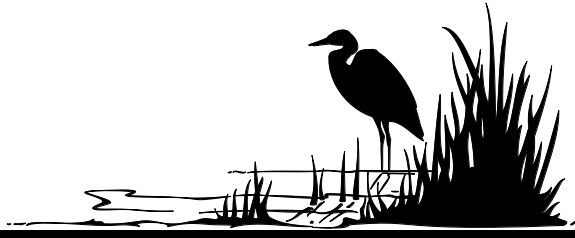


**BETZ LANDING  
HOME OWNER'S ASSOCIATION**  
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Hello Neighbors:

June 27, 2014

With spring running several weeks late this year, we are sure glad warm weather has arrived and 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 26**

I want to sincerely thank all those that made an outstanding effort on Spring Cleanup Day. We had one of our best turn-outs in years with a group that showed up early and were ready to get the job done. We accomplished all our jobs in short order, and every common area was taken care of quickly and everything is looking great. We had 21 folks show up to work, and the weather was picture perfect. Excuse me for not recognizing everyone individually for their efforts, but you know who you are and I hope you 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 Sam Frye and Chris Jones for distributing the bags of mulch that is needed at each location. That is a seriously labor intensive job and these folks time and effort save the Association big money if we would need to hire a company to come in to do it. I also thank Jerry Kubela for taking on the task with others to clean up the second entrance of Betz Landing at Indian Trail Road that sometimes gets neglected. I can't express enough appreciation for all those folks who contribute their time and effort to keep Betz looking great.

### **Report on the 15<sup>th</sup> Annual Picnic - April 26**

This year we once again held the annual picnic the same day as Spring Clean-Up Day and it turned out be another success. It was a perfect day starting out in the 60's with a slight breeze but warmed up in the 70's with a beautiful afternoon of sunshine. 53 folks showed up to enjoy the delicious food and wonderful desserts made by some special neighbors. For this wonderful event I thank Maureen Dale and Jeri Jenkins 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. The catered food really turned out to be excellent with Fred's BBQ doing the pulled pork, Cole slaw, and baked beans with the chicken from the Callao Supermarket. Extra thanks to Sam Frye and Chris Jones for doing the setup and cleaning of everything needed to prepare the area beforehand for the guests. I also appreciate Bill Hallman for running errands and Matt Church for helping with various tasks that needed to be done. Thank you to all those that helped out and I hope that you continue to volunteer.

### **Memorial tree planted and plaque placement**

Before the Annual Picnic started a memorial service was held at the top of the entrance to Haugan's Landing. A dwarf pink crepe myrtle was planted and a small plaque was placed in remembrance of Red Montgomery for his commitment to Betz Landing and for Pim Montgomery's generosity for her large donation in helping BLHOA with its 2013 shortfall in the budget. I would like to thank Sue Haugan for handling the arrangements for the tree, Garland Dillard for helping with the plaque, also for Sam Frye and Garland for helping with the spot clearing.



UPDATE: The original planting was not doing well and Greg and Sue Haugan with help from Ted and Jeri Jenkins obtained a new tree and it appears to be doing well. I thank them for their efforts.

### **Betz Landing Homeowner's Web Site**

For any lot owner that wants information about what is going on in the neighborhood, please check out our website at [www.betzlanding.org](http://www.betzlanding.org) Also, 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 2<sup>nd</sup> Annual Boat-Fest tentatively scheduled for July 26, 2014 where several neighbors volunteer their boats and we get out on the Great Wicomico River for a raft-up and picnic. We are hoping to expand the activities for this year. Get involved and get to know your neighbors. It really is some great fun.

### **Johnson Grass**

As more and more neighbors allow grass to grow over, please pay close attention to any possible patches of Johnson grass that may spread to other lots when it goes to seed. Northumberland County has an ordinance preventing Johnson grass from growing on any property. Many real estate agents have remarked how well taken care of Betz is compared to other developments and how many buyers have bought property here because of how nice the development looks. The Board has always tried hard to keep the neighborhood look sharp, and I hope lot owners will continue to keep their lots looking nice. Please consider that situation when it comes to selling your property in the future.

### **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 enjoy peace and quiet. Also please 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. Leaving your outside lights on that shine outside your property lines affect those neighbors that may not enjoy the enlightenment. 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 too accustomed to the wonderful crime free life we enjoy here. Those days are changing as this area becomes more populated. 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. We are all in this together, so let's be great neighbors and help prevent problems. On that note, In May local neighbor Phil Landry noticed an unattended open fire burning on a lot undergoing clearing for new construction. The Fairfield Fire Department was notified and the fire was extinguished. His concern and acute observation prevented what could have been a possible disaster. Be aware always, and make the call.

### **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 just before 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/virginiasites.html#date> and go to #4 "Chesapeake Bay, Western Shore, and north of York River" and select "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.

## **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.

## **Fourth of July Fireworks**

The Fourth of July holiday is soon approaching and some residents celebrate with personal fireworks on their property. The state of Virginia and Northumberland County has strict regulations on what items may be legally used. Certain types of fireworks are a serious fire hazard and are therefore illegal.

Note – It is a Class 1 misdemeanor and, upon conviction thereof, be punished by confinement in jail not to exceed 12 months or by a fine not exceeding \$2,500, or both such fine and imprisonment.

You may not use Bottle Rockets, Sky Rockets, Roman Candles, Firecrackers, Missiles, Sky Flyers, Parachutes, Display Shells, Aerial Items (Cakes). You may use Sparklers, Smoke and Punk, Fountains, Novelties, Crackle and Strobe, and Wheels and Spinners. Let's keep the Fourth safe here in Betz Landing and keep the use of fireworks to the Fourth and be respectful of your neighbors.

## **Boating Safety Class**

As of 1 July, all VA boat operators under the age of 45 must have passed an approved boating safety class and must have proof in their possession when operating a boat. All PWC operators (now) must have passed an approved course and have proof in their possession while operating a PWC. It is not worth getting a fine, take the course if you need it. Contact Phil Landry if you have any questions.

## **Board issues**

### **Community Repairs**

The Board in the June meeting voted yes to repair the issues of Buoy Drive needing pot hole fixes and Haugan's Landing's blacktop showing wear with some serious cracks starting to appear. Buoy Drive will be needed to be done by a pro. Haugan's Landing could be done by volunteers, but it's a job that takes a good deal of labor and the pool of available folks wanting to do the work is dwindling. We need to realize that the majority of the folks that volunteered to do the work before are now getting to the age where they just can't do it anymore. If no one else steps up, this will result in a major increase in Association expenses to pay for work needed when in the past was performed by volunteers. Make sure you recognize this situation when the budget starts consistently



running in the red and events have to be curtailed. The Association's shed in the boat storage area got a new roof last year and needs painting. Hopefully this will get done by volunteers this year. The post tops of the fence at the front along Indian Valley Road had many missing tops; 26 to be exact and we have managed to get majority of them replaced. We managed to replace 18 and with the effort of Board member Jim Ankeney, we have acquired a company that should be able to supply us with the remaining caps. We thank Jim for his time helping to find these caps.

### **Common Storage Area Usage Problem**

The following issue has had several contributors, but I totally accept responsibility for the content.

An ongoing problem in the Common Storage Area is that it has been accumulating what are essentially derelict and no-longer usable boats and trailers. The storage areas purpose is to allow for recreational vehicles, boats and trailers to be stored when not in use on lots. Our covenants state that no unregistered motor vehicles, junk or debris shall be stored on any lots. It is clear that many items there fall into that category, have outlived their useful life and will need to be removed. If you currently have an item in the Common Storage Area that you feel falls into this category the Association requests that you make arrangements to have it removed. If you are not able to go through with coordinating the removal yourself, please contact me personally and I will work with you to assist in getting it removed. We are actively assessing each item to determine its status. Trailers with no license plates or expired registrations and boats with no current VA sticker are candidates for removal. The storage area would benefit from ground repair and storage management to better allow all residents who want to use the area take advantage of the lot. We can't easily undertake any major work there until we resolve the current problem. We are considering having all items to be removed from the storage area for a period of a few weeks if we go forward with renovation. During that time period lot owners will be able to store their items on their property until the work has been completed. Upon completion of the work controlled return of the items to the storage area can take place.

We will be publishing pictures in a future newsletter of those items where we can't identify the owner to assist in removal operations. We are contacting the Association's lawyer about what action we legally have to remove these items including collecting removal fees from the items owners. We ask your assistance in working with us to bring the common Storage Area back to being the BLHA asset that it was intended to be.

### **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 their responsibilities they may not be aware of.

## **Architectural Control Committee**

Projects have been slow and we have one new home being started this spring on Highland Road. It's a very nice home and is a great addition to the neighborhood. A garage addition on Rockfish Road has been approved and should be finished up shortly. Lot # 81 just finished their new garage and has submitted plans for a screened in porch. That Plan has been approved and we wish them the best with that project.

Please, out of consideration and respect for our Guidelines, we ask that you 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 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.**

Check the website for the documents you need, and contact me if you have questions, for I am currently acting ACC Chair. At this time, I'm asking for someone to replace the ACC Chair position, and finish out their remaining two year term. If you would be interested, please contact me at the info above, and I will describe the responsibilities and update you about our procedures.

## **Financial Status**

As of June 11th, 2014, we have \$23,440.79 in our checking account. There is a booked balance in the reserve for capital replacement fund of \$57,173.47. 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 \$79,222.44 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. The Board authorized Sam Frye and me the decision to move some of the extra funds from the checking account to some interest bearing accounts. We decided to move \$10,000 distributed between the Vanguard fund and new certificate of deposit at AVB bank.

## **Delinquent Dues**

One lot owner is several years in arrears, but only 4 are behind for their 2014 dues. This is outstanding and I sincerely thank everyone for paying their dues on time. In regards to the owner several years behind, you were informed of this situation in the last two newsletters, and this is an update. Sam Frye and I attended the Court hearing on June 26<sup>th</sup>, 2014 that would allow us to take the property to auction. Unfortunately, our lawyer did not provide a certified appraisal that the judge was looking for and the ruling was turned down. At this point I made the decision that since we already have so much invested in this process we need to see it through to the end. Otherwise the Association will have spent the money and we would be back to square one, with a lot that is not producing income for the Association. I feel that we will ultimately prevail with this issue, and that the Association will finally result being paid back everything we have spent, and the lot will be bought and dues will again be paid. I hope that you will look at this issue from a business stand point and realize that this process will take time, but will result in the end to the benefit of the Association. If anyone wants to know further details, please contact me and I want to hear your views and questions about this issue.

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, please consider calling the Treasurer and we will work something out that may result in not having to pay fines and interest. 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 1st. 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, I requested a replacement for Board member Wayne Quackenbush. Phil Landry volunteered and has been voted on and accepted by the Board. I thank Phil for stepping up to serve when a position needed filled.

### **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 are 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.

Please do not ask for a Disclosure packet until you have a legitimate real estate contract ready to go to closing.

### **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 13 and December 13.**

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- Please set aside this date on your calendar.**

The Board has selected the date of **SATURDAY, OCTOBER 11th** for the 2014 Annual Meeting. Social hour will start at 12:00 pm and the meal will be served at 1:00 pm. The Meeting will be at 2:00 pm and over by 3:00 pm. Details will be provided in the September newsletter.

### **Nominees for Board of Directors and Architectural Control Committee**

The Nominating Committee has the time consuming responsibility to find Board Members and Architectural Control Committee members for election at the Annual Meeting. 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*

