

BETZ LANDING
HOME OWNER'S ASSOCIATION
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June 15, 2008

Dear Folks:

Summer and the deer flies are here; the fishing is good, and crabs are beginning to run. It is also time to remind everyone about the **7th Annual Association Picnic on Saturday, July 5th**.

This is a great opportunity to socialize in the relaxed setting of the community boat landing, meet newcomers to the community, renew acquaintances, and perhaps engage in some serious horseshoe throwing or Bocce!

The picnic will begin at noon, with food being delivered shortly thereafter. The Association will provide a picnic lunch including barbecue, hamburgers, hot dogs, side dishes, desserts, and liquid refreshments. The barbecue will be catered by Savannah Joe's (formerly Smokin' Joes), Kilmarnock. I am grateful to Ann Raikes for coordinating the event. However, volunteers are needed. Please call or email Ann or me if you are able to help with setting up or taking down, acquiring drinks and other supplies, etc. It takes a bunch of folks to run the picnic smoothly, so please consider volunteering if you can. Thanks!

Upcoming Events

Betz Landing Homeowners Association Annual Meeting

The Board of Directors has selected **Saturday October 18** as the date for the Association's Annual Meeting. Please mark your calendar. Details about the time and location will be made available in the September Newsletter. Our normal practice is for the Association to host a social hour

and luncheon at a local restaurant, followed by the annual business meeting and election of officers.

Boat Safety Checks

The U.S. Coast Guard Auxiliary performs boat safety inspections called "Vessel Safety Checks" at no charge. These checks help ensure that all boaters have the required equipment on board for safe boating operation. Phil Landry has volunteered to arrange for a day or days to have Coast Guard Flotilla 3-10 inspectors come to Betz Landing to do the checks.

Please contact Phil at 804-580-2910 or by email (betzlandry@gmail.com). The inspectors can also provide recommendations about additional items you might want to have on your boat, as well as being able to answer a wide range of boating safety questions. Please note that the inspections are educational in nature and are intended to help ensure that you will avoid the possibility of a citation by raising awareness about safety requirements. This is a good opportunity to take advantage of the program. Thanks, Phil!

Arbor Day Report

The Association's annual Arbor Day cleanup and maintenance effort was help on April 12.

Maintenance Chair John Whiteside led a contingent of about 40 folks who helped prune, mulch, fertilize, and clean up around the entrances at Steamboat Lane, Indian Trail, and Hagan's Landing. Crepe Myrtles planted along the community roads were pruned and fertilized. Sinkholes that had developed along Steamboat Lane were repaired and filled. The weather cooperated



just long enough to complete most of the work before rain arrived just in time for the picnic lunch!

Undaunted by the rain, the volunteers enjoyed a fried chicken lunch accompanied by beans and potato salad prepared by Ellen Kirby; and desserts prepared by Betty Whiteside and Nancy Hampton. Liquid refreshments were served, as well!

Thanks to everyone who came out to help keep Betz Landing looking good and maintaining our valuable property!

Roadside Erosion

During the Arbor Day cleanup we noted erosion problems developing along both Steamboat Lane and Indian Trail that will require attention. The Board is considering several options to address the problem areas before they become major. These options include a range of remedies including re-seeding, hydro seeding, planting groundcovers, and the use of quantities of large gravel or stone, depending on the specific problem area. We will keep you informed about this issue and the actions we will undertake this fall.

Improvements to Community Pavilion

Another issue being considered by the Board is the potential expansion of the Haugan Landing pavilion. The current pavilion provides welcome shade and cover from the weather during community events; however it is too small to accommodate the numbers of people that normally attend. Because the structure is within the 100' buffer area, the feasibility of physically expanding is problematic. However, it may be possible to provide temporary expansion through the use of retractable awnings or semi permanent canopies. The Board is investigating these options and we will keep you informed as we move through the process

Picnic Canopy, Horseshoes, Tables, Chairs, and Grill Available to Borrow

The Association has the following items available for use by all lot owners:

- 10' x 10' pop up canopies (2)
- 6' folding tables (4)
- vinyl chairs (40)
- gas grill (\$5 rental fee for propane)
- horseshoe set

Contact me to reserve them and to make arrangements for pickup and return. The items are kept in the locked storage shed at the boat storage lot.

Financial Status

The Association continues to be in excellent financial health. Our Net Worth as of May 31, 2008 is \$180,877.46. A significant portion of this amount represents Capital Reserves intended for the replacement of improvements such as the community dock and landing improvements. The largest continuing operating expense continues to be mowing of the community roads. This expense increased by 12% this year reflecting higher fuel prices.

Architectural Control Committee

There has been no new construction (and only one property transfer) in Betz landing for some time, reflecting the general slowdown in the local real estate market.

During the March-June period, the ACC acted on one request to remove trees encroaching on a dock. The ACC granted conditional approval for the removal of two trees within the 100' limit, pending County approval as required by the Chesapeake Bay Act

Please note that Architectural Control Committee approval is needed before starting a project that involves any type of land disturbance, (except minor underbrush

clearing and dead tree removal). The Architectural Control Committee guidelines given to all property owners provides helpful interpretations related to Betz Landing Protective Covenants and describes the steps necessary to receive the quickest decision on your project. You may obtain this document by calling the current Committee Chairperson, Ellen Kirby, at 804-580-8104 or E-mail: evkirby@wildblue.net.

Nominations Sought

Nominations are being sought for 3 positions on the Board of Directors and 1 position on the Architectural Control Committee. Election of these positions will be in October. The 2008 Nominating Committee consists of Mark Shaughnessy, Gregory Haugan, and Garland Dillard. If you have an interest in serving on the Board or ACC, or want to recommend someone for consideration, please contact one of the Nominating Committee Members.

Board of Directors Meeting Schedule

The Property Owners Association Act of Virginia requires that we announce the schedule of Association Board of Directors meetings. The upcoming schedule is as follows:

September 7 and December 7, 2008

The meetings are scheduled for Sundays at 1:00 pm at the Northumberland Public Library in Heathsville. A time period at the beginning of the meeting has been set aside for public comment. Visitors are encouraged and welcome. If you have business that you would like considered by the board, we ask that you provide us with advance notice, so that we can make allowance for it on the agenda.

Disclosure Statements

State law requires the seller to provide a disclosure statement to the purchasers of property, at the time of closing. This includes status of dues 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. We send bills and newsletters to the owners of record, and it is the responsibility of the new property owners to contact the Association after closing so we can update our mailing list.

Newsletter Mailing Preferences

In our last newsletter we gave folks the option to receive their newsletters by e-mail. So far about 12 people have chosen to do so. You can also!

Just let me know (wkirby@wildblue.net.) Electing to receive the newsletter electronically will save a few trees, some modest printing and mailing expense, and a good deal of effort in envelope addressing and stuffing. It will also help us keep our directory of email addresses up to date.

We will continue to mail annual dues notices, and election ballots.

Our intention is to communicate with you in this manner after each of our Board Meetings. Please do get in touch with me with any questions, comments, or suggestions.

Sincerely,

Bill Kirby
President

