulvalleylake.com/2020-pvpoa-budget-proposal.html>.

Select all options that you approve of. If you do not approve of an option, do not select them. If you do not approve of any, select abstain.

- **Yes** - I approve the proposed budget
- **No** - I reject the proposed budget (please give reason in comments section below)
- **Abstain**

Comments:

C. Charter Amendment to Change Fiscal Year Start from March 1st to July 1st

The PVPOA Charter filed with Gasconade County sets our Fiscal Year starting on March 1st. This is awkward as our budget for the Fiscal Year starting in March is tentative until members officially approve a new budget at the April membership meeting nearly two months later.

This amendment changes the fiscal year to start on July 1st, which coincides with our Dues Year and allows members to approve the budget before it goes into effect.

If approved, costs to change are minimal--about \$120 in pro-rated accounting fees for preparing and submitting one-time, partial-year (March-June 2020) tax returns to the IRS and State. Once the new fiscal year starts in July, we'll be back on the annual schedule.

The Charter specifies needing a 2/3rds majority vote to change the document. A **Yes** vote means you approve of the fiscal year starting on July 1st, a **No** vote means you prefer the fiscal year start to remain on March 1st.

Select exactly 1 of 2 options or choose abstain to vote for none of the options.

1. **Yes**--I approve changing the fiscal year to start on July 1st each year
 2. **No**--I prefer the fiscal year to remain starting on March 1st each year
 3. **Abstain**
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