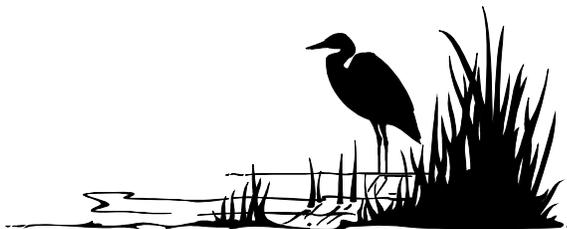


**BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
President
804 580 6182/240 446 3360
betterinvestor@msn.com**



Greetings Neighbor:

March 22, 2014

We certainly had some snow this winter, but we were lucky with about 13 inches of snow total overall with other folks in the East having that in one snowfall. And we missed the really big one on 02/13. Majority of the winter ran 10 degrees colder than usual. We certainly had our share of rain but it was so much better than snow. Electric bills were larger for most folks here, but the climate overall was better than most of the Eastern Seaboard. We certainly feel for the folks in the Northeast Corridor, Mid West, and the South this past winter.

Membership Card

We reduced the membership card distribution to one card to reduce costs since majority of the membership do not use the card. The card is enclosed for all property owners that are current in their dues. The membership card includes the new combinations to the locks on the restrooms and the boat storage area. Please, only release the combination to your family and trusted guests. If you are not current on your membership dues, a bill is enclosed, which includes late fees and interest charges.

ASSOCIATION ISSUES

Rest Rooms

The rest rooms will reopen on April 15th. The rest rooms were closed and the combination was changed last fall and the boat storage area will change on 04/15/2014. Check your enclosed 2014 membership card for the new code. Contact me if you have any problems at 240-446-3360.

Animal Control and Golf Carts

Spring is here, so keep your animals under control and watch out for golf carts. Betz Landing has a "dogs running at large" statue with Northumberland County, and also regarding the use of golf carts in the neighborhood. I'm keeping this info short for most members are aware of these statues. Call me if to want more information.

Keeping the Neighborhood Beautiful

I know this notice get monotonous, and it will be short. Every lot owner has a copy of the Protective Covenants and Architectural Guidelines and should be familiar with the few restrictions we have. Our only goal is to keep things looking as beautiful as possible. We shouldn't need to take the Board's and your time to deal with a violation notice when everyone understands the few rules we have. Look over your lot and ask yourself if you are in violation. If you wish to file a complaint about another lot owner, please obtain the Complaint Form



from the Betz Landing website (www.betzlanding.org) and send it to the Boards' attention at the address above.

Roads

Chris Barrack with Paving Contractors of Lottsburg came through on December 7th and finished the cul-de-sacs on Highland Road, White Oak Lane, and Indian Valley Trail. Pot holes on those roads that needed repair also were completed. These repairs cost the Association \$3,800.00 which I feel was extremely reasonable, and the quality of the work was excellent. Mr. Barrack has also offered his services to do personal driveways in the neighborhood. Contact him at 804-529-6411 if you have work to be done. Also, the Board has agreed to have the pot holes on Buoy Drive repaired this year and I'm working on contacting Paving Contractors.

Dry Hydrant Application

I recently submitted an application to the Virginia Department of Forestry to install a dry hydrant at Haugan's Landing next to the boat ramp. For those that do not know what that is, it's a Fire Department water hydrant that provides water from a river, pond, or stream. If the local Callao Fire Department would respond to a fire in the neighborhood that was large enough it needed more water, they would be able to get it at our boat ramp and save the time of obtaining it from a more distance source. This application is decided upon the location and the need, and we will have to wait for the Forestry's decision if the water level at the dock is constantly deep enough. Let's hope it's something we never need, but it's good to know we have it if we need it. It doesn't cost the Association a dime, and will hardly be noticeable when it's installed.

Fire Prevention

Not much information has been stated in the past about how important preventing fire in this neighborhood is. With half of the development covered completely in trees, it could be terribly devastating to this community if ever a fire got out of control. Please be careful with your small fire burning and always keeping a constant eye on the fire and have an available water source to put out the fire if it starts to get out of control. Call 911 first and then fight the fire... don't wait. Always keep in mind what possibly could happen to your neighbors if your small fire got out of control.

UPCOMING EVENTS

Spring Clean-Up Day and the Annual Picnic will be held on the same day this year.

SATURDAY, APRIL 26, 2014. MARK IT ON YOUR CALENDAR

Since last year's event was a success, the Board decided again to hold both events on the same day. Each year on Spring Clean-Up Day, we plant trees, bushes, revive the common areas, mulch, and tackle other tasks to maintain and improve the beauty of Betz Landing. This year we plan to paint the Storage building in the Boat Storage area, apply another coat of polyurethane on the new sign, and plant a tree to recognize Pim Montgomery for the donation she made at last year's Annual Meeting to help the Association solve its fiscal deficient. Make this year the time you join in to revive the community spirit, and get out and meet your neighbors. So put on your jeans and gloves, break out the tools from winter storage, and come have a good time. If you are not physically able to work, come join us for the social activity. The Board decided to recognize long time residents Red and Pim Montgomery with a tree plantation in their name for Red's lifelong commitment to the community and for Pim's generous donation to Betz at last year's Annual meeting. We will meet SATURDAY, APRIL 26, 2014, 8:30 AM, at Betz Landing's main entrance. If you don't find us there, please check the entrance at Indian Trail Road, the boat storage area, or Haugan's Landing (boat dock). If you



have any tools, we need lopping shears, chain saws, leaf blowers, and weed whackers, so please bring them along. We always have a lot of work to do and need all the help we can get. If you do not have a home here, take this opportunity to check out how your property made it through the winter. If you're new to our community, come and exchange information about your spring projects. It's really more fun than work, and it's a great social occasion to meet your neighbors and welcome the return of warm weather. Please keep in mind the liability if someone would injure themselves during this work, and if you are in doubt of your fitness, please don't expose the Association to potential problems from injuries resulting from working with tools that can cause injury. The Board sincerely appreciates those that volunteer and perform all the hard work and behind the scenes coordination necessary to make these events work.

The past level of commitment to the community has made Betz Landing a premier development in the Northern Neck. Make an extra effort to do your part this year, and I understand those members that are distance challenged.

Thirteen Annual Association Picnic - SATURDAY, APRIL 26, 2014. PLEASE MARK YOUR CALENDAR

We have selected Saturday April 26, 2014 for our annual Association Picnic. We are combining the Spring Clean-Up Day and the Annual Picnic together again this year. Social hour starts at 12:00 pm and food served at 1:00 pm. This year we will be serving pulled pork sandwiches from Fred's BBQ and the wonderful fried chicken from Callao Supermarket. Other sides will include baked beans, cole slaw, macaroni salad, and a dessert. If you fix a good dessert, please bring it along for all to enjoy. This is a wonderful opportunity to socialize and exchange information about the wonderful lifestyle we enjoy in the Northern Neck. For those of you that have not attended in the past – we have it at Haugan's Landing (boat dock). Anyone that would like to use the grill, please bring hamburgers and hot dogs for the kids. This newsletter will be the only notice you will receive about the picnic unless you have joined the group on Face Book and receive updates regularly about Association information. Friend the page at <http://facebook.com/BetzLanding> if you are so inclined. We welcome any suggestions you may have, so let us hear from you. All the equipment used at the picnic is available to any lot owner who would like to use it for their own parties. Please contact me if interested.

BOARD ISSUES

Financial Status

As of March 15, 2014, we have a total of \$136,240.74 in CDs, our two reserve accounts, and \$30,782.71 in our checking account. The Board voted 03/15/14 to transfer some of the excess money in the checking account to an interest bearing account. We are on track with this year dues collection with currently 6 lots that have not paid their 2014 dues. We sincerely thank all lot owners for paying dues on time. Please consider sending your check if you have not paid your 2014 Home Owner's Association dues.

Delinquent Dues

We finished FY 2013 in the black due to the generosity of Pim Montgomery and the time consuming efforts of Treasurer Sam Frye who along with the Association lawyer Rusty McKerns managed to collect all the back dues on record except for one member who owns 2 lots and owes dues back to 2007. That is an outstanding accomplishment for the organization. Thank Sam Frye when you see him for taking the time and effort to achieve that. In order to start dealing with members that fall that far behind in their dues, the Board has voted to proceed to foreclose on the properties. This procedure will start with the filing of a "creditor's lawsuit" which will allow a judge to force the selling of the two lots at auction. If there are no other bidders at the auction, Betz Landing HOA will have a standing bid at the auction that would prevent someone to come in and



obtain the lots for a small amount. If no one else bids on the lots, Betz Landing HOA will take possession of the lots, and will proceed to sell them as quickly as the market will allow. This process will be completed around June 2014. These lots will have to sell together as one lot for the one lot has no plat stated septic field. If any member is interested or knows of someone interested in buying this large acreage lot at a very reasonable price, please contact me early, before we turn them over to a Realtor. Please contact me if you want to know the details. The Association certainly understands there are circumstances that may occur in preventing you from paying your dues on time, and has 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.

Architectural Control Committee Report

The new year has been slow for development in Betz Landing with a garage under construction on # 81, an addition on # 129, and a set of plans pending for a new home on Highland Road.

With the notices we provide in every news letter, and the documents that were provided when you purchased a lot in Betz Landing, we do our best to inform every lot owner that ACC approval is required before substantial land disturbance or tree clearing occurs on your lot. Of course this does not apply to small projects such as tilling up your garden or clearing dead trees. Let's keep this issue on a common sense basis, and if you feel your project might need permission, contact the Committee just out of respect.

The Architectural Control Committee in the past has always dealt with members of the Association with respect and professionalism. We will strive to continue in that manner. The amount of time and effort in dealing with applications and violations is spent out of their personal concern for the Betz Landing community. The Board sincerely appreciates their contributions.

Maintenance Committee Report

Our current Maintenance Committee Chairman, Chris Jones will be running the show on Spring Clean-Up Day on Saturday April 26, 2014. See the above comments for what is happening on that day and send Chris suggestions and a thank you at tcjones50@gmail.com The Board wants to thank Chris for all the hard work and time spent in performing his duties.

Association Board Needs Your Help Now

Currently we need a person to volunteer to fill a departing Board Member's remaining two years. These positions are not time consuming and you only need to attend four meetings a year. We need this position filled as soon as possible. The Association always needs people that want to help the community. Make this year the time you decide to step up and help your community. If you feel you would like to help, or the Nominating Committee asks you to serve, please seriously consider it.

Annual Meeting Date

The Board has selected SATURDAY, OCTOBER 11th, 2014 as the date for the 2014 Annual Meeting, at 12:00 pm. Please mark this on your calendar.

The location will be at the Transportation Building behind the Old Courthouse and the Post Office in the square in Heathsville. Vendors and the menu have not been decided as of right now. Details will be in the June



newsletter when finalized. It is very important that you meet the folks on the Board that make the decisions concerning your ownership. The expression of lot owners' concerns is vital to the Board and we need your input on how you feel your Association is being run. Last years' meeting was fun, informal, informative, and an outstanding meal was served. I'm sure this year's will be the same. Please plan on attending.

Board of Directors Meeting Schedule

The Property Owners Association Act of Virginia requires that we announce the schedule of the Board of Directors Meetings so that any Property Owner can attend. The meetings for 2014 are scheduled for:

06/14/14, 09/13/14, 12/13/14. Northumberland Co. Library 09:30 am. Board Members, please note.

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 due 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.

If you sell your property, we ask that you please give us a courtesy call with the name and contact information for the new owner, so that we do not bother you with dues statements and telephone calls. We send all correspondence to the property owner on record, and you are responsible for keeping us informed of your latest address, and failing to receive your dues payment because we can't get the bill to you will not prevent late fees and interest charges. Save us the hassle of tracking you down.

Final note

I hope that everyone will make an extra effort to attend and volunteer for the Association functions this year. Involvement in the neighborhood has fallen off in the past few years and volunteerism is at an all time low. This makes it difficult to maintain the neighborhood we are use to having.

Being involved is what makes an Association function.

If you're involved in other activities in the County, please make sure you take the time to be involved in the community where you live. We need to rejuvenate the community spirit in this neighborhood, and enjoy all the benefits that come along with it. Make this year the time you get involved.

I plan to stay in touch with everyone with a quarterly newsletter, and I hope you appreciate the information. Please send me your suggestions on how we can keep your Association active and enjoyable.

Kind regards,

Sam Barkdoll

Sam Barkdoll

