QUESTION & ANSWERS REGARDING THE GH-CP SANITARY DISTRICT  (for County website)

Guide to Abbreviations:  GHCPA = Glebe Harbor Cabin Point Association  
SD = Glebe Harbor-Cabin Point Sanitary District  
RUF = Recreational User Fee  
BOS = Westmoreland County Board of Supervisors

1. What is the Glebe Harbor - Cabin Point Sanitary District (SD), its purpose, and use?  
   It is a separate taxing district, established by law, which supports the funding, operation, management, improvements, and maintenance of specific recreational facilities and amenities in the Glebe Harbor and Cabin Point subdivisions. These are owned by the Glebe Harbor- Cabin Point Association (GHCPA) and leased to the Sanitary District (SD).

2. What facilities and amenities are included?  
   They include 4 beaches, 2 boat ramps, waterways, navigable channels, a clubhouse, a swimming pool, children’s wading pool, bath houses, tennis courts, playground, basketball court, picnic pavilion, and supporting infrastructure. See:  http://gh-cp.org/our-recreational-facilities/  for description and location of facilities. The sewer and water systems are not part of the SD and the cost of connections and monthly fees is separate.

3. Can all county residents use these facilities and amenities?  
   No. Only property owners in the GH-CP SD and their authorized lessees and guests may use the facilities and amenities. To request access cards, see:  http://gh-cp.org/2017-property-owner-information-form/  for Property Owner & Leased Property Information Forms.

4. Who oversees, controls, and is responsible for the SD?  
   The Westmoreland County Board of Supervisors (BOS) serves as the governing body of the SD. The BOS has contracted with the GHCPA, working with the County Administrator, to serve as the day-to-day manager of the leased recreational facilities and amenities. In addition, the GHCPA serves as the advisory community planning council for the SD.

5. What is the Recreational User Fee (RUF)?  
   It is a separate annual fee established by the BOS payable to the County along with the annual real estate property tax for each lot in the SD. The RUF is used to support the operation and maintenance of the SD recreational facilities and amenities identified in No. 2 above.

6. How is the RUF established?  
   It is determined annually based on a detailed budget developed by the GHCPA which is submitted to the County Administrator for review. Following a public notice and hearing it is submitted to the BOS for approval. The establishment and collection of such fees are governed by state statutes.

7. Who has to pay the RUF?  
   All property owners in the GH-CP subdivisions unless the property is owned by a tax-exempt organization.
8. **Is the RUF per owner or per lot/property?**
   Per lot. Each lot is subject to a separate RUF, regardless of the number of lots owned by the same owner.

9. **What if my lots are contiguous (sharing a common border)?**
   Contact the County Land Use Administration Office for an instruction sheet and guidance regarding lot consolidation at: *(the county needs to provide their link).* Information is also available at [http://gh-cp.org/general-information/lot-consolidation/](http://gh-cp.org/general-information/lot-consolidation/)

10. **Why should I pay a RUF for multiple lots since I do not get multiple access benefits or rights?**
    Benefits accrue by individual lots and not by individual owner.

11. **What are the benefits of paying the RUF?**
    For each lot with a paid RUF, up to 4 access cards will be issued authorizing the use of all the SD facilities and amenities mentioned in #2. Access is granted to the owner and guests, OR to the lessee and guests, but NOT to both. To request access cards, submit the POIF to the GHCPA Office. See: [http://gh-cp.org/2017-property-owner-information-form/](http://gh-cp.org/2017-property-owner-information-form/)

12. **What policies and rules apply to the SD facilities? Where can I find them? Who establishes and monitors them?**
    Discretionary policies and rules are developed by the GH-CP Association (GHCPA) and are reviewed and approved by the County. They are located at [http://gh-cp.org/sanitary-district-rules/](http://gh-cp.org/sanitary-district-rules/). The GHCPA monitors compliance. Requirements for compliance with county or state law are referred to the County Administrator and County Attorney. The Westmoreland County Sheriff’s Office also monitors and enforces certain requirements.

13. **What if my family and I do not want to and do not use the SD facilities? Can I opt out and not pay?**
    Regardless of usage, by law all property owners in the SD are required to pay the annual SD RUF.

14. **Can I lease my property and let the lessee use the SD facilities & amenities?**
    Yes; there are specific requirements and guidelines for this. However, either the owner or the lessee, but not both, will be authorized to use the facilities & amenities. Contact the GHCPA at GHCPAssoc@gmail.com or at 804-472-3646 regarding leases. Also see [http://gh-cp.org/2017-property-owner-information-form/](http://gh-cp.org/2017-property-owner-information-form/)

15. **What if I refuse to pay the RUF?**
    A tax lien will be placed on your property by the County Treasurer and failure to pay may result in fines, interest, and ultimate sale of the property. These actions may affect your credit rating.

16. **Where can I find the policies and rules that apply to use of the SD facilities and amenities?**
    Go to the GHCP website at: [http://gh-cp.org/proposed-rules/](http://gh-cp.org/proposed-rules/)

17. **Where can I find more information on the establishment of the SD?**
    Go to the GHCP website at: [http://gh-cp.org/sanitary-district/](http://gh-cp.org/sanitary-district/)