

# STAGEBRIDGE COMMUNITY

A 21<sup>st</sup> Century Community in the rural foothills of the Blue Ridge Mountains

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## 2010-2011 ANNUAL REPORT

OCTOBER 2011

With the close of the fiscal year on June 30, 2011, the Stagebridge Community Association (the "Community") has completed its seventh year of operation. The Community reached many important milestones during the year.

- Membership in the Community continues to stand at 9 active owners (8 individual lot owners and Stagebridge LLC). A private directory of homeowners is maintained for members' use on the Stagebridge Community Web Site, which is password protected at [www.stagebridge.net](http://www.stagebridge.net), see more below.
- Stagebridge Community continues as a Virginia non-stock corporation. Administration and accounting services for the Community are provided by Stagebridge LLC. The Community hires various vendors for maintenance work, pays all bills for service, and files an annual tax return. The Community has directors' and officers' insurance for the board.
- There was no new construction activity in the past year, there are six residents enjoying the beauty of life at Stagebridge living in three custom homes. Residents are continuing their landscaping and beautification activities.
- With approximately 2/3 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 recreation and healthy living as well as hobby agriculture (fruit trees, grapes, etc.) The current sales guide is available online. Stagebridge LLC has created a website to help encourage those that will be moving to the area to think about Stagebridge for their next home. The link is [www.relocate.stagebridge.net](http://www.relocate.stagebridge.net)

Please contact us if you know of anyone who would make a good neighbor and who may be interested in learning about Stagebridge.

- The Stagebridge web site owners' area [www.community.stagebridge.net](http://www.community.stagebridge.net) provides up to date information for your benefit, such as contact information, reports from the community and any news of interest. Please share your thoughts with us.
- As an owner, you may be interested to know what facilities you have at Stagebridge:
  - Field stone gate, wall and signage at Stagebridge entrance
  - About 800 feet of chestnut rail fencing, along the frontage and entrance areas
  - One half mile of paved two lane entrance road ( Stagebridge Trail )

- An underground telephone and electric power distribution system that reaches all Phase I and II lots
  - Access to Geographic Information System for locations and topography at Stagebridge
  - Community and lot signage to orient visitors
  - Nearly thirty culverts and associated ditching for storm water containment and control
  - A walking path extending nearly two miles along sections of Black Bear Creek, White Tail Branch and up to Laurel Ridge
  - Over 50 trees planted to augment Mother Nature's vast collection on display here
  - Approximately 1000 bushes and minor plantings
  - Picnic area at the lower end of Black Bear Creek
- 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 ( including trash pickup )
    - Mowing the common area on either side of Stagebridge Trail as well as both sides of County Road ( #623) and the other roadways as discussed above
    - Cleaning out the ditching along Stagebridge Trail to facilitate drainage of rain water
    - Clearing ditches and culverts along Laurel Ridge Road and White Tail Branch Road, and adding additional stone where necessary
    - Weeding and refreshing the mulch at the roadside entrance, the planted areas along Stagebridge Trail and other planted areas such as the center of the turning circle.
    - Seeding grass and fertilizing bare areas along Stagebridge Trail
    - Removing trees downed by high winds from Stagebridge Trail and walking paths
    - Plowing snow on Stagebridge Trail (several times this past winter, see below)
    - Maintaining the Community walking path
    - Planting new bushes and trees to augment our extensive landscaping
    - Repair and replacement of Stagebridge signage as required.

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. This year we have placed a small tractor/mower at Stagebridge to improve the mowing capability.

- My understanding is that the residents were satisfied with the snowplowing done on the Stagebridge Trail these past two winters. 2009-10 was the most severe winter in the past 10 to 20 years by some measures. At one point, all of Nelson County was shut down for several days. Overall, the increased costs for snowplowing were offset by lower summer maintenance on the paved road. Nevertheless, we decided to begin to increase fees to build more of a cushion for another severe repair issue that may occur. 2010-11 winter conditions were better and we did continue to snowplow/treat the roads on two occasions.
- The Stagebridge Community has modified the “pay as you go” financial approach, and plans to build a surplus while keeping our members’ cost reasonable. The Community is on budget for road and general maintenance expenses, we ended with a positive balance of \$35.21. A small increase in fees was put in place for 2010-2011 so that we can build up funds for future needs. The rapid inflation of cost of the materials, fuel etc., which we use necessitated an increase. The Financial report is also available on the owner’s web site.

- August 2009 we completed the chip and seal paving of Stagebridge Trail extended to the Lot 8 driveway. Damage due to snow-plowing was evident. We are evaluating repairs that may be needed after the two years of service. The asphalt on Stagebridge Trail has held up well since installation in 2008.
- A charitable donation on behalf of all owners was again made to the Nelson County Pantry, a local County Food Bank. The Pantry expressed its gratitude for the support of the Stagebridge Community.
- Over the past two years we have prepared and updated a "Home Guide" that describes the 3 homes already built and discussed the building intentions for the remaining owners. This is a simple two page document. I have requested that all owners who have not yet constructed a home provide an update of the status of their schedule for construction. Most owners have responded. The Home Guide will be reviewed at the annual meeting, and then will be available for owners. A depersonalized version including only the built homes will be available to prospective buyers.
- We have planned an annual event to draw all owners which will include dinner, wine tasting and stimulating discussions of life at Stagebridge. The Community will hold its 2011 annual meeting on November 12 at the home of Mike and Nancy Connors, 544 Stagebridge Trail. We thank the Connors for their generosity in hosting us.

The proposed agenda for the meeting: (please suggest other topics or ideas)

- Greeting and Sign-In 2 PM to 3 PM
- At 2 PM - Walking Tour of Stagebridge (bring comfortable shoes for an exhilarating walk).
- Meeting begins at 3 PM
- Overview of the past year's activities and financial report – T.M. Knasel
- Maintenance: current levels/satisfaction/future plan and projected costs
- Specific Topics of general interest
  - Update on the erosion control efforts recently carried out
  - Planned changes to covenants:
    - To include Lots 11 to 13
    - Addition of a community walking path on lot 13
    - Clarification of certain procedures concerning assessments
  - Land clearing and problem tree removal: why it's a good idea to clear and clean up your lot. Comments will be provided by several lot owners.
  - How to get your home constructed as efficiently as possible: hints and lessons learned from recent home building experiences at Stagebridge
  - Internet service - CVEC and other choices
- Items from the owners for discussion
- Wrap Up and Acknowledgements.
- Adjournment of the formal portion of the meeting
- Wine Tasting reception
- Dinner

- We hope all owners will attend. Any owner who is travelling from out of town should contact me at once – we may be able to arrange for a resident to host you. The meeting will be an important one particularly since we can discuss how to get started on building, finance sources, etc.
- Please update us as to your building plans, if you have not already done so this year. For the annual meeting **Please RSVP as soon as possible** so we may plan for the event.

Respectfully submitted,

*T. Michael Knasel*

T. Michael Knasel, president

The Stagebridge Community