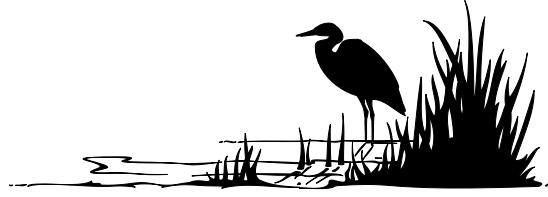


**BETZ LANDING
HOME OWNER'S ASSOCIATION**
P.O. BOX 422
HEATHSVILLE, VA 22473
President
804 580 6182
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September 3, 2013

Hello Neighbors,

ANNUAL MEETING AND BUFFET

October 12th, 2013 12:00 pm

Included is a ballot for the election of new Board Members for 2014

Please take the time to reply by mail with your vote by October 3rd, 2013.

DATE AND TIME: Saturday, October 12th, 2013 12:00 pm

PLACE: Luna's Restaurant 17390 Richmond Road Callao, VA

We are again holding the meeting at Luna's this year for they are one of the better restaurants in the area, and can comfortably seat a large group. Social hour starts at 12:00 pm, with a lunch buffet at 1:00 pm, sponsored by the Association. Food and beverages will be provided for all the property owners and their families until 2:00 pm. The meeting will begin promptly at 2:00 pm and is expected to last approximately one hour.

The planned buffet menu includes BBQ beef, fried chicken, flounder with lemon sauce, macaroni and cheese, red potatoes, green salad, pasta salad, green beans, rolls and butter, coffee, iced tea, soft drinks, and dessert. A cash bar will be provided starting at 12:00 pm.

The buffet and meeting will be held outside on their patio unless we have severe weather. Please bring proper attire.

Directions

Departing from Steamboat Lane, make a left on Rt. 604 (Indian Valley Road). Make a right on Rt. 201 (Courthouse Road). Travel for 2 ½ miles to Heathsville. Go left on Rt. 360 West to Callao. Go left at the stoplight in Callao. Go ¼ mile and turn left between the Rite-Aid and the Dollar General Store. Luna's number is (804) 529-5862. Call me on my cell if you have any problems at (240)-446-3360.



Board Issues

Ballot for Election of Directors, ACC member

Each year the term ends for three Board of Directors members and one Architectural Control Committee member, and the positions must be filled.

The By-laws require that a Nominating Committee be established at each Annual Meeting to make recommendations to the Board to fill any vacancies that arise.

The 2013 Nominating Committee consisted of Sam Barkdoll (chair), Clarice George, and Betty Whiteside.

Election of Directors and Committee Member

The Betz Landing Home Owner's Association Board is **sincerely** appreciative of the people who volunteer their time to serve on the Board and Architectural Control Committee, and those willing to be nominated for election or re-election.

The positions up for election this year are listed below:

Board Member – Ray Dameron

Board Member – Nancy Hampton

Board Member – Chris Jones

Architectural Control Committee – Nannette Smith

The Nominating Committee presents the following people to fill the Board positions:

- Greg Haugan
- Chris Jones
- Joe Thompson

The committee presents the following person to fill the Architectural Control Committee:

- Nannette Smith

A brief background on each of the proposed candidates is provided below. The term of the members to be elected for the Board and Architectural Control Committee will be for a period of 3 years.

Greg Haugan- Greg was born in Seattle, WA and currently lives on Steamboat Lane with his wife Sue. His education is a BSME from IIT in Chicago, and MBA from St Louis University and his PhD from the American University in Washington, DC. He has worked for McDonnell Aircraft, Martin Company, and Bunker Ramo in the aerospace industry and worked for the US Department of Transportation in project management on the Supersonic Transport and the rail Upgrade of the Northeast Corridor. He was deputy project manager on the \$2B rail project and a Bureau Director. For the past 20 years or so he has been working for GLH Inc., a small project management firm doing training and consulting in project management and proposal management. His six project management books are all based on this experience; which continues today in active



projects with Israeli firms and the Department of Homeland Security. He was on the Board of Betz Landing for 7 years and assisted in getting the Homeowner's Association started. He had a new book published in July 2012 that addresses issues of population, climate change, and energy resources. A follow-on book titled Sustainable Program Management is due to be published this fall. In addition a 7th project management book is also due out this fall. He has been active as a past member of the Board of the Library (six years) and is currently on the Board of the Kilmarnock "Y". He was deeply involved in the preparation of the 2006 County Comprehensive Plan and is working to update the statistical appendix in the 2014 version. He also was active in providing input to the recently updated Zoning Regulations and is the Treasurer for NAPS. Finally, he is the Northern Neck Group Leader for the Citizens Climate Lobby which is pushing Congress to pass carbon fee and dividend legislation.

Chris Jones- Chris was born and raised in Northumberland County approximately 8 miles from Betz Landing and is currently employed as the District Representative for Congressman Rob Wittman handling constituent issues with federal agencies in 13 counties. His wife, Mary Catherine was born in Richmond and moved to Northumberland when she was 13 years old. She is currently the assistant principal for Lancaster Primary School. They have two daughters, Madison and Megan. Chris moved to Betz Landing in August of 2009 and lives at 83 Rockfish. Chris has also served on the Board of Directors and has been Maintenance Chair for the last three years.

Joe Thompson- Joe has ownership in lots 32, 33, and 50. He built the second home in Betz Landing in 1995 and has lived here full time since. He holds a BS and MS in Chemistry, and a MBA from De Paul University. He is Founder and principal advisor in Thompson & Thompson International; an information technology firm. He currently serves on the Board of Directors of several Information Technology firms. He is past President of Green Gables Home Owners Association in Colorado. He served two terms on Betz Landing Home Owners Association Board in the past. He also served two terms on Heathsville Public Library Board of Advisors.

Nannette Smith- Nannette moved to Betz Landing from Midlothian, VA in November, 2009. However, she has been a weekend visitor for over 15 years. She is the mother of two girls and the grandmother of two boys. After spending more than 30 years in higher education, she retired on June 30, 2010 from the position of Vice President of Academic Affairs at J. Sargeant Reynolds Community College in Richmond. She received her Ph.D. in 1973 from NC State University in the field of Plant Pathology. She plays the cello and enjoys knitting, beading, gardening, reading, kayaking, and the performing arts. Nannette's house is at 810 Steamboat Lane. She also has been Chair of the Betz Landing ACC for the last 2 of the 3 years she served on the Committee.



Board Meeting Dates

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 21st and December 14th, 2013. Northumberland County Library 09:30 am.**

Architectural Control Committee

We welcome Mr. Matthew Scott as a new neighbor who recently bought the Hampton's house on Lot 90. There has not been any other activity for the quarter. Just out of consideration and respect for our ACC Guidelines, we please ask that you submit your plan to the ACC involving any serious 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 the ACC Guidelines that you have a copy of. Contact me if you do not have that document. The Board has the obligation to address violations, and we hope you understand and respect the duty of the Board 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 your project.

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

Covenant Rules

Being a waterfront community, the Board understands that folks love the life we have here and accepts small violations that occur knowing in time the lot owner will hopefully correct the violation. The Board hesitates to strictly enforce the few rules we have every time a violation happens, just out of the simple understanding that no one likes to be told what to do with their own property. In order to keep things nice, please look over your lot. **Do you have a boat, Jet Ski, car or truck that is not regularly used, trailer, etc. sitting in view from the main road your property fronts?** If so, consider your neighbors and move it to the back of the house or in the storage area. The Board is required to address violations brought to it from Lot Owners, so please don't make the Board act like the Covenant police. Please make sure your lot is in compliance with the ACC Guidelines.

Disclosure Packages

Since the last newsletter, we sent out one Disclosure Package for Lot # 90. Virginia State law requires purchasers of property be given a Disclosure Package at the time of closing. This is the responsibility of the **seller**. The Disclosure Package, which the Association is



required to provide upon request, includes status of dues payments, any existing covenant violations, as well as copies of the Protective Covenants, By-laws, Architectural Guidelines, financial statements, Reserve Analysis, and other information. The Association charges \$25 for the preparation of these packages. **Not providing a Disclosure Package at closing puts the seller at risk of a lawsuit.**

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 any 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. 3 lots have not paid their 2012 years dues. 4 lots have not paid 2013 dues. The Association certainly understands there are circumstances that occur to prevent lot owners from paying dues on time, but other steps may need to be considered for collection. The Association is allowed by law to foreclose and acquire the property to recover past dues. This is a course the Association may unfortunately have to consider out of respect for those that pay their dues on time. With several large amounts being spent this year for unforeseen repairs and maintenance items, I feel it may be time to step up the process of collecting on back dues in order to pay for these repairs to prevent taking money out of the general reserve funds.

Our practice was always 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 1st, are assessed a \$15 late fee, and interest at an annual rate of 8%, effective January 1st. It may be time to review the way we have done the collection process in the past, and start considering other avenues to collect past dues out of respect for owners that stay current on their dues.

Board of Directors changes

At the June 2013 Board Meeting, Sam Frye replaced John Henbest as Treasurer. We again thank John for the outstanding job he performed the last 7 years. A mere thank you is not enough for the dedication shown for the benefit of this community. We also thank Sam Frye for stepping up when the call went out for a Treasurer replacement. This position is the most important position on the Board. When you see John and Sam, thank them for their service for your Association.



Back in July, Nancy Hampton resigned from the Board. She and Luther sold their home here in Betz Landing. Many folks are sad to see them leave. The Board is also sad to have Nancy leave, for she was a very critical part of the organization bringing a very calm, deliberate, and insightful way of thinking that was crucial to problem solving. She also was always willing to help with the Association's functions and would always step up at meetings and take the minutes when the Secretary was absent. She will be missed and we wish her and Luther the best in their future journeys. I decided not to replace Nancy on the Board until the next election in October for her three year term as Board member expires then.

Back last September 2012, I asked Pack Sheffield to commit to another three year term on the Board since we did not have any other candidates to serve. He stated that he really was too busy to commit, but would do so based on the premise that I find a replacement for him as soon as possible. It was that kind of dedication that made him a very valuable asset to the Board. His point of view and unique suggestions for solutions helped the Board solve several problems. I sincerely thank him for the six years he served.

Wayne Quackenbush has replaced resigning member Pack Sheffield. Below is a short bio. Wayne is a native Virginian and lifelong resident, born and raised in the Falls Church area of Northern VA. He currently lives in Lorton, MD with Beth, wife of 31 years and is the proud father of David and Nicole as well as their two Corgi Dogs Daisy and Otis. He has been employed for the past 34 years at Capitol Cadillac Company in Greenbelt, MD with the past 19 years as General Manager. His duties include all aspects of the selling and servicing of the Cadillac, Buick, GMC, and Renegade Custom Motor Coach brands. It also includes overseeing a staff of 85 employees. His other "full-time" job is as the owner of the stock car race team that my son David uses to compete in NASCAR Weekly Racing Series, Pro All Star Series, and Champion Racing Series events throughout the south east. When his time allows, the family enjoys the solitude of Betz Landing where they have found the perfect place for a great weekend family retreat. Their time here has made for great memories. They enjoy boating, fishing, and generally just love being on the water. They also get great pleasure from the many local activities as well as the abundance of fresh seafood available. As a member of the Board of Directors, he would like to help perpetuate the community and all the great things that have allowed his family the pleasures of Betz Landing. He would also like to "give back" to all the great neighbors that have gone out of their way to make them feel welcome as "part time" residents and have looked out after their property when away.



Association Issues

Community Repairs

The development is showing signs of its age. The membership needs to understand that money will need to be spent to maintain the development to the standards we are use to.

Storage shed roof repair

The Board has voted to accept the bid from Clark's Roofing Company in White Stone to replace the roofing shingles that have failed on the storage shed in the Boat Storage Area. The cost for this repair is \$1500.00.

Indian Trail Road drainage problem - Critical

The drainage ditch along the left side ¼ mile down on Indian Trail Road is failing due to time and the terrible hard rains we received in June and July. The situation needs to be addressed ASAP with the ground collapsing just 6-8 inches from the main road. The Board is discussing repairs via E-mail and we are working rapidly to get that situation resolved. In my estimate only, that repair will be within the \$2-3500.00 dollar range.

New Mowing Contractor Feedback

There have been several complaints lodged against the new mowing contractor. I have followed up with Mr. Wilkins several times stating that he will need to correct the deficiencies within a short time period or else we will find another contractor. Despite his comments to improve the situation, it will depend upon his future performance.

A ballot is enclosed to send in your vote, assign a proxy, or bring to the Annual Meeting.

PLEASE... take 5 minutes for your Association. Mark your ballot and return it in the stamped addressed envelope and we hope to see you at the Annual meeting.

If you are unable to attend the meeting, please mail your ballot in the enclosed envelope so that it is received by the Association before October 3rd, 2013. We need a sufficient number of attendees and proxies to have a quorum to perform Association business.

Enjoy the last days of summer, and I hope to see you at the Annual meeting.

Respectfully yours,

Sam Barkdoll

Betz Landing Home Owner's Association Annual Meeting



BALLOT – October 12th, 2013

This ballot is to fill 3 positions on the Betz Landing Home Owner’s Association Board of Directors, and one position for the Architectural Control Committee.

To fill positions on the Betz Landing Home Owners Association Board I vote:

Name: (Print) _____ Lot Number: _____ (One vote per lot)
Multiple lot owners: _____ lots owned = _____ votes allowed.

Signature: _____ (Please don’t forget to sign)

Board of Directors: Vote for (3) three.

Greg Haugan

Chris Jones

Joe Thompson

Architectural Control Committee: Vote for (1) one.

Nannette Smith

Comments: _____

Please mail this Ballot by 10/3/13 in the envelope provided or bring it to the Meeting on October 12th. If you wish to assign this proxy to another person who will attend the meeting, please simply note in the Comment section.

If you lose the envelope, please mail ballot to:
Betz Landing Home Owners Association, P.O. Box 422, Heathsville, VA 22473

