

Hermitage Road Historic District Association

Hermitage Herald

September, 2019



The next HRHD Association meeting will be held on Friday, September 27 at 7:00p.m. at the home of Lisa and Frank Wood, 4102 Hermitage Road. Please bring an appetizer, dessert or side dish to share, and your favorite beverage. Kindly RSVP to lwood921@gmail.com, 804-262-4059

President's Letter
Hermitage Road Historic District Association
September 1, 2019



Dear Neighbors:

I am very pleased and honored to serve the Hermitage Road Historic District Association as President this coming year. I have been a member since the inception of the Association in 1988. Since then I have been the beneficiary of the hard work of many members who served as officers and did other important work for the District. Now that I am partially retired I have some time to “pay back” on all of this good work and look forward to doing what I can to facilitate the goals of the organization to “promote and coordinate community welfare, education, safety, architectural and historical preservation and the maintenance of the single family residential character of the Hermitage Road Old and Historic District.” Please let me know about issues you think are important to the neighborhood.

Many thanks go out to two officers who have retired this past year. Celia Sease has served us well as President for two years and I thank her for leaving the association in such good shape. Bart Lacks has served as Treasurer since 2003 and has been great in helping out with the transition to a new Treasurer this summer. Thanks a lot Bart for all you’ve done for the Association.

OLD BUSINESS

Election of Officers. As the July 7 meeting of the Association we elected the following slate of officers to serve 2019-2020

President: Robert Balster

Vice-president: Michael Kurze

Secretary: Cheryl Magazine

Treasurer: Frank Rizzo

Newsletter: Hilda Braswell

The President, Vice-President, Treasurer, Secretary and Past-President serve as members of the Executive Board. We met on August 19, primarily to discuss the new By-Laws. This is a great group and I look forward to working with them.

Trees in the 3800 Block: We have a success story in saving the trees on the west side of the 3800 block of Hermitage Road. Several healthy trees were slated for removal for repair of a broken sewer line in the greenspace of that block. As you know, the Association opposed the removal of these trees and took several steps to contact the city with our concerns. I have been able to track down the contractor who the city selected to repair the sewer line and have learned that “due to community opposition” a revised repair plan was adopted that will save the trees. Instead of removing the trees and digging a trench to lay new line, a new line will now be pulled through the old line from holes dug at each end of the area needing repair. The purchase order for the work has been issued by the city and it should begin in early September. I was told by the contractor that the repair work may stress the trees, in part by removing a nutrient source (ugh!), and that one of the smaller trees has to be removed and then replaced after the work has been completed. Several other improvements are being made by the contractor that should protect the trees into the future. Let’s hope all goes as planned. We are not certain who of the many persons we contacted in city government was responsible for hearing our concerns and making a better plan, but it’s nice to know that the city listened to us and others who lobbied on this issue.

“Bed Buddies”: We continue to need volunteers to help maintain the garden beds at the intersections

along Hermitage Road. Most are in pretty good shape, but continually need attention. Email Hilda Braswell at brashweb@comcast.net to volunteer.

Bike lanes: Despite many attempts by our past officers, we have been unable to get clarity on the formal status of the bike lanes on Hermitage Road so we can have the rules perfectly clear. The city has also been asked about setting up a system of gaining permission for residents to use the parking lane for cars when they are having special events. No progress on that front.

Treasury: The Treasury balance is currently less than \$200. This is lower than I would like and necessitated reducing the frequency of mowing at the Pocket Park at Hermitage and Westbrook. Dues for 2019-2020 will be due soon so perhaps we can replenish the balance. In addition, the Executive Board approved a request for members who care to do so to make a dues contribution of up to \$100 for a household of up to two. This will be reflected in the dues statement you will receive with this letter. I hope many of you can help the Association out this year so we have an adequate balance to accomplish our society objectives.

Sale of 4104 Hermitage Road: The property known as Montrose was sold on July 15 to Marshall Contino and Kristin Carleton. We look forward to welcoming them and their family to our neighborhood.

Sale of the Scottish Rite Temple at 4202 Hermitage Road. The September 2018 *Hermitage Herald* provides excellent background on the sale of the Scottish Rite Temple. Micahel Kurze spoke with the realtor who confirms that the property is still on the market and that they are looking for the right buyer for the neighborhood. The asking price has been reduced to spur interest.

NEW BUSINESS

New By-Laws. It may come as no surprise to many of you that the Association has been functioning for several years without reference to our By-laws. This is in part due to the fact that we seem to have misplaced them and no one can find a current version. The Executive Board discussed this problem and decided to produce a new set of By-Laws, based on an original set of By-laws that Bart Lacks found in our Association records. We attempted to produce a set of By-laws that we believe reflects the way the Association has been operating. We are asking to the membership to vote on these new By-Laws at the upcoming September 27 HRHD Association Meeting. This new set of By-Laws are being distributed with the September Newsletter, and are open for revision by the members at the meeting. The Executive Board unanimously supports the adoption of the By-Laws as drafted. If any of you would like to see what we believe to be the original By-Laws from which these were derived, they are included in the column to the right of the proposed by laws. Amendments that were made to these old By-Laws have been lost so we tried to write the new ones to reflect what we remember of these amendments and actual practice.

Dues. Dues for 2019-2020 are due now. A dues form is included with this newsletter.

Next Meeting: The next HRHD Association meeting will be held on Friday September 27 at 7:00 at the home of Lisa and Frank Wood, 4102 Hermitage Road. Please bring an appetizer, dessert or side dish to share, and your favorite beverage. If you remember, please RSVP to lwood921@gmail.com.

Respectfully,

Bob Balster



AMENDED BY-LAWS UP FOR VOTE
AT

SEPTEMBER 27, 2019 MEETING

BY-LAWS

OF THE

HERMITAGE ROAD HISTORIC DISTRICT ASSOCIATION

ARTICLE I

NAME

The name of this association shall be the Hermitage Road Historic District Association hereinafter to be referred to as the Association.

ARTICLE II

OBJECT

The object of this Association shall be to promote and coordinate community welfare, education, safety, architectural and historical preservation and the maintenance of the single family residential character of the Hermitage Road Old and Historic District.

ARTICLE III

MEMBERSHIP

Section 1. Membership shall be open to all property owners or their representatives in the Hermitage Road Old and Historic District.

Section 2. Up to two members of any one property may vote in elections.

Section 3. A delinquent member may pay his dues at any time within six (6) months of delinquency date and upon such payment shall be entitled to vote immediately. If dues are not paid within six (6) months of delinquency date, membership will be voided.

ARTICLE IV

DUES

Section 1. Dues shall be \$20 annually per member, up to a maximum of \$40 for properties with more than one member.

OLD BY-LAWS FROM 1989

BY-LAWS

OF THE

HERMITAGE ROAD HISTORIC DISTRICT ASSOCIATION

ARTICLE I

The name of this association shall be the Hermitage Road Historic District Association hereinafter to be referred to as The Association.

ARTICLE II

OBJECT

The object of this Association shall be to promote and coordinate community welfare, education, safety, architectural and historical preservation and the maintenance of the single family residential character of Hermitage Road.

ARTICLE III

MEMBERSHIP

Section 1. Membership shall be open to all residents and property owners of the Hermitage Road Historic District and to charter members who paid their dues as of June 1, 1989.

Section 2. No household or Property owner may hold more than one membership nor shall a single property be represented by more than one membership.

A household, regardless of the number of family members or residents, or a property owner (regardless of the number of properties owned by such property owner) may hold no more than one membership.

Section 3. A new member shall be entitled to one vote upon payment of the dues and after holding membership for (60) days.

Section 2. Dues are payable by September 1 and delinquent on October 1.

Section 3. New members will be accepted into The Association upon payment of dues.

Section 4. If the dues are not paid by October 1, the Treasurer shall send a written notice to that effect.

ARTICLE V
OFFICERS AND THEIR DUTIES

Section 1. Officers of The Association shall be a President, Vice-President, Secretary and Treasurer. The President, Vice-President and Secretary shall automatically, upon their election, become members of the Executive Board.

Section 2. The President shall preside at all meetings of the Association, the Executive Board, and special meetings whenever the need demands. The President shall be an *ex-officio* member of all committees except the Nominating Committee. He/she shall present a written report for the Annual Meeting.

Section 3. The Vice-President shall, in the absence of the President, assume the duties of that office. In case of a permanent vacancy the Vice-President shall automatically become President.

Section 4. The Secretary shall keep the minutes of the regular meetings as well as the meetings of the Executive Board and special meetings; shall have custody of all books, papers and correspondence pertaining to The Association, except those specifically assigned to others.

Section 5. a. The Treasurer shall be the custodian of all funds of The Association; shall collect all dues (and in writing notify delinquent members); shall close the books fourteen (14) days prior to the Annual Meeting and shall submit a Treasurer's report in writing at the Annual Meeting. The Treasurer shall have the author-

Section 4. A delinquent member may pay his dues at any time within six (6) months of delinquency date and upon such payment shall be entitled to vote immediately. If dues are not paid within six (6) months of the of delinquency date, the member will be dropped from the rolls.

ARTICLE IV

DUES

Section 1. Dues shall be \$20.00 annually per membership.

Section 2. Dues are payable by February 1 and delinquent on March 1.

Section 3. New members will be accepted into The Association upon payment of dues.

Section 4. If the dues are not paid by March 1, the Treasurer shall send a written notice to that effect.

ARTICLE V

OFFICERS AND THEIR DUTIES

Section 1. Officers of The Association shall be a President, Vice-President, Secretary and Treasurer.

The President, Vice-President and Secretary shall automatically, upon their election, be the Directors of the Association.

Section 2. The President shall preside at all meetings of The Association, The Executive Board, and special meetings whenever the need demands.

The President shall be an *ex-officio* member of all committees except the Nominating Committee. He/she shall present a written report at the Annual Meeting.

Section 3. The Vice-President shall, in the absence of the President, assume the duties of that office.

In case of a permanent vacancy the Vice-President shall automatically become President.

Section 4. The Secretary shall keep the minutes of the regular meetings as well as the meetings of The Executive Board and special meetings; shall have

ity to write checks, with the verbal approval of the President, up to \$300 per check. Disbursements over \$300 shall be approved by The Executive Board.

b. An Audit Committee of two (2) members, excluding current officers, shall be appointed by the President to review the books within sixty (60) days following the Annual Meeting and present a report to the President.

ARTICLE VI

NOMINATIONS, ELECTIONS AND TERMS OF OFFICE

Section 1. a. There shall be a Nominating Committee of three (3) members nominated from the floor at the March meeting. The Nominating Committee shall elect its own Chair.

b. It shall be the duty of the Nominating Committee to submit a slate of officers to be voted on at the Annual Meeting in June. The slate is to be submitted to the President in sufficient time to be included in the written notification of the

Annual Meeting in May and must be mailed not less than fifteen (15) days in advance of such meeting.

Section 2. Election of officers shall take place at the Annual Meeting. The floor shall be open for nominations. The election shall be by ballot (absentee ballots shall be permitted) if contested, and a majority of those voting shall elect.

Section 3. a. The officers of The Association shall be elected for a term of one (1) year.

b. The newly elected officers shall be installed at the June meeting and shall assume their duties at the close of the meeting.

Section 4. If a vacancy should occur in any office ex-

custody of all books, papers and correspondence pertaining to The Association, except those specifically assigned to others.

Section 5.a. The Treasurer shall be the custodian of all funds of The Association; shall collect all dues (and in writing notify delinquent members); shall close the books fourteen (14) days prior to the Annual Meeting and shall submit a Treasurer's report in writing at the Annual Meeting. The Treasurer shall have the authority to write checks, with the verbal approval of the President, up to \$50.00 per check.

Disbursements over \$50.00 shall be approved by The Executive Board.

b. An Audit Committee of two (2) members, excluding current officers, shall be appointed by the President to review the books within sixty (60) days following the Annual Meeting and present a report to the President.

ARTICLE VI

NOMINATIONS, ELECTIONS AND TERMS OF OFFICE

Section 1.a. There shall be a Nominating Committee of three (3) members nominated from the floor at the January meeting. The Nominating Committee shall elect its own Chairman.

b. It shall be the duty of the Nominating Committee to submit a slate of officers to be voted on at the Annual Meeting. The slate is to be submitted to the President in sufficient time to be included in the written notification of the Annual Meeting in May and MUST be mailed not less than fifteen (15) days in advance of such meeting.

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cept that of the President, it shall be filled by the Executive Board.

Section 5. An officer shall be removed from office by a majority of The Association at any regular or special meeting of the Association, for just cause.

ARTICLE VII

EXECUTIVE BOARD

Section 1. The officers of The Association and the immediate past President shall constitute The Executive Board. The Executive Board serves as the Board of Directors of the Association.

Section 2. The Executive Board is empowered to act on behalf of the Association only in emergency situations between regular meetings or when empowered to do so by the membership, and to report such action at the next regular meeting.

ARTICLE VIII

COMMITTEES

The chairman and any members of any committee, with the exception of the Nominating Committee, shall be appointed by the President, subject to the approval of The Executive Board.

ARTICLE IX

MEETINGS

Section 1. The regular meetings of The Association shall be held in September, December, March and the Annual Meeting in June.

Section 2. Any member of The Executive Board shall have the right to call a meeting of the Executive Board. At least three members must be present to conduct business. The President shall be notified of such meeting.

Section 3. The specific date of each meeting shall be established by the President. The members shall be notified of the dates of all meetings not less than seven (7) days prior thereto, except that written notification

b. The newly elected officers shall be installed at the May meeting and shall assume their duties at the close of the meeting.

Section 4. If a vacancy should occur in any office or directorship except that of the President, it shall be filled by The Executive Board.

Section 5. An officer shall be removed from office by a majority of The Association at any regular or special meeting of The Association, for just cause.

ARTICLE VII

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Section 2. The Executive Board is empowered to act on behalf of The Association only in emergency situations between regular meetings and to report such action at the next regular meeting.

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Section 3 The specific date of each meeting shall be established by the President. The members shall be notified of the dates of all meetings not less than

shall be made of the

Annual Meeting at least fifteen (15) days in advance of such meeting. Such written notification shall include at a minimum the slate of officers, the time, date and place of the Annual Meeting and matters determined by The Executive Board to be of special interest to the membership.

ARTICLE X

QUORUM

Seven (7) members of The Association shall constitute a quorum for regular and special meetings.

ARTICLE XI

AMENDMENTS

Section 1. a. These By-Laws may be amended at any regular meeting of The Association by a two-thirds (2/3) vote of the members present (a quorum being present); notice of the proposed amendments (with the original and revised texts) shall be submitted in writing to the members at least fifteen (15) days prior to the meeting.

b. Amendments shall become effective at the adjournment of the meeting at which they were adopted.

ARTICLE XIII

PARLIAMENTARY AUTHORITY

"Robert Rules of Order" (Newly Revised) shall prevail at all meetings of The Association.

Date Approved by Membership:

President, Robert L. Balster

Secretary, Cheryl A. Magazine

seven (7) days prior thereto, except that written notification shall be made of the Annual Meeting at least fifteen (15) days in advance of such meeting.

Such written notification shall include at a minimum, the slate of officers, the time, date and place of the Annual Meeting and matters determined by The Executive Board to be of special interest to the membership.

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ARTICLE XIII

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It's time to renew your membership in the Hermitage Road Historic District Association!

The cost of being a member is \$40 per couple, \$20 for single homeowners annually. The money received is used to cover neighborhood-related expenses, like the cost of the newsletter, maintenance of the pocket park, compost for the median flower beds, the annual picnic in June, etc.

We are also appealing to members who can afford it to include a little extra in your dues payment this year. We hope several of you can contribute \$100 to help rebuild our treasury. We needed to curtail some of our normal activities this past year because of lack of funds.

If you would like to renew your membership or become a member, please make your [check payable to HRHDA](#) and bring to the next meeting or send it (along with this form) [to the attention of Frank Rizzo, 4015 Hermitage Road, Richmond, VA 23227](#). Due September 1.

If you have any questions about the dues, please call Frank at 804-306-3867.

Regular Membership	\$20_____
Dual Membership	\$40_____
Supporting Membership for up to two people	\$100_____

Name: _____

Spouse/Partner: _____

Address: _____

Hermitage Road Historic District Association

Annual meeting and election of new officers

7 July 2019

Meeting at the home of Bob and Sam Balster, 4012 Hermitage Road

Attending: Sam Balster, Bob Balster, Cheryl Magazine, Celia Sease, Lisa Wood, Frank Wood, Davis Krebs, Liz Pettit, Judy Haar, Joy Mingus, Linwood Mingis, John Whiting, Frank Rizzo, Leslie Stack

The meeting came to order at 6 p.m. The proposed slate of officers for 2019-2020 is

President: Bob Balster

Vice-President: Michael Kurze

Secretary: Cheryl Magazine

Treasurer: Frank Rizzo

Newsletter editor: Hilda Braswell

Sam Balster moved to accept the slate; Lisa Wood seconded. The slate was unanimously passed at 6:07 p.m.

Old business:

Outgoing President Celia Sease reported that she had hand delivered eight (8) letters to City Councilman Chris Hilbert, his liaison Lisa Townes, and others in City Hall in regard the effort to save eight (8) trees marked for removal on Hermitage Road to make way for a sewer line repair project. She has had no response at all. She asks to be alerted immediately if anyone sees a formal posting on any of the marked trees.

Celia hopes to set up a transition meeting to introduce incoming President Bob Balster to Third District liaison Lisa Townes.

Celia and Jim Sease had been working with Kim Gray to see if it was possible to move and restore the Thirteen Acres building. They have abandoned that project

Two of three ailing new trees have recovered, Celia reported.

New business:

Celia and Leslie Stack still hope to set up a meeting with the head of New Community School.

Incoming President Bob Balster offered to draft an update to the original bylaws that Bart Lacks had found in his collection of papers. The most recent version of the bylaws got waylaid during a leadership transition and cannot be located. Lisa Wood said the Association includes each building fronting Hermitage Road.

Bob thanked Celia Sease and Bart Lacks for their service and gave each a gift. Celia served two terms as President and Bart has been Treasurer since 2003.

There is \$225.31 in the treasury. Annual membership payments are due Sept. 1. A dues bill will be included in the next newsletter.

Submitted by Cheryl Magazine, recording secretary