

Anna Coves Property Owners Association

Newsletter and Notice of Board Meeting on October 17, 2026

September 9, 2026

Dear Neighbors:

Please mark your calendars and plan to attend the ACPOA Board meeting, covenant signing and October Fest on October 17, 2026. The Board meeting start at 11:00 am where we will discuss the final push to adopt the new covenants, amendments to the bylaws to provide for term limits, updating the reserve fund study, repairs to the old launch dock and launch ramp, and publishing a new ACPOA website. A draft agenda for the Board meeting is attached.

After the Board meeting, we will serve Bratwurst and beverages appropriate to the occasion from 12:00-2:00. At that time we will also have a notary available to notarize the Covenant amendment consent forms for anyone that has not already submitted theirs. Kym Adams of Anna Coves has graciously offered her notary services at no charge!

We will also organize a cleanup of Lot 10 starting at around 2:00 pm, for those that would like to stay and join that effort.

Covenant Revitalization

The new “Amended and Consolidated Covenants” have been circulated along with a consent form that we ask all property owners to have notarized. We strongly urge 100 percent of property owners sign the consent forms to ensure our covenants do not expire and Anna Coves remains one premier consolidated development as envisioned in the original covenants. You may bring your consent form to the October 17th meeting to have it notarized at the meeting. Each property owner on the deed must sign the form. If you cannot make the October 17th meeting, or prefer to mail it in, you can send it to Paul Denk, President, ACPOA, 275 Rogers Court, Mineral, VA 23117, or hand it to any Board member.

Note that you can disregard the notarized form for Paul Denk attached to the covenant package – that is for Paul to sign when he files your forms with Louisa County.

Dock Replacement

As many of you know, the dock replacement is well underway. We have attached pictures of the progress below as of late August. The revised price was \$122,295. The old launch dock remains as is, although we anticipate some repairs.

We are aware that the low water level means that the end of the launch ramp has a drop that has caused some trailers to drop over the ledge. We are exploring whether there is a viable fix but the drop off at the end of the ramp is substantial and would require a lot of rip rap to fill. In the

meantime, we have marked the old launch dock with tape indicating the end of the ramp, so be careful to not back your trailer beyond that marker.





Anna Coves Property Owners Association
BOARD MEETING
October 17, 11:00 am, Lot 10
Agenda

Roll Call

1. President's Report
2. Treasurer's Report on ACPOA Finances and Budget

Old Business

1. Consider approval of prior Board meeting minutes
2. Revitalizing the ACPOA covenants and ensuring 100 percent approval
3. Dock replacement status
 - a. Old launch dock repair
 - b. Launch ramp drop off
 - c. Construct designated handicapped parking space
4. Discuss and consider Reserve Fund Committee Report and Recommendations
5. Discuss and consider Bylaw Committee Report and Recommendations

New Business

ACPOA Website

Announcements

Adjourn