

Minutes of York County Homeowner Associations Meeting

March 29, 2017, 6:30 p.m.

Senior Center of York

In Attendance:

Banbury Cross, Breezy Point, Edgehill, Endview Woods, Herons Walk, Kings Villa, Lakeside Forest, Magruder Woods, Marlbank Cove, McDonald Bluffs, Running Man, Smithy Glen, Victory Industrial Park, Winterfield, York Point

Opening remarks and presentation by County Administrator, Neil Morgan:

Mr. Morgan began by welcoming those in attendance. He proceeded with a slide presentation ([available here](#)) on the FY2018 proposed budget. The total of the proposed General Fund budget is \$141,889,500 which represents a 4.6% increase from the current FY2017 adopted budget. The proposed FY2018 Capital Improvements Program (CIP) totals \$22,700,000 and includes funding for York County School Division at \$9,000,000. Formal presentation to the Board of Supervisors took place on March 21; the public hearing on the proposed budget and tax rates was held on April 18. Adoption of the FY2018 budget, CIP and tax rates is scheduled for May 2. Find more information on the budget process by visiting www.yorkcounty.gov/budget.

Question and Answer Session:

- *If real estate taxes were raised by 1 cent, how much revenue would that generate for the County?*
A one cent increase would generate about \$900,000.
- *How many public safety personnel do we have in the County?*
We have 97 Sheriff's Deputies, approximately 130 uniformed firefighters, and about 45 emergency/911 operators.
- *What is our rate of growth in the County?*
Since the recession, we have experienced approximately one percent in population growth annually.
- *Is the forecast of new construction factored in to your decision to increase real estate taxes?*
There is 0.5 percent growth built in and that's pretty consistent with what we've seen over the past 10 years.
- *How many new houses do you have to build so that you don't have to raise taxes on the old houses?*
A \$300,000 house will generate just under \$4,000 a year in real estate taxes, so that's a lot of houses.
- *There's some prime waterfront property at the Yorktown Power Station - what will happen with that property?*
A few months ago, we were told that once they close the oil turbine, the plan is to tear down the facility. Due to the historic use they don't foresee any plan to sell the

property. However, with the power grid and all the easements located there, they may decide to convert the oil turbine to gas and, since they don't really need the money, they're not in any hurry to sell it. In any case, they say the oil turbine isn't going to shut down until 2023.

- *If an HOA has adopted a covenant that does not allow businesses to be run from residences, does the Board of Supervisors have the authority to override that covenant?*

No. The County can have a regulation and the homeowners' association can have a regulation and whichever one is more strict is the prevailing regulation. If someone makes an application for a special use permit, the Planning staff investigates it and finds out the use wasn't in the covenants. Staff would then refer the applicant to the HOA or use the information as a basis to deny the application. So if it happened that a permit was approved that was in violation of an HOA covenant, the HOA would have the legal right to stop it.

The meeting adjourned at approximately 8:10 p.m.