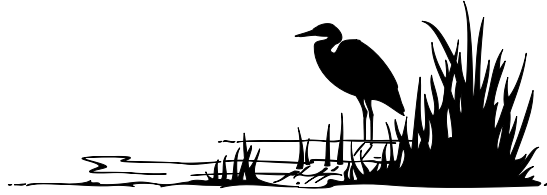


**BETZ LANDING
HOME OWNER'S ASSOCIATION**
Sam Barkdoll, President
P.O. BOX 422
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betterinvestor@msn.com



December 20, 2011

Happy Holidays to All:

I hope you are enjoying the sights and sounds of the season with family and friends.

ENCLOSED IS YOUR BILL FOR 2012 ANNUAL DUES.

Please send your payment in the enclosed stamped, return-addressed envelope by March 1, 2012 to avoid late fees. In March, (for those that are current with their dues), we will send a membership card with the new lock combinations for the rest rooms and boat storage area.

Annual Meeting

On Saturday, October 15th, 2011, 50 of the 135 lot owners attended the Betz Landing Annual Meeting that was held at Tommy's Restaurant in Reedville. If you were unable to attend, we hope in the future you will consider joining us, to meet your neighbors, become more involved, and help to make decisions that affect you as a property owner.

During the meeting, new members were elected to fill positions of members whose terms were complete.

Before welcoming the new members, we would like to express our sincere thanks and appreciation to departing board members: President Phil Landry, Susan O'Bier and Mark Shaughnessy. During Phil's two years as president he addressed difficult issues and accomplished many things while serving the community. Thank you, Phil, for your time and effort.

Nominating Committee

The Board takes this opportunity to thank Phil Landry, Elwood Ball, and Maureen Dale for their efforts in serving on the 2011 Nominating Committee.

Obtaining replacements for Board members can be a timely and difficult job. If you would like to serve, or to recommend a person, please contact a member of the 2012 Nominating committee: Joe Thompson, Phil Landry, and Sam Barkdoll.

Elections to the Board of Directors and the New Officers

Three board positions were open for election.

One position was Sam Barkdoll's, who replaced Mike Goodwin when he resigned in 2010. Sam was re-elected for another term. Also, two new members, Matt Church and Bill Hallman, were elected to the Board. Thank you both for stepping up to serve the membership.

All are scheduled to serve three-year terms.

At the meeting the following Executive Board positions were filled:

Sam Barkdoll – President
Pack Sheffield – Vice President
Cindy Howard – Secretary
John Henbest – Treasurer

Election to the Architectural Control Committee

Maureen Dale was elected to serve on the Architectural Control Committee and Nannette Smith was selected as Chair of the Committee.

We take this time to thank them both for taking on this responsibility, and Ed Costello for staying on the committee to complete his final year.

The members of the Architectural Control Committee are:

Nannette Smith, Chairperson (2 years remaining)

Ed Costello, (1 year remaining)

Maureen Dale, (3 years remaining)

Included at the end of this newsletter is the updated list of the 2012 Board of Directors Officers and Architectural Committee members. Please retain it for future reference.

2011 Architectural Control Committee

2011 has been very slow for construction projects for Betz Landing ACC. There were **4** applications for new projects proposed to the Committee. Two items required action from the committee.

1. Lot # 53, March 2011: Owner made application to screen in existing deck. No action necessary by the ACC; application was approved and completed.
2. Lot # 83, April 2011: Application was made to place an 18' x 10' garden house on the lot to the right of existing home. Action was deferred to the Betz Landing Board of Directors Chairman Mr. Landry to appoint a stand in ACC member for approval. Project was approved and completed.
3. Lot # 62 May 2011: Owner made application to screen in existing deck. No action necessary by the ACC; application was approved and completed.
4. Lot # 78, September 2011: Owner made application to construct an addition to the front portion of the existing home. Also to construct a deck at the rear of the existing home. Action taken by the ACC was to approve the project as submitted. Construction is scheduled to begin in late 2011.
5. Lot #117, Oakwood Homes made application in December 2010 to construct a Modular home for the purpose of sale at a later date. Project was addressed by the prior ACC. This project was approved as submitted and completed in early 2011; however, the file remains open at this time.

Please note that new or current lot owners starting a project that involves any type of land disturbance, (except clearing underbrush and dead tree removal), must have Architectural Control Committee approval.

The Covenants state that: "In order to maintain the natural and scenic resources, to promote the conservation of soils, wetlands, woodlands, beaches, tidal marshes, wild life, game and migratory birds, to enhance open area and open spaces, to afford and enhance recreational opportunities, and preserve historical sites, the Association preserves the sole right to restrict the clearing, grading, tree removal, or construction activity which may take place on any Lot."

The Architectural Control Committee has guidelines available that Lot owners can obtain to help them through the Committee Approval process. It describes what documents are required and the steps necessary to receive the quickest decision on your project. The most efficient way to acquire these documents is through email or at the web site: www.betzlanding.org. Also, you can obtain these documents by contacting the current Committee Chair, Nannette Smith at 804-580-8057, or E-mail: ncsmith@earthlink.net.

Maintenance Committee

In 2011, Chris Jones volunteered as Maintenance Chair. It is a job with a lot of responsibility, and many people are unaware of the all of the behind-the-scene work that is involved. Spring 2011 Clean Up Day was a big success, with major work performed on cutting back the encroaching trees along the sides of Steamboat Lane. The Board would like to thank Chris for his efforts.

Spring Clean-up 2012 will be on Saturday, April 21, 2012. Our goals during the clean-up are to spray encroaching grass and fill pot holes on the degrading roads still maintained by the Betz Landing HOA. These roads are rapidly showing decay from age and need maintenance until the Association turns them over to the state.

Financial Condition

The final financial statements for 2011 and a copy of the Budget for 2012 are available on request by calling the Treasurer, John Henbest at 804-580-4975, or Sam Barkdoll, at 804-580-6182.

The following figures are from the October 2011 Annual report:

- **Checking account balance: \$18,135; \$2,151 from last year**
- **Investment balance: \$125,568; increase of \$5,985 from last year**
- **Total assets: \$199,692. increase of \$6,604 from last year**

The majority of our funds are in the form of CDs in reserve accounts. The CDs are kept in our safety deposit box at EVB in Heathsville. The financial controls in place require two officers for access.

Delinquent Dues

One lot owner (two lots) has not paid 2007, 2008, 2009, or 2011 dues. One lot owner has not paid 2010 or 2011 dues. Both have been sued (and won). Collecting is a different matter. The other three no-pays from last year were sued and were collected.

Three other lot owners have not paid 2011 dues. One of these lots was foreclosed. We will file suit in March 2012 if they do not pay 2011 and 2012 dues.

Since several warning letters are sent before liens are filed against a property, no one should be surprised when this drastic action is undertaken.

Many other Homeowners Associations in Virginia have much larger delinquency rates, and sometime have to make special assessments just to cover their operating costs. We are grateful to past Board officers that took the time and effort to run the organization efficiently. We are extremely fortunate to not have to make a special assessment to the Lot owners.

We sincerely thank all the lot owner's for paying their Association dues on time.

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 or address the Board.

The schedule is as follows: 3/10, 6/23, 9/08, 12/1, 2012

The meetings are planned for Saturdays, 9:00 am, 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 certainly welcome.

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 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.

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. We send bills and newsletters to the owners of record.

Please take the time to send this information, for it takes the time and expense of the Association to track down new owners.

Community Issues

Rest Rooms/Boat Storage Area

The rest rooms were closed and winterized on October 6th, 2011. They will reopen after the danger of a hard freeze is past – probably early March. The lock has been changed at the restrooms and the combination for the boat storage area will be changed in March. We will send out the exact date for the storage area in the March newsletter.

New Grill

The Association sold the old propane grill, and has purchased an iron type grill similar to those in a State Park. We plan to have the grill installed by early spring, and hope folks will take the opportunity to picnic at the beautiful setting at Haugan's Landing.

Sign Theft

As I'm sure you have noticed, the advisory signs posted at the beginning of Steamboat Lane have been stolen. We are in the process of replacing the signs in a manner that prevents them from being stolen again.

Hunting in Betz Landing

Tis the season... for hunting that is. Be advised to be on the lookout for hunters dropping off their dogs at the end of Steamboat to chase the deer back out to Route 604 (the road in front of Betz). If you see anyone violating the law, call the Game Warden, Kenneth Williams, at the dispatch number, 804-367-1258. If you have any other hunting violations call 800-237-5712.

Pets Safety/Control

We have reports from neighbor, Garland Dillard, that coyotes have been sighted in Betz Landing and reports that they are migrating to this area. Please keep your pets close to ensure their safety.

There is a new leash law in Betz Landing, so neighbors now have recourse against lot owners that refrain from controlling their pets. Call the Northumberland County Sheriff's Department at 804-580-5221, or 911 if you feel threatened by someone's pet.

Although we have had one lot owner on Indian Valley Road who refused to respond to the Association's requests to keep his dog on a leash, it appears that the ongoing problem has subsided. This may be due to a court case against the owner, a judge ruling guilty and fining them.

Also, as a courtesy to your neighbors, please clean up after your pets when walking them on the roads and common areas.

Roads

The Northumberland County Board of Supervisors put Route # 604 (Indian Valley Road) on the suggested list to VDOT for possible upgrade several years ago. This road that runs in front of Betz Landing has several bad turns and blind spots, which have resulted in several accidents. Unfortunately, with the downturn of the economy, VDOT's budget for fixing roads has been decreased. Please be careful on that road especially when travelling to RT 360.

Regarding the roads still maintained by the Association, Highlands Road, White Oak Lane, Buoy Drive, and Indian Valley Trail, they are starting to show their age. This past year, current Board Member, Ray Dameron, met with VDOT officials to discuss our responsibility and how we can keep the Association's costs to a minimum until these roads are turned over to the state. Thank you Ray, for saving the Association money.

Betz Landing's Progression on the Internet

In the past year, we have moved some of the Association's newsletters and other notices over to the web. Such pertinent documents such as the covenants, by-laws, ACC guidelines, and Betz Landing property surveys are now available at www.betzlanding.org. We hope to add more helpful information such as contractor recommendations, restaurant and show suggestions, and local activities, etc.

In the past two years, Phil Landry and Nancy Hampton have been instrumental in making this happen. They have saved the Association a lot of money by reducing mailing costs.

For those that have provided an email address, we thank you, and will continue to send the newsletter via email. For those without email, we will continue with the postal mailing. For both groups, we plan to communicate quarterly, after each Board Meeting.

In closing I would like to request your help. In the past, there have always been a few people that take on the jobs necessary to make the Association work. In the future, we cannot expect to rely on these same folks to deliver year after year. Therefore, we ask for your help by volunteering for the following jobs this year:

- Spring cleanup lunch, preparation and setup
- Arrange for the Annual Summer Picnic caterer and setup
- Various small jobs needed for the Annual Meeting

We certainly understand the situation with lot owners that are distance challenged, and the expense involved with coming to a one day event, but these jobs do not require that much labor and others in the community will help. Please consider stepping up.

Please do not hesitate to contact me if you have any questions, comments, concerns or recommendations.

Have a safe and wonderful holiday season!

Sam Barkdoll
President

DIRECTORS, OFFICERS and COMMITTEE CHAIRS - 2012

POSITION	TERM	NAME	ADDRESS	PHONE	E-MAIL
PRESIDENT	3	Sam Barkdoll Lot 80	1359 Steamboat Lane Heathsville, VA 22473	804-580-6182	betterinvestor@msn.com
VICE PRESIDENT	1	Paschal Sheffield Lot 75	7501 Boulders View Drive Richmond, VA 23225	804-320-8331	packsheff@aol.com
SECRETARY	1	Cindy Howard Lot 81	1315 Steamboat Lane Heathsville, VA 22473	703-425-2463	cindyblueeyes@aol.com
TREASURER	1	John Henbest Lot 60/61	132 Heron Court Heathsville, VA 22473	804-580-4975	jmhenbest@kaballero.com
DIRECTOR	2	Ray Dameron Lot 53	4407 Hilltop Court Fredericksburg, VA 2204	540-760-1272	ray.dameron@vamllc.com
DIRECTOR	2	Nancy Hampton Lot 90	317 Hearthstone Mews Alexandria, A 22314	703-338-0083	nancy22314@yahoo.com
DIRECTOR	2	Christopher Jones Lot 131	83 Rockfish Road Heathsville, VA 22473	804-761-3007	tcjones50@gmail.com
DIRECTOR	3	Matt Church Lot 95	6706 Jordon Valley Court Frederick, MD 21702	301-694-0824	mattc@quantabio.com
DIRECTOR	3	Bill Hallman Lot 83	1269 Steamboat Lane Heathsville, VA 22473	804-580-6044	hallmanbill76@gmail.com
MAINTENANCE CHAIR	2	Christopher Jones Lot 131	83 Rockfish Road Heathsville, VA 22473	804-761-3007	tcjones50@gmail.com
ARCHITECTUAL CONTROL CHAIR	2	Nannette Smith Lot 50	332 Steamboat Lane Heathsville, VA 22473	804-580-8057	ncsmith@earthlink.net
ARCHITECTUAL CONTROL COMM.	1	Ed Costello Lot 65/67	132 Heron Court Heathsville, VA 22473		ecostell@ix.netcom.com
ARCHTECTUAL CONTROL COMM.	3	Maureen Dale Lot 80	1359 Steamboat Lane Heathsville, VA 22473	804-580-6182	mdale@sevatec.com
NOMINATING COMMITTEE	1	Sam Barkdoll Lot 80	1359 Steamboat Lane Heathsville, VA 22473	804-580-6182	betterinvestor@msn.com
NOMINATING COMMITTEE	1	Phil Landry Lot			
NOMINATING COMMITTEE	1	Joe Thompson Lot			