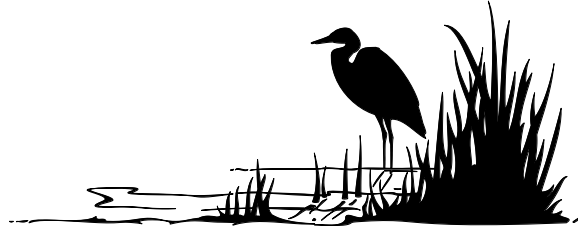


**BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
President
240 446 3360
betterinvestor@msn.com**



Greetings Neighbor:

March 20, 2016

It was predicted to be the warmest winter on record, and they were right for once. We once again missed the big snow storm on January 22-23. I think we ended up with about 8 inches. The folks in the North did much better than last year. We sure saved a lot of money on heating oil, propane, and electricity. We have such a wonderful climate here. Last year, spring was running several weeks behind, so let's see what happens this season. We all are all so fortunate to see another spring. So slow down and take the time to smell the roses.

Membership Card

We reduced the membership card distribution to one card and your card is enclosed for all property owners that are current in their dues, and a bill is enclosed if you are not. The membership card includes the new combinations to the locks on the restrooms and the common storage area. **Please, only release the combination to your family and trusted guests.**

ASSOCIATION ISSUES

Rest Rooms

The rest rooms will reopen on April 15th , and the common storage area lock combination will change on 04-15-2016. Check your enclosed 2016 membership card for the new code and put it in your wallet. 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 for golf carts. For those new residents Betz Landing have a "dogs running at large" statue with Northumberland County, and also a statue regarding the use of golf carts in the neighborhood. I'm keeping this info short for most members who are aware of these statues. Call me with questions.

Keeping the Neighborhood Beautiful

I know this notice get monotonous, and I'll keep it short. Every lot owner has a copy of the Protective Covenants and Architectural Control Guidelines and should be familiar with the few restrictions we have. Our only goal is to keep things looking as beautiful as possible. Please don't take the Board's and your time having to deal with a violation notice when everyone understands the few rules we have. Please be considerate to your neighbors. During your spring clean up, look over your lot and ask yourself if you are in violation. Do you have vehicles



that are not used very often, but sit in view of your main road? Please don't be that lot owner that thinks the rules don't apply to them. 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. The Board will only act on written complaints.

Roads

Most of the roads have been repaired the last couple of years with the cul-de-sacs and potholes repaired, and VDOT resurfaced Steamboat Lane last fall. Right now we have some bad potholes that have developed during the winter on Indian Trail Road. We are hoping to get those repaired on Spring-Cleanup Day. Please do your share by removing stones that collect at the end of your driveway that get ground into the surface creating cracks. And fill in with stone the gully in front of your mail box where the mail carrier drives on and off the road daily breaking off the side of the pavement.

Grass Mowing

We have one-year left on our contract with our current mower Randy Wilkins. Last year he made improvements in doing the job, and if you have any complaints about the work he is doing, please contact me with a detailed complaint and I will follow up with him. And if you have any special plantings or arrangement in front of your lot along the easement area where he will be cutting, please mark them well so he doesn't cut them down, and do not expect him to keep your display trimmed.

Haugan's Landing Repair

The blacktop at the boat ramp and picnic area was sealed last year and it needs cleaned off and some grass sprayed that is growing up thru it. The Board voted to have the pier stained and Sam Frye is working to get that accomplished. Hopefully we can get that finished in the spring.

Fire Prevention

When cleaning up debris from the winter wind storms, everyone needs to really focus on how important preventing fire is in the neighborhood. With half of the development covered completely in trees, it would be devastating to this community if 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 it out. 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

SATURDAY, APRIL 23, 2016. PLEASE MARK IT ON YOUR CALENDAR

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



Since last three year's events were a success, and save the Association a lot of money, 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. Make this year the time you help reduce costs to the community, and make the effort to get out and meet your neighbors. 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. We will meet **SATURDAY, APRIL 23, 2016, 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 common 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 issue 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 happen. 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 lot-owners that are distance challenged.

Fifteen Annual Association Picnic - SATURDAY, APRIL 23, 2016. PLEASE JOIN US.

We have selected Saturday April 23, 2016 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. Once again the wonderful ladies from Heathsville United Methodist Church will be providing pulled pork sandwiches, hamburgers, and hotdogs. Other sides will include baked beans, Cole slaw, macaroni salad, potato salad, fruit 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 hold it at Haugan's landing (boat dock) and all food and drink is provided by the Association. 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 affairs. 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 12, 2016, we have a total of \$146,983.98 in CDs, our two reserve accounts, and \$24,511.94 in our checking account. We are behind on only 6 lot owners on dues payments 2016 dues. The last couple of years we have had an outstanding payment record. **Thank you all for paying your dues on time.** Please consider sending your check if you have not paid your 2016 Home Owner's Association dues.

Delinquent Dues

We finished FY 2015 budget \$2,500.00 in the black due to the diligent 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 owes dues back to 2007. That is an outstanding accomplishment. The Board prides itself on having **never** delivered a special assessment on the lot owners, where in other Associations, it is a regular occurrence. 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.

As you have been well informed in the past, we are in the process of filing a "creditor's lawsuit" against a lot owner which is behind many years in dues. The judge has allowed the Association to auction off the lot. Advertising for the auction will start in late March and we hope to hold the auction late spring/early summer. These ads were held off in hopes of obtaining at least two serious bidders. Betz Landing HOA will have a standing bid at the auction that would prevent someone from coming in and obtaining the lot for a small amount. If no one else bids on the lot, Betz Landing HOA will take possession of the lot, and will proceed to sell them as quickly as the market will allow. This process will hopefully be completed by September 2016. If any member is interested or knows of someone interested in bidding or buying this large acreage lot at a very reasonable price, please contact me early, before we turn them over to a Realtor. Please refer to our web site for back newsletters that contain more information about this situation.

Architectural Control Committee Report

The year has been slow for development in Betz Landing with # 34 in talks with a builder for a modular home and lot # 96 submitting plans for a garage and variance requests. #95 had some trees removed that were threatening the house. In late December the fine on lot # 51 was vacated (reversed) by the Association at the recommendation of our lawyer.

With the notices we include 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 any substantial land disturbance or tree clearing occurs on your**



lot. The Association preserves the sole right to restrict the clearing, grading, tree removal, or construction activity which may take place on any lot. Of course this does not apply to small projects such as tilling up your garden or clearing underbrush and 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 last year has been a tough time for the folks on the ACC. The Architectural Control Committee has always dealt with members of the Association with respect and professionalism. We strive to continue in that manner. The time and effort in dealing with applications and violations come from their personal concern for the Betz Landing community. I hope the membership sincerely appreciate their contributions.

Maintenance Committee Report

Our Maintenance Committee Chairman position is currently open and we are looking for one good person to stand up and take on that responsibility. Also, please take a few hours and help us out on Spring Clean-Up Day on **Saturday April 23, 2016**. See the above comments for what is happening on that day and give your Association a little bit of your time. Also the idea of installing a Plexiglas shield over the back of the Betz Landing sign at the front entrance to help maintain the beauty of the sign for many years. We are obtaining a estimate for that shortly.

COMMON STORAGE AREA VEHICLE REGISTRATION - ATTENTION EVERY LOT OWNER

To those lot owners that returned the registration form from last year, should by now have received their identification tag(s). As instructed in your packet, you need to attach the tag to every vehicle that you have stored in the common storage area. As suggested you should attach the tag in a permanent manner where it cannot be easily removed. If your tag is stolen or lost, the member will be pay for the replacement. These tags may be reused when the old vehicle has been sold and can be transferred to the new vehicle. In the fall we will start inspections to see if every vehicle in the lot has a required sticker. If it does not, we will make every attempt to find the rightful owner and advise them that they need to register the vehicle with the Association. After all attempts to find the owner has failed, a form will be filed with VDOT and the vehicle will be removed from the lot and disposed of in a manner and procedure that the Board has voted on and approved. We as an organization have the right by Virginia law to remove any derelict vehicles. Contact me if you didn't receive your tag.

ANNUAL MEETING - PLEASE MARK THIS DATE ON YOUR CALENDAR.

The Board has selected **SATURDAY, OCTOBER 8th, 2016** as the date for the 2016 Annual Meeting. 12:00 pm social, 1:00 pm dinner, 2:00 pm meeting.

We will once again be holding it at Windows on the Water at the Yankee Point Marina in Lancaster County. Details will be in the June newsletter. It is very important that you meet the folks on the Board that make the decisions concerning your ownership. The lot owners' concerns are vital to the Board and we need your input on how you feel your Association is being run. Last years' meeting at Yankee Point Marina was fun, informal, informative, and an outstanding meal was served. I'm sure this year's will be the same. Please make your plans now 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 2016 are scheduled:

06/11/16, 09/10/16, and 12/10/16. Northumberland County Library 09:30 AM.

Board Members, please note those dates on your calendar.

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 or E-Mail 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 invoice 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.

Association Board Needs Your Help Now

We always need volunteers to fill Board Member positions. These positions are **not** time consuming and you only need to attend five meetings a year lasting 2 hours. Please help your community. Make this year the time you decide to step up and serve. If you feel you would like to help, or the Nominating Committee asks you to serve, please seriously consider it.

Betz Landing Scholarship Fund

In January there was a mailing went out as a reminder to anyone that would like to contribute to the Scholarship Fund. This fund was very successful in its first year due to your generosity. It helped out 5 local young people last year. This year the Committee will be giving out 4 scholarships. Please contribute if you can and send your tax-deductable donation to P.O Box 422 Heathsville, VA 22473. Treasurer Frye has been diligent on returning receipts to those that donate. The Fund Trustees remind everyone that the Fund expenses are in no way involved with the membership dues. Your dues money is not spent in any way to support this Fund. We thank Greg & Sue Haugan, Myrtle Phillips, Sandy Henbest, and Joe Thompson for serving on the committee and recognize them for their service. If you feel you would like to volunteer to help the committee, contact Greg or Sue Haugan. schaugan@gmail.com



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 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 it takes to make 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. Stop the thinking that there will always be someone else who will do it.

I plan to stay in touch with everyone with a quarterly newsletter, and I hope you appreciate the information. Please keep yourself up to date by visiting our website at www.betzlanding.org or friend us at <https://www.facebook.com/BetzLanding> and help us keep your Association active and viable.

Life is short, enjoy the spring,

Sam Barkdoll

