



Homeowners, individuals and businesses have strengthened our combined reach across West Virginia's 55 counties. Covid brought us into one-on-one technology through the use of Zoom. By partnering with the Commission on Common Ownership Communities our Organization benefited in more ways than one! WVOHOA's monthly education sessions, board meetings, randomly scheduled discussions and continued research provided visual interaction which proved to be one of the most successful activities in the Organization.

Over the course of the year we spoke with many homeowners with questions challenging fiduciary responsibilities. Many were unaware their own HOAs were self-sufficient, developed by agreement never to be a financial burden to county, state or federal agencies. Others learned about developing policy for basic guidelines in handling their unique covenants while not being in conflict with those covenants.

During the year WVOHOA provided 2-hour sessions through homeowners' interest & requests covering:

- HOA Madness Breeds Contempt & Consequences
- Applying for funds to cover delinquent assessments, mortgages, maintenance, etc., due to Covid-19
- No WV Oversight – consider a policy plan: Internal Dispute Resolution/Alternative Dispute Resolution
- WVOHOA's Committee on Legislative Review of the Uniform Common Interest Ownership Act (UCIOA)
- Homeowners & Fracking Wastewater, what it is & where it goes
- Management Contract Roles
- Completing an HOA Resale Certificate
- Rules, Regulations, Policy vs Amendments
- Open Forum, HOA Questions, Comments & Issues
- HOA Parking – Covenant – Policy – Towing
- HOA Board & Members' Meeting Behavior

These and other subjects have become the staple for the Organization on the level of much needed basics to thought-provoking challenges we are all attempting to unravel in one way or another. Our completed sessions are available online for our members in good standing at: <https://wvohoa.org/education/enter-workshops-and-seminars/>

One of the most daunting subjects came straight out of many restrictive covenants – all meetings must be in person. How does a planned community handle issues like the pandemic and continue with their fiduciary responsibilities when they cannot meet in person? Sadly, many HOA boards of directors focused on their covenant text

## 2022 YEAR IN REVIEW

WEST VIRGINIA ORGANIZATION OF HOMEOWNERS ASSOCIATIONS, INC.  
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“must meet in person” and refused to consider an obvious unintended consequence by simply not meeting at all. Leadership in those HOAs began to break down. Homeowners contacted WVOHOA pleading for guidance.



WVOHOA’s Legislative Review Committee (LRC) tackled that issue through virtual discussions & meetings with the National Law Commission, advocacy from Community Associations Institute, and letters of support from many homeowner members to their state representatives. House Bill 4623 was introduced, by defining “electronic”; establishing requirements for the holding of meetings; and creating procedures for voting and proxy voting. Eventually stalling, not to become an amendment to WV 36B UCIOA. Unfortunately, WVOHOA could not obtain the attention of the WV Law Commission. However, WV’s Nonprofit Corporation Act 31E had been amended to include virtual meetings. 31E outlines the steps for responsibilities of any non profit corporation virtually with or without a pandemic. WVOHOA’s LRC is continuing to review WV’s 36B and other state laws relative to planned communities.



Our membership increased to Member HOAs : 124, Individual & Business Memberships: 80 totaling 13,501 Homes and 18,243 Lots. We formally welcome the following new members of 2022:

1. **Arcadia Springs Homeowners Association** – 255 Homes 255 Lots, Jefferson County
2. **Asforth, William** (Bill) – Individual, (Homeowner: Whiting’s Neck Farm Estates), Berkeley County
3. **Cacapon Mountain Recreation Area** Property Owners Association 6 Homes 10 Lots, Morgan County
4. **Clendenin Square** Homeowners Association – 50 Homes 50 Lots, Kanawha County
5. **Dark Horse Property Services** – Business, Hampshire County
6. **Derr, Jess** – Individual, (Homeowner: Huntfield Community Association), Jefferson County
7. **Glade Springs Village** Property Owners Association 800 Homes 1,646 Lots, Raleigh County
8. **Holly Brook** Home Owners Association – 38 Homes 46 Lots, Putnam County
9. **Keightley, Elizabeth** (Ditsy)– Individual, (Homeowner: Centre Court Homeowners Association), Kanawha County
10. **Lakewood** Property Owners Association – 194 Homes 231 Lots, Mineral County
11. **McDonald, Lee** – Individual, (Homeowner: Eastview Manor Association), Marion County
12. **Parcell, Brian** – Individual, (Homeowner: Sand Run Estates Association), Upshur County
13. **Parker, Jennifer** – Individual, (Homeowner: Foxcrest Manor Owners Association), Berkeley County
14. **Poirier, Lisa** – Individual, (Homeowner: Cacapon River Meadows Property Owners Association), Morgan County
15. **Sherwood Forest** Homeowners Association – 20 Homes 20 Lots, Berkeley County
16. **Skyline Estates** Homeowners Association – 36 Homes 49 Lots, Monongalia County
17. **Slatyfork Farm** Owners’ Association – 50 Homes 100 Lots, Pocahontas County
18. **Tabler, Paul** – Individual, (Homeowner: Oak Forest Subdivision), Morgan County
19. **Tyree, Michele** – Individual Member, (Homeowner: Sherwood Forest Homeowners Association), Berkeley County
20. **White Rock Mountain Retreat** Property Owners Association – 15 Home 172 Lots, Greenbrier County

All our members are recognized since we began in 2009 at: <https://wvohoa.org/welcome-new-members>



A long-awaited member request finally materialized – online payment availability began December 8, 2022 in tandem with our renewal invoices. New members can also use this function when applying. Kudos to Jim Campbell, Treasurer for making this happen. Jim dove into the process without a hitch while working with our bank and SwipeSimple providing confidence & security for our members. Member link to our online payment at: [https://swipesimple.com/links/lnk\\_a0a34c05](https://swipesimple.com/links/lnk_a0a34c05)

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## WVOHOA leadership lost a valued & dedicated volunteer September 17, 2022



Remembering Gary Stewart  
Legislative Review Committee 2014-2022  
Vice President 2019  
Board of Directors 2018-2022  
Individual Member since 2013



### 2022-2023 Board of Directors

- Nance Briscoe, President, Jefferson County
- Sam Collins, Vice President, Pocahontas County
- Maggie Baker, Secretary, Hampshire County
- Jim Campbell, Treasurer, Berkeley County
- Gary Stewart<sup>†</sup>, Director, Morgan County
- Susan Pipes, Director, Jefferson County
- Terry Scholten, Director, Berkeley County
- Kathy Knight, Director, Tucker County

### 2022-2023 WVOHOA Legislative Review Committee (LRC)

- John Bsharah, Chairman, Kanawha County
- Gary Stewart<sup>†</sup>, Director, Morgan County
- Sam Collins, Pocahontas County
- Maggie Baker, Hampshire County
- Kathy Knight, Tucker County

## UPCOMING



**January 18, 2023**

“Delinquencies: Understanding/Comparing Covenant Violations & Annual Assessment Violations and the differences“

Guest Speaker: Linda Horensavitz, CAI Educator

Glade Springs Village – WVOHOA Member, Raleigh County

## SCHEDULE

**WVOHOA education sessions** are on the 3<sup>rd</sup> Wednesday of each month at 7PM via Zoom.

Registration is required, attendance is free.

**WVOHOA Board meetings** are held on the 4<sup>th</sup> Tuesday of the month at 2PM via Zoom.

**One-on-One Zoom discussions** can be scheduled upon request



**March 10-12, 2023**

We've voted to participate in the upcoming 2023 home show and we've reserved our place at the table in Morgantown, WV at the Mylan Park Ruby Community Center to interact with homeowners. Many community members will be in attendance, and we hope to see you there! Please volunteer for an hour or more on Saturday or Sunday with WVOHOA

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please contact [membership@wvohoa.org](mailto:membership@wvohoa.org). Our mission of sharing information – increasing knowledge will be expressed in conversation, handouts, games and Q&As. We'll also provide a schedule to virtually stop in on Zoom.

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