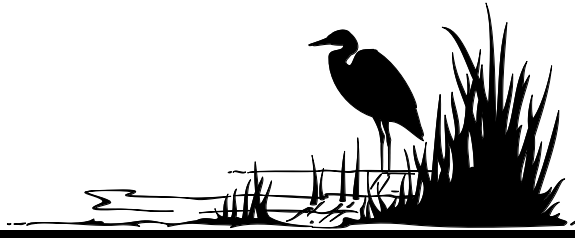


**BETZ LANDING
HOME OWNER'S ASSOCIATION**
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President
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Hello Neighbors:

June 27, 2015

Summer has officially started and the beautiful warm weather has arrived here in the scenic Northern Neck. It's time to get on the water and enjoy all the wonderful activities available to us here in this area.

COMMUNITY ISSUES

Report on Spring Clean Up Day Clean-up – April 23

A big thank you goes out to all those that made an outstanding effort on contributing to Spring Clean Up Day. We had one of our best turn-outs in years with a group of 28 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. The weather was cooperative until a steady drizzle fell during the last hour. 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, John Whiteside and several others for distributing the bags of mulch that was needed at each location. That was a seriously labor intensive job and the effort of these folks time saved the Association big money if we would hire a company to do it. I can't express enough appreciation for all those folks who contribute their time and effort to keep Betz looking great.

Report on the 15th Annual Picnic - April 23

This year we once again held the annual picnic the same day as Spring Clean-Up Day and it turned out be a nice event.. 41 people showed up to enjoy the delicious food and wonderful desserts made by some special neighbors. For this wonderful event I thank Cindy Howard, Lien Groenwold and the Heathsville Methodist church ladies for preparing lunch and clean up. Outstanding job on their part and I'm sure everyone there appreciated their efforts. Extra thanks Bill Hallman, Matt Church and Ted Jenkins for assisting with the set up and take down. Again heartfelt thanks to all those that helped out. I hope that you continue to volunteer.

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 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 3rd **Annual Boat-Fest** tentatively scheduled for July 25, 2015 where several neighbors volunteer their boats and we get out on the Great Wicomico River for a raft-up. 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. 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. Please be aware of your surroundings, secure your home, and always report suspicious activity to the Sheriff's Department however small it may seem. 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 before they occur, be aware 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

For Tide info go to: <http://www.saltwatertides.com/dynamic.dir/virginiasites.htm> | #date and go to #4 "Chesapeake Bay, Western Shore, and north of York River" and select "Glebe Point Great Wicomico River". Please note that tide information for our neighborhood of an additional 20 minutes should be added 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, three 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

As of 1 July 2015, all VA boat operators under the age of 50 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 at betzlandry@gmail.com if you have any questions. Phil Landry also offers free Coast Guard auxiliary boat certification. An Additional resource on boating info is www.dgif.virginia.gov/boating

Board issues

Community Repairs

Buoy Drive pot holes were repaired in April along with Haugan's Landing's blacktop resurfacing. The Association's shed in the boat storage area got a new roof last year and was repainted in April. Thank Sam Frye for getting the shed painted, and several boards were replaced on the dock. The post tops of the fence at the front along Indian Valley Road had many missing tops; the majority has been replaced with a few remaining for repair. Take a look at your mailbox and see if the appearance needs improvement. This is a first impression of our beautiful community and a little maintenance goes a long way in projecting a positive image. Please keep in mind the approach to your mailbox needs to be gravel filled so that the mail carrier can safely deliver your mail as expected. Keep in mind the USPS can curtail delivery if the approach poses a hazard to the carrier's vehicle.

Would appreciate some feedback on a possible uniform mailbox program where everyone's mail receptacle would look the same and would cost a onetime nominal fee for box and installation. Email me with your thoughts if you think this may be a viable program to pursue.

Common Storage Area Usage Problem

As of June 1, 2015 we have received only 10 common storage vehicle registrations that were requested in the March newsletter. As you have been made aware, we are in the process of attempting for all vehicles to be tagged. Again this is an issue for keeping our community beautiful and property values up for all Betz Landing homeowners. You run the risk of having your vehicle removed if left untagged. The board would appreciate your commitment to this ongoing problem in the Common Storage Area. Registration labels will be distributed in the near future to all those who have sent in their registration form. These labels will then need to be applied to your registered vehicle.

The storage area's 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.

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.

Betz Landing Scholarship Fund

In May 2015, six \$500 scholarships were awarded to students nominated by the Northumberland County High School and were selected by the Betz Landing Scholarship Committee. There is a \$187 remaining balance to date in the fund. Please contact Joe Thompson if you have any additional questions. No money from lot owners dues were used.

Architectural Control Committee

Projects have been slow with lots # 8 and # 9 requesting driveway approval. Lot # 68 requesting approval to cut down trees what were in danger of falling. Lot # 51 removed trees without approval and the fine is currently being determined by the amount of trees cut down.

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. Check the website for the documents



you need, and contact current committee chair Joe Thompson at jmt2@rivnet.net if you have questions concerning architectural control matters.

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.

Financial Status

As of June 13th, 2015, we have \$28,170.79 in our checking account. There is a booked balance in the reserve for capital replacement fund of \$61,599.74. 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 \$79,500.83 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. This has yet to be accomplished at this time.

Delinquent Dues

One lot owner is several years in arrears, but only 3 are behind for their 2015 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 three newsletters, and this is an update. The May 1, 2015 court hearing that would have allowed us to take the property to auction was postponed until a later date due to a court backlog. On April 31, 2015 we received a check for \$2000 dollars towards the balance of \$6500 owed to the association by the owners of lot # 28 and lot # 29. The lawyer was promised the balance to be paid by May 1, 2015, unfortunately this did not occur. We are proceeding to have the lots sold at auction; if payment is received this action will be cancelled.

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

The Board is in need of two positions due to the recent resignations of Board member Phil Landry and maintenance chair John Whiteside. The board sincerely thanks these two gentlemen for their service and dedication. Please consider serving your community by volunteering for these positions. Contact me if you are interested.

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 12 and December 12.** 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 10th** for the 2015 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 adjourned by 3:00 pm. The meeting is tentatively scheduled at the Yankee Point Marina. Additional 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.

Betz Landing Real Estate for Sale

Currently there are several beautiful lots and homes for sale in our community. Let friends and acquaintances know about these properties. They may check real estate websites Trulia and Zillow for property details.

We will continue to communicate with you quarterly. Contact me with your concerns at 240-446 3360.

Sincerely,

Sam Barkdoll

