



**February 2016**

## **RIPPLES - Happenings At Runaway Bay**

Hi

As we mentioned in the inaugural issue of our newsletter, from time to time as developments warrant we will inform property owners concerning matters that we believe are of interest. Well, we think now is one of those times. At the end of this issue you will see that we are asking for your help or, more precisely, we are asking for your help so that we can help you.

This second issue - WAY TO GROW - is devoted to what we have been doing to maintain the viability of this community and promote its growth. As with all communities, we must either grow or will begin to decline. We are committed to measured and meaningful growth while preserving the quality of life that

makes Runaway Bay such a wonderful place to live.

## **Has Something Happened?**

Actually, not enough is happening. Currently there are no new homes under construction. Several additions to existing homes have been completed in the past year; however, our Architectural Review Committee has not received any applications for new construction homes for more than two years.

Four homes in our community are for sale. Approximately 40 of our 299 properties are on the market. Sadly, a few of our property owners have not been able to meet their financial obligations and have given up their properties. Having your property auctioned off on the courthouse steps is not the way our dreams should end.

In short, we have a problem.

## **What are we doing to fix our problem?**

We are a community of problem solvers. We have already taken a number of steps and we are developing a plan of action for the future aimed at pumping new life in to Runaway Bay.

We are working together with the Leesville Lake Association (LLA) to publicize the many wonderful features of our lake. As the LLA slogan says, we want the public to appreciate that this area is indeed "A Blue Jewel near the Blue Ridge"

We will be reaching out to our sister Leesville Lake communities and lake shore businesses to enlist them in our effort. A group of Runaway Bay home owners and property owners is working with area realtors to redouble their efforts to market Runaway Bay and Leesville Lake. Check out [Leesvillelake.org](http://Leesvillelake.org) and [Runawaybayhoa.org](http://Runawaybayhoa.org) to see the many improvements that have been made in these websites.

We have worked to improve our "Curb Appeal." The recreation park has been refurbished, with planning underway for

additional attractive features. Our trails, interior ponds and grassy areas are all improved or will be in time for the summer season.

Remembering the old adage, "Want it bad, get it bad" we are moving ahead with purposeful resolve. We are committed and we are in this effort for the long haul.

## **What can you do?**

First, let's tell you what you don't have to do. Your HOA dues remain the same for 2016 - no increases. If you received some money from the HOA recently, it is because the Architectural Review Committee has returned all completion bonds to our home builders. We have updated our reserve to ensure we are prepared/funded to deal effectively with possible future adversities. Our accounting procedures are being independently reviewed. We can state with confidence that your HOA is in compliance with all relevant state and county laws and rules for HOAs.

Now here comes your part. Included with this news letter is a questionnaire that we strongly urge each and every one of you to complete and return to us as soon as you can. This will not hurt your head. There are only three straightforward questions. For our part, we will respond to every completed questionnaire.

We will publish another issue of Ripples in the summer. The working title is "WE ARE LISTENING". That issue will echo the voice of our community and

let you know what we are doing in response to your suggestions.

**It is not all bad news!**

Remember! Runaway Bay remains a place of natural beauty; a sanctuary for relaxed serenity. If you have not been here for a while, winter is a great time to visit. The trees are undressed so that you can better appreciate the spectacular views.

Now, on to the questionnaire.

Please share with us your thoughts on the following three questions:

What are your goals for your property? Please respond in as much detail as you feel comfortable with. If you are thinking about building a vacation home or full time residence, our Architectural Review Committee will be happy to offer advice.

What would you like the HOA to do that may help you achieve the goals you have for your property? We are leaning forward here, so we welcome your recommendations.

In addition to the above, we are soliciting your thoughts in general on ways we can make our community grow and be more attractive. After all, good ideas are like sparks from a grind stone - they flash brightly but they must be captured quickly and passed along lest they be forgotten.

Thanks very much in advance for taking the time to respond.

Please include your name and lot number with your response.

You may respond by:

Email: [hoaboard@runawaybayhoa.org](mailto:hoaboard@runawaybayhoa.org)

Regular mail:

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PO Box 120  
Altavista, VA 24517-0120

FAX: 434-309-1747