

**BETZ LANDING
HOMEOWNERS ASSOCIATION**
P.O. BOX 422
HEATHSVILLE, VA 22473
804 580 6182
betterinvestor@msn.com



June 28, 2012

Hello Neighbors:

13th ANNUAL ASSOCIATION PICNIC

SATURDAY JULY 21st, 2012

HAUGAN'S LANDING

START TIME 12:00 pm

SOCIAL HOUR STARTS AT 12:00 PM

FOOD WILL BE SERVED AT 1:00 PM

This year we are going with Savannah's Joe's from Kilmarnock for the main entree of BBQ pulled pork and the wonderful fried chicken from Get & Zip in Lottsburg. Baked beans and Coleslaw will be the sides. If you have a wonderful dessert that you prepare, please bring it along for all to enjoy. If anyone wants burgers and dogs for the kids, you will be responsible for bringing those items and everything needed to prepare them. We always need folks to help out, so please **volunteer** and help set up the evening before and the morning of the picnic if you can. The Association will provide all the food and drinks and you just have to bring yourselves. In the past, we have always tried to do the picnic around the 4th of July, but it has proven to conflict with families that have so much going on around that date.

We are hoping to have our best year yet. We have several new property owners so we hope they will share in the fun this year. If you have never attended, please make this the year you meet the wonderful folks in this neighborhood. If you not attended in the past, please drop me a note, so we make sure to have enough food for all.



COMMUNITY ISSUES

Report on Spring Clean Up Day Clean-up – April 21

The Board wants to thank everyone for the outstanding effort made on Spring Cleanup Day.

We accomplished every task on the list except that the effort made to fix the potholes on Indian Trail Road turned out to be more of a job than expected. We have decided to get a work group together in the fall to finish the work.

We had 21 folks show up to work, and we had nice weather. Excuse me for not recognizing everyone individually for their efforts, but you know who you are and take satisfaction in knowing what you did for your community. The Board wholeheartedly thanks you for taking your time and labor to make it happen.

An extra thank you goes out to Matt & Lauren Church for taking on the lunch prep this year. This was their first year for volunteering to do lunch and it was outstanding.

Another thank you goes out to Chris Jones for all the labor needed to distribute the mulch needed at each location, and for all the others that did the preparation needed beforehand to make it all happen.

A **sincere thank you** goes out to all those folks and the Board of Directors is sincerely appreciative of all those who contribute their time and effort to keep Betz looking great.

Johnson Grass

The Board asks that if you are going to allow your lot to grow over, please pay close attention to any possible patches of Johnson grass that may spread to others lots when it goes to seed. Northumberland County has an ordinance preventing Johnson grass from growing on any property.

Neighborhood Disturbances

The Board wishes to remind you that loud radio, TV, and party conversation carries quite far over the water and is really objectionable to those who like peace and quiet. Please remember to respect your neighbors in all your outdoor activities this season.

Neighborhood Security

Northumberland County still remains one of the most crime free counties in Virginia, but recent thefts of our community signs show we need to pay more attention to what is developing. We have become accustomed to the wonderful crime free life we enjoy here. Those days are changing as this area becomes more populated. You see it every day.



This area is not the lazy Northern Neck it once was when we moved here. Please always be aware of your surroundings, secure your home, and always report suspicious activity in the neighborhood to the Sheriff's Department however small it may seem. The Sheriff's Department has always been quick to respond to the times I have alerted them to suspicious activity, and have always been concerned with my complaint. Call 911 in an emergency; otherwise call the business office at 804-580-5221. This is especially important to the part time lot owner's we have here. So make arrangements with your full time neighbor to keep an eye on your home when you're not here. Some thieves may perceive Betz Landing as an easy target, so let's make it difficult for them. We are all in this together, so let's be great neighbors and help prevent problems.

Haugan's Landing Summer Tips

Along with the warm weather comes increased usage of the boat dock area. Remember to please **do not** block the lower half of the ramp area with your boat trailer and tow vehicle. Folks need this space to turn around to unload their boats. Since the area is small, no boats or tow vehicles should be parked at the lower part of the ramp area. Please park your tow vehicle and trailer above the ramp area along Steamboat Lane if you're staying for the day and remove them to the Boat Storage area if you're staying longer. Check the tide charts for the day in the free local *Rivah* publication, and use the chart under the Great Wicomico light. Since we have limited water depth at the dock, make sure you put in at high tide to insure you have the water level you need to get out to deeper water. For those with larger boats and anyone wanting to avoid low tide, Coopers Landing public access ramp is right up the road from Betz at the corner of Route 360 and Indian Valley Road with 6 foot MLW. Local residents Elwood Ball and Ted Jenkins took their personal time and great effort to set red and green markers marking the channel out from the boat ramp. We **can't thank them enough** for doing that. Have fun, enjoy your time on the water and avoid the hassles. Call me if you have any questions.

Picnic Canopies, Horseshoes, Tables, and Chairs Available to Borrow

As a reminder, the Association has two 10' x 10' canopies (with side panels) to use as shelter for picnics. They are easy to set up and make good sun or rain shades. We also have a set of horseshoes, cornhole (bean bag toss) set, two folding tables, and a large number of chairs. We make these items available for all lot owners to use for your get together. Contact me early to reserve them at 804 580 6182 to make sure they are available and to make arrangements for pickup and return; or email me at the address on the letterhead. The items are kept in the locked storage shed at the boat storage lot.



Board issues

Community Repairs

Repairs were needed at the bathrooms to replace old underground fixtures that have failed. The Board has voted to proceed with the project. We are looking at an expense of \$500-\$800 based on our estimates. These fixtures are as old as the development and certainly needed to be replaced. We already have Board approval to proceed with that repair. As of June 18th, these repairs have been completed thanks to the good quality work provided by Pritchard and Fallin in Callao.

Another item to repair is the top of the well at Haugan's Landing. The concrete top was broken off from a fallen tree and has created a Health Department violation that needs to be addressed. I figure it will cost \$500-\$750 based only on my estimate. The Board will soon vote to proceed, and expect that repair to be done by August. The Board has to vote on any expense that costs over \$250.00.

Drain Field Maintenance - Remote Lots - FYI

Many lots in the subdivision contain easements for remote drain field sites. The surface maintenance of all remote drain fields is the sole responsibility of the owner of the lot that contains the easement for the drain field. This means that once the drain field is installed, **the Lot Owner may not plant anything that may interfere with the operation of the drain field, nor place any structure or driveway on the drain field that may interfere with its operation.**

Naturally occurring plants or Acts of God that may interfere with the operation of the drain field are not the responsibility of the Property Owner that provides the easement. These are the responsibility of the person receiving the easement.

The responsibility for maintenance and installation of force mains and the subsurface components of the septic systems is the responsibility of the user of the system. There are no common force mains. Each property requiring a remote drain field has its own dedicated force main. The user of the system shall remedy failures of force mains or septic systems immediately.

The current plat of the subdivision on file at the Court House indicates the proposed location of all of the remote drain fields. However, the Architectural Control Committee shall coordinate the specific location of the remote drain fields with the owner of the property before approving the plans of the septic system. It is understood that the final approval of drain field location is the responsibility of the Health Department.



If your remote or reserve (secondary) drain field is on another lot, make sure that the drain field is being properly maintained. And if you own a lot with a remote or reserve field for another lot, make sure you are not violating the restriction by not maintaining the septic field area correctly. If after you inspect, you have questions, contact the Northumberland County Health Department at 804-580-3731. This information is courtesy of Greg Haugan, but I felt it was good information to remind lot owners of responsibilities they may not be aware of.

Architectural Control Committee

We had two lot owners that were in violation of the Protective Covenants. Notices were sent in January 2012, and we are extremely pleased to report that one violation has been resolved and the second violation appears to be completed, but we are holding off closing out that violation until further verification. In late May we had a lot owner who cleared trees without obtaining approval from the ACC. At the June Board Meeting, the violation was thoroughly discussed and the Board voted to fine the lot owner. The Board understands the labor and expense involved in rectifying these violations, and we thank those lot owners in helping to maintain the beauty of Betz Landing. Just out of consideration and respect for our Guidelines, we ask that you please submit your plan to the ACC involving any type of land disturbance. More than likely, after review, we will approve your request. If you have owned a lot here for any reasonable length of time, you should know the rules, for they are stated in almost every newsletter. The Board has the obligation to respond to lot owners that bring attention to potential violations. This is the responsibility of the ACC, and we hope you understand the duty we have to maintain the beauty of the Association.

Current or new lot owners, please note that before starting any project that involves any type of land disturbance (except clearing underbrush and dead tree removal) you must obtain Architectural Control Committee approval before you start any segment of the job.

Contact Nannette Smith at 804-580-8057 or E-mail ncsmith@earthlink.net with any questions about future projects.

Financial Status

The Association continues to maintain its excellent financial status. As of March 17th, 2012, we have \$24,493 in our checking account. There is a booked balance in the reserve for capital replacement fund of \$52,531.45. None of this balance is planned for a capital replacement project in the current fiscal year. Other, general reserve funds are also available in the amount of \$77,755.87 but there are no plans at present for their use. It is Board policy to include an amount of reserve for capital replacement in the annual budget of \$4,550.00. A copy of the Board-Approved Reserve Study is available from the Association. You may contact me and I will send you a copy.



Delinquent Dues

One lot owner is several years in arrears. Another 8 lots have not paid their 2012 year dues. This is the worse year we experienced as an Association to collect dues. I feel this situation is due to economic reasons, despite the constant ongoing efforts from our Treasurer John Henbest. With changes suggested by John, we now have in place a security measure where bank statements will now be reconciled and signed off on by the President and Vice-President at every quarterly Board Meeting. The Association certainly understands there are circumstances that can occur preventing you from paying your dues on time, and we have 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. The amount due can quickly increase, so please remit your dues payment if you have not done so.

Property Turnover and Disclosure Packets

I wish to remind any persons selling a lot that State Law requires the purchaser to be given a Disclosure Packet from the Association at closing or before. Your real estate agent must contact me prior to the closing and provide a check for \$25 to the Association. If the Disclosure Packet is not provided to the purchasers, the sellers and the real estate agent may be held liable for any omissions or misrepresentations about the Association requirements. The contents of the Disclosure Packet are specified in VA law and are very comprehensive; including the Covenants, By Laws, Articles of Incorporation, Financial Statements, the Reserve Study, Architectural Guidelines and other information. Also, please inform us if your address changes, for tracking down lot owners can be a time consuming and frustrating process. Please do not request late fees to be waived for late dues when you fail to provide us with your latest address.

Board of Directors Meeting Schedule

The Property Owners Association Act of Virginia requires that we announce the schedule so that any Property Owner who wishes can attend and listen in or address the Board. The remaining Board schedule is as follows:

September 8, 2012
December 1, 2012

The meetings are held on Saturdays at 09:30 am at the Northumberland Public Library in Heathsville. A time period at the beginning of the meeting has been set aside for public comment. All lot owners are encouraged to attend.



Annual Meeting Schedule

The Board has selected the date of **SATURDAY, OCTOBER 13th** for the 2012 Annual Meeting. Social hour will start at 12:00 pm and the meal will be served at 1:00 pm. Meeting at 2:00 pm and over by 4:00 pm. Details will be provided in the September newsletter. **Please set aside this date on your calendar.**

Nominees for Board of Directors and Architectural Control Committee

The Nominating Committee for Board Members and Architectural Control Committee members for the election at the Annual Meeting are soliciting names of persons who are interested in serving. Every year three Board positions become vacant and one from the Architectural Control Committee. If you are interested in serving or wish to recommend someone, please contact me.

Please consider serving your community. Don't let it up to those few that always have served. They will someday stop participating. And if you don't step up... who will? Help keep this a viable Association. **You do not want it to fail.**

We will continue to communicate with you quarterly.
Contact me with your concerns.

Sincerely,

Sam Barkdoll
President

