

STAGEBRIDGE COMMUNITY

A 21st Century Community in the rural foothills of the Blue Ridge Mountains

2006-2007 ANNUAL REPORT

AUGUST 2, 2007

With the close of the fiscal year on June 30, 2007, the Stagebridge Community Association (the "Community") has completed its third year of operation. The Community reached many important milestones during the year.

- Membership in the Community now stands at 7 active owners. A private directory of homeowners is maintained for members' use.
- Stagebridge Community is a Virginia nonstock corporation. Accounting for the Community is provided by Stagebridge LLC. The Community hires various vendors for maintenance work. The Community has directors' and officers' insurance for the board.
- Construction of the second home was completed at Lot 1. The custom designed house takes advantage of an excellent southern exposure and view of Laurel Ridge at the top of Stagebridge. The owners have beautified their lot by adding a hobby vineyard along Stagebridge Trail. With the completion of this house, there are now four residents enjoying the beauties of life at Stagebridge.
- Several lessons have been learned during the construction process. All contractor vehicles and construction materials must be kept on the lot, maintaining the privacy and attractiveness of our common areas. Also, trash receptacles and portable toilets must be kept out of sight from the main road. Lot owners are encouraged to obtain insurance coverage immediately upon commencement of construction and must take steps to insure erosion control and site cleanliness during the construction process. In particular, steps must be taken daily to remove any food items from the work site, to avoid attracting wild life. Finally, contractors must take care of the road and repair any damage they cause.
- With over half of the Community lots now sold, Stagebridge LLC continues to market the remaining parcels with an emphasis on the adventure of living in such a beautiful location, and on the prospects for hobby agriculture (fruit trees, grapes, etc.) The current price list is available online.
- Despite the slow down in the real estate market, our lot pricing remains competitive and affordable. In fact, the lots at Stagebridge are already increasing in value.

- Development of the property continues, with extensive work being done to maintain and beautify the common areas. This includes one-half mile of private road (Stagebridge Trail), over 800 feet of state road frontage and about 1.7 miles of recreational paths. These areas require mowing, cleanup, and other landscape maintenance on a periodic basis. Regular maintenance continues in all the common areas, focusing on:
 - Road side beautification
 - Adding gravel to Stagebridge Trail as well as grading the main road and shared driveways
 - Improved ditching along Stagebridge Trail to facilitate drainage of rain water
 - Cleared ditches and culverts along Laurel Ridge Road and White Tail Branch Road, adding additional stone where necessary
 - Weeding and refreshing the mulch at the roadside entrance
 - Seeding and fertilizing bare areas along Stagebridge Trail
 - Removing trees downed by high winds from Stagebridge Trail and walking paths
 - Plowing snow on Stagebridge Trail (one time)
 - Maintaining the Community walking path

The Community continues to incur maintenance expenses—including over 500 hours of labor in addition to supplies and equipment—to keep Stagebridge fresh and attractive. As more owners complete and move into their homes, we anticipate owners taking an active part in the continued maintenance. This will help to control costs for the Community Association.

- Plans are developing for the paving of Stagebridge Trail. Our road engineer has visited the development to assess the road and discuss the best approach for final paving.
- A charitable donation was made to the local volunteer fire department on behalf of all owners. The volunteer firefighters are grateful for the continued support of the Stagebridge Community.
- The Stagebridge Community continues to use a “pay as you go” financial approach, in order to keep our members’ cost reasonable. The Community was slightly over budget due to road and general maintenance expenses, but interest and late fees provided a small overall positive balance. No increase in fees is anticipated for 2007-2008.
- The Community will hold its annual meeting at 11:00 AM, Friday, August 31, 263 Stagebridge Trail, Lovingston, VA.