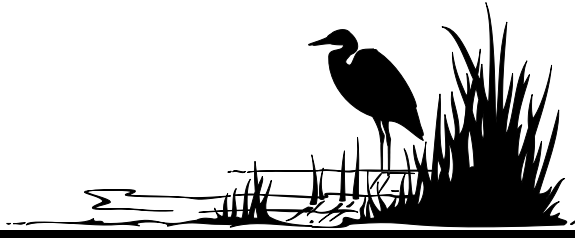


**BETZ LANDING
HOME OWNER'S ASSOCIATION**
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President
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June 21, 2013

Hello Neighbors:

With spring being the second coldest start up in history, we are sure glad warm weather has arrived and I'm sure it won't be long before we will be complaining about how hot it is. But, it's time to get on the water and enjoy all the wonderful activities we have here in the Northern Neck.

COMMUNITY ISSUES

Report on Spring Clean Up Day Clean-up – April 20

I want to thank all those that made an outstanding effort on Spring Cleanup Day. A group of hard-working folks showed up with their work gloves on ready to get the job done. We accomplished our main priority of cleaning out every drainage easement in the community. This difficult job is necessary every few years to keep debris and leaves from accumulating in the runoff areas, that if not kept clear will result in dams creating standing water that deteriorate the sides of the roads and flood adjacent properties. Our second main task was to clean out the lower area on Haugan's Landing that has been neglected for the last few years. Trees were trimmed and grasses cut back to improve the overall appearance of the area. And it sure paid off, for the area looks beautiful, and is the perfect place to have a family cookout or do some fishing.

We had 16 folks show up to work, and the weather was with us. 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. I wholeheartedly thank you for taking your time and labor to make it happen. A note of special thanks goes out to Bill Hallman and Chris Jones for distributing the mulch needed at each location.

A **sincere thank you** goes out to all those folks who contribute their time and effort to keep Betz looking great.

Report on the 14th Annual Picnic - April 20

This year we held the annual picnic the same day as Spring Clean-Up and it turned out to be much more successful than the prior year. It started out cool with a slight breeze but turned into a beautiful afternoon of sunshine and nice temps. 45 folks showed up to enjoy the delicious food and wonderful desserts made by some special neighbors. For this wonderful



event I thank Maureen Dale, Lauren Church, and Marian Kubela for taking on the lunch prep and clean up this year. Outstanding job on their part and I'm sure everyone there appreciated their labor. Extra thanks to Bill Hallman for doing the setup and cleaning of everything needed to prepare the area beforehand for the guests. I also appreciate Matt Church and Ted & Jerry Jenkins for helping with the clean up.

New Addition to Betz Landing Homeowner's Web Site

We have added a new link on our web site (www.betzlanding.org) titled "Lot Owner Information", to help more satisfy the requirements of the following state statute:

Code of Virginia § 55-510.2 - Distribution of information by members

"The board of directors shall establish a reasonable, effective, and free method, appropriate to the size and nature of the association, for lot owners to communicate among themselves and with the board of directors regarding any matter concerning the association."

This will replace the current plan to better satisfy this requirement, and the Board feels this is a better process for lot owners to contact each other without having the Board involved.

The ability of property owners to be able to communicate with each other regarding BLHA related matters is an important right afforded to them by state statutes. We support that requirement while also respecting an individual's rights for informational privacy. We therefore will not publish any information from our records but rely on the County's "publicly available" information to satisfy the state statute's requirements.

The referenced link will take you to the County Land Records & Tax Maps page where you can then obtain "publicly available" contact information for BLHA property owners. To use this link to get the BLHA list select Page: 25 and Insert: C

Also, for those that have internet access, please like our page on Face book at <http://www.facebook.com/BetzLanding> and keep up with the latest updates with the community like the 1st Annual Boat-fest where several neighbors volunteered their boats and got out on the Great Wicomico River for a raft-up and then back to Haugan's Landing for a picnic. Get involved, get to know your neighbors, and have fun.

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. Also try to keep



the light pollution to a minimum for those that enjoy the summer night sky. The County has restrictions about light and noise pollution. 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 crime is a part of life and everyone should still remain vigilant in reporting something out of the ordinary when they see it. Don't disregard it and hope someone else calls. We have become accustomed to the wonderful crime free life we enjoy here. Those days are changing as this area becomes more populated. This area is not the lazy Northern Neck it once was when we could leave the doors open and the keys in the car. Please always be aware of your surroundings, secure your home, and always report suspicious activity 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 sincerely 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 home 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. See below for Tide information. 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. Have fun, enjoy your time on the water, and avoid the hassles. Call me if you have any questions.

Tide Information

Information on tides can easily be obtained by going to <http://www.saltwatertides.com/dynamic.dir/virginibsites.html#date> and going to #4 "Chesapeake Bay, Western Shore, north of York River" and selecting "Glebe Point Great Wicomico River". Please note that to be more accurate for our neighborhood you should add approximately 20 minutes to the listed times.



Snakes

Snakes have been observed in the water and shoreline area of Haugan's Landing. It is not clear from the reports if these are common water snakes or the venomous water moccasin. It is our suggestion that you be cautious when near water in Betz Landing. There have also been copperhead snakes reported and killed in the neighborhood by a few people. We also have large black snakes that are common in this area that are harmless. We are in a nature oriented setting and should exercise caution as we go about our outdoor activities.

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, corn hole (bean bag toss) set, four 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 to make sure they are available and make arrangements for pickup and return. The items are kept in the locked storage shed at the boat storage lot.

Board issues

Community Repairs

Blacktop resealing was overdue at the driveway at Haugan's Landing. The Board voted on-line to authorize the repair, and it was done 4/13/13 by Driveway-By-Us of Fredericksburg at a cost of \$800.00. The last coating was done by local volunteers in 2007.

Another item needing repair is the sign at the entrance on the left leaving Betz. It's the painting of several animals reminding us that this place is their home too. The plywood appears to be in good shape, and I was able to contact the lady that did the original. She stated it would be \$450.00 to restore it. The Board tabled the item for concern that for this fiscal year, we are on the path to run in the red for our budget this year.

As stated before in past newsletters, Paving Contractors will be arriving in late summer to replace the surface of the cul-de-sacs on Indian Trail Road, Highland Road, and White Oak Lane.

The Association's shed in the boat storage area is showing signs that the roof shingles are wearing out with the inside plywood showing signs of mold. Local resident Jerry Kubela cleaned off the years of pine needle accumulation hoping the shingles would dry out but it appears the shingles have reached their end of year life. I have 3 bids coming in the week of June 17th. The Board will review and determine via E-mail vote what contractor we will go with. This fiscal year has been a challenge with repairs and maintenance items which all contribute to a possible red ink budget for 2013-2014.



The post tops of the fence at the front along Indian Valley Road have many missing tops; 26 to be exact. Chris Jones is following up on obtaining the tops and installation. Since the cost (\$100.00+) for this maintenance item, the Board was in total agreement, and an action item was decided upon for Chris to proceed since this price was below the \$250.00 expense amount needed for a Board vote.

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 the responsibilities they may not be aware of.

Architectural Control Committee

Projects have been slow this past quarter with only one request for an out-building on Lot # 129. The request was for an out-building, but since it was over the size limits for a out-building, a simple request from the ACC was made to change the designation to a garage. At this time, the committee is waiting for the lot owner to respond to our request.



Just out of consideration and respect for our Guidelines, we ask that you please submit your plan to the ACC involving any serious type of land disturbance beyond dead tree removal or garden planting. 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 serious 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

As of June 15th, 2013, we have \$26,008.08 in our checking account. There is a booked balance in the reserve for capital replacement fund of \$57,120.01. 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 \$78,890.38 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. A collection letter has been sent by our attorney. 6 lots have not paid their 2012 years dues. 7 lots have not paid 2013 dues. This problem seems to be worsening as time goes on despite an outstanding effort from our Treasurer John Henbest to collect these past dues. I feel this situation is due to economic reasons, but the Board will need to focus this year on resolving the situation which might involve taking a stronger stance about collecting these debts. The Association certainly understands there are circumstances that can occur preventing you from paying your dues on time, but we ask that if you are behind in your dues to consider paying them and not make the Association go through the extra expense for collection that you will eventually have to pay for. 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.



New Board Replacement

As noted in the last newsletter, John Henbest requested replacement as Treasurer. Full-time lot owner Sam Frye expressed to me that he would be willing to take over the job. At the last Board Meeting on June 15th, the Board voted unanimously to allow Mr. Frye to assume the responsibilities of Treasurer, and accepted John Henbest's resignation. Sam will finish out the term as Treasurer for the remaining year and as Board Member for the last two years of Henbest's term. I personally thank Sam for stepping up and taking on this big responsibility. Mere words cannot express the appreciation need shown to John Henbest for his 6 years of dedication to this community and the outstanding job he performed in that position. If you see him in your travels, thank him for what he did for your community. Thank you John.

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 is a time consuming and frustrating process. Please do not request late fees to be waived for late dues when you have failed 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 21 and December 14.** 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 12th** for the 2013 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.

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

Sincerely,

Sam Barkdoll

