



## **GRAYROCK HOMEOWNERS ASSOCIATION**

PO Box 245  
Crozet VA 22932

Email: [grayrockhoa@gmail.com](mailto:grayrockhoa@gmail.com)  
Website: [www.grayrockhoacrozet.com](http://www.grayrockhoacrozet.com)

TO: **Grayrock Homeowners**  
DATE: December 23, 2023

### **RE: Notice of Annual Meeting and 2024 Dues Assessment**

The Board of Directors has scheduled the Annual Meeting of the Grayrock Homeowners Association for **TUESDAY, JANUARY 23, 2024 at 7 PM**. The location will be the Crozet Library's large meeting room, located at 2020 Library Avenue, Crozet.

In addition to this letter, which is your official notification of the Annual HOA Meeting, you will find the 2023 budget to actual report, the proposed 2024 budget, an invoice for the 2024 annual dues, and a few important neighborhood reminders.

**The annual assessment for 2024 will be \$ 404.00 and is due no later than January 31, 2024** (monthly late fees apply starting February 1). Please note the option to pay securely online. This dues increase is based on findings of the 2023 Grayrock HOA 5-year Reserve Study, and was voted on and approved by Grayrock homeowners in accordance with Grayrock HOA bylaws.

**As voted for:** *Dues increase over the 5% limit as follows: \$404 – 2024, \$454 – 2025, and \$500 – 2026-2028 until the next Reserve Analysis in 2028 before any further 5% dues increases resume.*

While we do not have a pool or clubhouse to maintain, our community is responsible for two large ponds, two play areas, two neighborhood entrances, two water bioretention systems and many acres of wooded common areas. Each brings value, but at consistently increasing expense.

**Please mark your calendar to attend the Annual Meeting TUESDAY JANUARY 23, 2024 AT 7:00 PM**

The Board wishes to thank all the resident volunteers who helped our community and/or served in 2023.

Sincerely,  
Grayrock Homeowners Association 2023 HOA Board + Volunteers

*Elizabeth Foreman, President 2025\**  
*Troy Lane, Vice President/Webmaster 2025\**  
*Emily Beall, Secretary 2025\**  
*Bruce Dell, Treasurer 2023\**  
*Lou DePaolo Board Member/Grounds Officer 2023\**  
*Elizabeth Jeronimus, Board Member 2025\**  
*Bill Rose, Board Member 2024\**

*Ron Cooper, Board Member 2025\**  
*Gail Cornish DRC/ARB Chair*  
*Deb Lamberton DRC/ARB*  
*Thedra Nichols DRC/ARB*  
*Amy Thomas, Accounting/Taxes*

*\*current term through year-end*

## **GRAYROCK HOMEOWNERS ASSOCIATION**

**INVOICE FOR 2024 ANNUAL ASSESSMENT**  
**TOTAL DUE: \$ 404.00**  
**DATE DUE: 01/31/2024**

**On-Line Payment Option Now Available:**

Visit <https://www.grayrockhoacrozet.com> and follow directions on the home page.

**NOTE:** Please note that a \$12 service charge for online payments will be included with the annual fees.

Checks should be made payable to **Grayrock HOA**  
and mailed to: **Grayrock Homeowners Association, PO Box 245, Crozet, VA 22932**

**Prompt payments decrease the amount of work for our VOLUNTEER  
Treasurer and are greatly appreciated!**

Payments received after the due date are subject to a late fee of \$25 per month assessed the first of each month until receipt of payment and commence on February 1, 2024. Accounts not paid in full by May 31, 2024 will be turned over to the HOA's attorney for collection. The homeowner is responsible for all attorney's fees and interest on the past due amount.

In order to ensure we have the correct email address for you, please write in your email address below, legibly, and/or send an email to grayrockhoa@gmail.com. This will enable the Board to send you important information in a timely manner.



**SUBMIT THIS PORTION ONLY IF PAYING VIA CHECK**

*Please print legibly! Write in your name and address for proper crediting of payment.*

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

PROPERTY STREET ADDRESS: \_\_\_\_\_

E-MAIL: \_\_\_\_\_@\_\_\_\_\_. (Required)

AMOUNT ENCLOSED: \$ \_\_\_\_\_

# Agenda for the 2024 Annual Homeowners Association Meeting

## Summary of Major Projects from 2023

- a. Landscaping/Grounds Report
  - i. Repairs & Renovations
  - ii. Continued managing issues with dead trees and brush removal including two neighborhood volunteer work days
  - iii. Completed Phase II Landscaping for Grayrock & Grayrock North Entrances
- b. Pond Committee Report
- c. Capital Reserve Fund Analysis Study completed
- d. Neighborhood Social Events (eg. Coat drive, ice cream social, chili cookoff)

## 2. Planned Projects for 2024:

- a. Regrade Stairs/Main Path to Pond Area
- b. Williams Brothers Landscaping Contract renewal
- c. Continue dealing with ongoing dead tree issues on HOA property
- d. Continue with neighborhood social events (budget increased to \$1250.00)
- e. Continued Pond Maintenance

## 3. 2023 Financials & 2024 Proposed Budget

## 4. Comments/Questions

\*\*\*\*\*

# Reminders for Grayrock Homeowners

\*\*\*\*\*

1. HOA bylaws *require* that homeowners submit an Application for Architectural Change to the Design Review Committee (DRC) with a \$5 fee *before* embarking on any permanent change or structural addition to your house or property. Any questions? Contact [grayrockhoa@gmail.com](mailto:grayrockhoa@gmail.com)

2. The speed limit in our neighborhood is 25 MPH. Please watch for children and dog walkers!

3. Swimming in the Grayrock ponds is not allowed. Also stay OFF the ponds in the winter. Any ice that does form is unsafe and will NOT support a person's weight.

4. Clean up after your pets, and kindly prevent them from eliminating on your neighbors' yards or mailbox plantings.

5. Please ensure your dogs are monitored and are not allowed to bark outdoors for extended periods, especially early morning and late at night.

6. On-street parking impairs emergency vehicles' access to our neighborhood as well as creating blind spots for all drivers that imperil children on bikes and scooters, dog walkers and other drivers. Please refer to the Grayrock HOA bylaws for homeowner and visitor parking regulations.

7. Please do not park across, or partially blocking the sidewalk.

8. Keep the sidewalk in front of your house clear of overhanging trees or shrubs to allow unimpeded walking. Trim any trees or other vegetation that overhang or spill onto the sidewalk. Please maintain your property as a whole, keeping up with mowing, pruning, removal of dead trees, and other repairs as necessary.

9. Consider volunteering on the HOA Board. You will join other caring Grayrock homeowners in maintaining our volunteer board status, obviating the need to hire an expensive outside management company.

\*\*\*\*\* And finally, enjoy your beautiful GRAYROCK neighborhood! \*\*\*\*\*

**GRAYROCK HOMEOWNERS ASSOCIATION**  
as of November 30, 2023

	2023 Operating Fund Actual	2023 Operating Fund Budget	2023 Variance Favorable/ (Unfavorable)	2023 Actual to Budget Percentage	Proposed 2024 Budget
<b>CURRENT YEAR INCOME</b>					
Dues	\$ 53,425	\$ 53,454	\$ (29)	100%	\$ 61,004
Disclosure Packets	275	400	(125)	69%	350
Late Fees/Homeowner Fines	25	25	-	100%	25
ARB Applications	60	100	(40)	60%	55
<b>Total Income</b>	<b>\$ 53,785</b>	<b>\$ 53,979</b>	<b>\$ (194)</b>	<b>100%</b>	<b>\$ 61,434</b>
<b>CURRENT YEAR EXPENSES</b>					
Landscape - Contract	\$ 24,889	\$ 27,000	\$ 2,111	92%	\$ 27,646
Tree/Brush Management/New Landscaping	8,538	10,000	1,462	85%	7,000
Pond Management	4,246	6,000	1,754	71%	6,500
Insurance	2,447	2,620	173	93%	2,600
Renovations & Repairs	111	1,000	889	11%	500
Electric	268	350	82	77%	350
Supplies	112	200	88	56%	100
Water & Irrigation	285	300	15	95%	300
Legal/License/Registration Fees/PO Box Rental	225	1,000	775	23%	2,250
Website	139	100	(39)	139%	150
Disclosure Packets	-	350	350	0%	450
Postage	8	50	42	16%	50
Neighborhood Events	907	1,000	93	91%	1,250
2023 Five Year Reserve Study	2,730	2,700	(30)	101%	-
Other	112	200	88	56%	200
<b>Total Expenses</b>	<b>\$ 45,016</b>	<b>\$ 52,870</b>	<b>\$ 7,854</b>	<b>85%</b>	<b>\$ 49,346</b>
<b>EXCESS (DEFICIENCY) OF INCOME OVER EXPENSES</b>	<b>\$ 8,768</b>	<b>\$ 1,109</b>	<b>\$ 7,659</b>		<b>\$ 12,088</b>

FUND BALANCES as of NOVEMBER 30, 2023	Operating Fund	Grayrock Reserve Fund	Grayrock North Reserve Fund	Total Cash on Hand *
BEGINNING FUND BALANCE	7,220	66,496	21,569	95,285
CURRENT YEAR OPERATING INCOME/(EXPENSES)	8,768	(57,250)	-	(48,482)
INTEREST INCOME	-	404	81	485
CURRENT YEAR INTERFUND TRANSFERS	(8,000)	6,662	1,338	-
<b>ENDING FUND BALANCE</b>	<b>\$ 7,988</b>	<b>\$ 16,312</b>	<b>\$ 22,989</b>	<b>\$ 47,289</b>

\* Bank account balance as of November 30, 2023

2024 FUND BALANCES ESTIMATE	Operating Fund	Grayrock Reserve Fund	Grayrock North Reserve Fund	2028 Reserve Study	Total Cash on Hand
BEGINNING FUND BALANCE	5,482	15,901	22,906	-	44,289
2024 OPERATING INCOME/(EXPENSES)	12,088	-	-	-	12,088
INTEREST INCOME	-	583	117	-	700
2024 INTERFUND TRANSFERS	(12,000)	9,160	1,840	1,000	-
<b>ENDING FUND BALANCE</b>	<b>\$ 5,570</b>	<b>\$ 25,644</b>	<b>\$ 24,863</b>	<b>\$ 1,000</b>	<b>\$ 57,077</b>