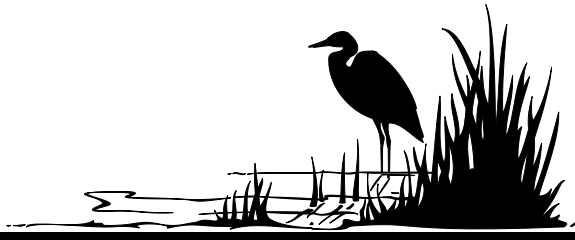


**BETZ LANDING
HOME OWNER'S ASSOCIATION**
P.O. BOX 422
HEATHSVILLE, VA 22473
President
804 580 6182/240 446 3360
betterinvestor@msn.com



March 22, 2013

Greetings Neighbor:

Once again, the winter was mild with a little snow in the last week of January; in fact, it was very comfortable for most of the season. Sometimes we take for granted how wonderful the climate is here in the Northern Neck, when we see how bad it was for the folks in the Northeast corridor and the Mid West this past winter.

Membership Card

We reduced the membership card distribution to one card to reduce the cost since majority of the membership do not use the card. The membership card is enclosed for all property owners that are current in their dues. The membership card includes the new combination to the locks on the restrooms and the boat storage area.

Please, only release the combination to your family and trusted guests.

If you are not current on your membership dues, a bill is enclosed, which includes late fees and interest charges.

ASSOCIATION ISSUES

Rest Rooms

The rest rooms will reopen on April 15th. The boat storage area and bathroom combinations have been changed. Check your enclosed 2013 membership cards for the new code. Contact me if you have any problems at 240-446-3360.

Animal Control

I know this notice get monotonous for the folks that have been around for awhile, but we have some new neighbors on Indian Trail Road. These folks need to be updated with information that is old news for current members. Betz Landing has a "dogs running at large" statue with Northumberland County. Keep your pet at your immediate control, and neighbors that do not know your pet, may feel threatened when your pet runs up to them. Let's prevent that experience, and not make someone call Animal Control when respect for others can prevent most problems. Please *clean up* after your pets if you are not on your own property. If you find



that to be an unpleasant task, please have them “do their business” on your own property before you walk them. Contact me with your questions.

Golf Carts

Everyone should know by now we maintain a statute with Northumberland County regarding the use of golf carts in the neighborhood. For anyone new moving into the neighborhood, we have the notices about the “dogs running at large” statue, and the “golf cart” statue, included in the Disclosure packet sent to new owners before closing.

Keeping the Neighborhood Beautiful

I also know this notice get monotonous, and it will be short. Every lot owner has a copy of the Protective Covenants and Architectural Guidelines and should be familiar with the few restrictions we have. Our only goal is to keep things looking as beautiful as possible.

I delayed the January 1st, 2013 Covenant violation audit that was mentioned in the September 2012 newsletter. As President of the Board, I am tasked with maintaining the Covenants of this Association and will do that job while I am President. Some folks will always disagree with the way an organization is run, and their concerns should be brought before a Board Meeting and have a majority decide. We shouldn't need to audit anyone when all everyone has to do is understand the few rules we have and follow them. Any issues concerning infractions of the covenants need to be submitted in writing to the Board for consideration. A phone call or E-mail to me or another Board member about an infraction will not be acted upon. If you are concerned about a violation, take the time to write a note and send it to the P.O. Box listed above. Please call me at 240-446-3360 if you have any questions or concerns about this issue.

Roads

In the March meeting the Board voted to accept Chris Barrack/Paving Contractors bid to resurface just the cul-de-sacs-on Highland Road, Indian Trail Road, and White Oak Lane. These are the areas that have deteriorated the most and need repair. Their bid was very reasonable and the Board voted to proceed. Mr. Barrack has also offered his services to do personal driveways in the neighborhood, but stated it would be fall before he could start on them. Contact him at 804-529-6411 if you need your driveway done.

This repair should be done sometime during the summer. We will notify those folks living on Indian Trail Road before the repair begin.

UPCOMING EVENTS

**Spring Clean-Up Day and the Annual Picnic will be held on the same day this year.
SATURDAY, APRIL 20 - MARK IT ON YOUR CALENDAR**

This year the Board decided to hold both events on the same day because of the low turn out for the Annual Picnic last year. Each year on Spring Clean-Up Day, we plant trees, bushes,



revive the common areas, mulch, and tackle other tasks to maintain and improve the beauty of Betz Landing. This year we plan to concentrate on clearing the easements of trees and debris and focus on the area below the pavilion at Haugan's landing (boat ramp). Make this year the time you join in to revive the community spirit, and get out and meet your neighbors. So put on your jeans and gloves, break out the tools from winter storage, and come have a good time.

We will meet **SATURDAY, APRIL 20, 2013, 8:30 AM**, at Betz Landing's main entrance. If you don't find us there, please check the entrance at Indian Trail Road, the boat storage area, or Haugan's Landing (boat dock).

If you have any tools, we need lopping shears, chain saws, leaf blowers, and weed whackers, so please bring them along. We always have a lot of work to do and need all the help we can get. If you are physically unable to work, come anyway for the social activity.

If you do not have a home here, take this opportunity to check out how your property made it through the winter. If you're new to our community, or thinking about building soon, come and exchange information with those that have been through the process. It's really more fun than work, and it's a great social occasion to meet your neighbors and welcome the return of warm weather.

The Board sincerely appreciates those that volunteer, and perform all the hard work and behind the scenes coordination necessary to make these events work. This level of commitment to the community has made Betz Landing a premier development in the Northern Neck. Make an extra effort to do your part this year, and I understand those members that are distance challenged.

Twelfth Annual Association Picnic-Saturday APRIL 20, 2013

PLEASE MARK YOUR CALENDAR

We have selected Saturday April 20, 2013 for our annual Association Picnic. We are combining the Spring Clean-Up Day and the Annual Picnic together this year. Social hour starts at 12:00 pm and food served at 1:00 pm. This year we will be serving pulled pork sandwiches from Fred's BBQ and the wonderful fried chicken from Get-n-Zip in Lottsburg. Other sides will include baked beans, cole slaw, potato salad, and a dessert. If you fix a good dessert, please bring it along for all to enjoy. This is a wonderful opportunity to socialize and exchange information about the wonderful lifestyle we enjoy in the Northern Neck. For those of you that have not attended in the past – we have it at Haugan's landing (boat dock). Anyone that would like to use the new grill, please bring hamburgers and hot dogs for the kids. This newsletter will be the only notice you will receive about the picnic unless you have joined the group on Face Book and receive updates regularly about Association information. Friend the page at <http://facebook.com/BetzLanding> if you are so inclined. We welcome any suggestions you may have, so let us hear from you. All the equipment used at the picnic is available to any lot owner who would like to use it for their own parties. Please contact me if interested.



BOARD ISSUES

Financial Status

The Association continues to be in excellent financial condition. We finished FY 2012, under budget. This will not be the case in the coming years due to the road maintenance needed and this subject was explained in the last newsletter. Reference the Betz Landing website at www.betzlanding.org and obtain the December 2012 newsletter if you have questions. As of March 9, 2013, we have a total of \$135,753.04 in CDs, our two reserve accounts, and \$25,653 in our checking account. We are lacking this year with on-time annual dues payments. Please consider sending your check if you have not paid your 2013 or past years Home Owner's Association dues.

We always commit \$4550.00 to our Capital Reserve account at the end of the fiscal year. I feel it is extremely important to maintain that contribution to the Reserve Fund to be able to replace any asset in the community when that time comes. A copy of the Board-Approved Reserve Study is available from the Association. Contact me if you would want a copy.

Delinquent Dues

At present, there are 5 property owners that are delinquent in their prior year dues and 5 owners who have not paid their 2013 dues. These members will receive reminders with this newsletter. The Association certainly understands there are circumstances that may occur in preventing you from paying your dues on time, and has always tried to take action that would cause the least amount of hardship to a lot owner.

Our practice is to apply a personal lien only to those owners that are two years behind in their dues. Members who have not paid their current year dues prior to March 1, are assessed a \$15 late fee, and interest at an annual rate of 8%, effective January 1.

Membership cards with combinations to the locks on the restrooms and the boat parking lot are **not** sent to delinquent members.

Architectural Control Committee Report

This past year was slow for development in Betz Landing; no homes were sited for construction and only a small amount of out building construction.

With the notices we provide in every news letter, and the Guidelines that are provided when you purchase a lot in Betz Landing, we do our best to inform every lot owner that **ACC approval is required before substantial land disturbance or tree clearing occurs.** Of course this does not apply to small projects such as tilling up your garden or clearing dead trees. Let's keep this issue on a common sense basis, and if you feel your project might need permission, contact them anyway out of respect for the ACC.



The Architectural Guidelines and the Declaration of Protective Covenants have been provided to every lot owner and are in place to help protect your property values.

Contact me if you have misplaced your copy.

Nannette Smith, who is the Chair of the ACC, and Committee members, Maureen Dale, Garrett Howard, and past members Ed Costello, Don Phillips, and Bill Hallman need to be commended for the professional way they handled the past few years of covenant violations. Past president Phil Landry and current vice president Pack Sheffield were also instrumental in dealing with several issues. The large amount of time and effort spent in dealing with these violations is only out of their personal concern for the Betz Landing community. The Board sincerely appreciates their contributions.

Maintenance Committee Report

Our current Maintenance Committee Chairman, Chris Jones will be running the show on Spring Clean up Day on **Saturday APRIL 20, 2013**. See the above comments for what is happening on that day and send Chris suggestions at tcjones50@gmail.com The Board wants to thank Chris for all the hard work and time spent.

I have forgotten in the past newsletters to show appreciation to the good soul that mowed and trimmed the Boat Storage area last summer. I would mention them by name if I was certain who did the work. To that person, I say "Thank you". Your contribution does not go unnoticed, and goes a long way to saving the Association a lot of money.

Association Board Needs Your Help

I also know this notice get monotonous. But it's one you should not ignore.

It's much more important than keeping pets under control or your place looking nice.

The Association needs people that want to help the community. We need folks for the Board every year. These positions are **not** time consuming, and out-of-area residents are reimbursed for their travel expenses.

Even if you do not plan to make Betz Landing your home, you still need to be involved.

You think there will always be someone else to step up. Maybe someday there won't be.

If you feel you would like to help, or the Nominating Committee asks you to serve, please seriously consider it. If you are interested in helping, please contact me.

We need a local home owner to volunteer

John Henbest has been the Treasurer of the Association for the past 6 years and has done an outstanding job for the membership. Enough appreciation cannot be shown for his dedication to the neighborhood. He has expressed that he would like to step down from the job. At this time, I would sincerely appreciate someone that lives in the community to step up and take his position. The job is not that extremely time consuming and only requires some attention to detail. Each year, new officers are elected. Please consider it, for if a replacement cannot be found, the next step will be to find a bookkeeper to handle the Association's financials. This step will be extremely costly for the membership and will result in a seriously reduced budget for other social functions. Please consider saving the membership a very



large expense. For those folks that know of a good local bookkeeper that does good work at a reasonable cost, please E-mail me their name and contact info.

Annual Meeting Schedule

The Board has selected **SATURDAY, OCTOBER 12th, 2013** as a tentative date for the 2013 Annual Meeting, at 12:00 pm. **Please mark this on your calendar.**

The location and other details will be in the June newsletter when finalized. It is very important that you meet the folks on the Board that make the decisions concerning your ownership. The expression of lot owners' concerns is vital to the Board and we need your input on how you feel your Association is being run. Last years' meeting was fun, informal, informative, and an outstanding meal was served. Please plan on attending.

Board of Directors Meeting Schedule

The Property Owners Association Act of Virginia requires that we announce the schedule of the Board of Directors Meetings so that any Property Owner can attend.

The meetings for 2013 are scheduled for:

06/15/13, 09/21/13, 12/14/13. Northumberland County Library 09/30 am.

Disclosure Statements

Remember, State law requires the seller to provide a disclosure statement to the purchasers of property at the time of closing. This includes status of due payments, any liens or existing covenant violations, as well as copies of the covenants, bylaws, financial statements, the reserve study, architectural guidelines and other information. The Association charges \$25 for the preparation of these Statements.

These Disclosure Statements also include a notice to the new property owners that it is their responsibility to contact the Association after closing, so we can update our mailing list.

If you sell your property, we ask that you please give us a courtesy call with the name and contact information for the new owner, so that we do not bother you with dues statements and telephone calls. We send all correspondence to the property owner on record, and tracking down new owners can be a time consuming effort. Save us the hassle of tracking you down.

Final note

I hope that everyone will make an extra effort to attend and volunteer for the Association functions this year. Involvement in the neighborhood has fallen off in the past few years, and it makes it difficult to maintain the neighborhood we are use to having. Being involved is what makes an Association function. If you're involved in other activities in the County, please make sure you take the time to be involved in the community where you live.



We need to rejuvenate the community spirit in this neighborhood, and enjoy all the benefits that come along with it. Make it this year you get involved.

I plan to stay in touch with everyone with a quarterly newsletter, and I hope you get something out of the effort made to keep you informed. Please send me your suggestions on how we can keep this letter more interesting and informative.

Sincerely,

Sam Barkdoll

