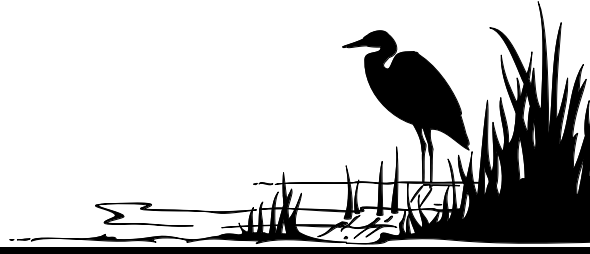


**BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
President
240-446-3360
betterinvestor@msn.com**



Merry Christmas to all:

December 16, 2016

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

ENCLOSED IS YOUR BILL FOR 2017 ANNUAL DUES

Please send your payment in the enclosed stamped, addressed envelope by March 1, 2017 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 Results

On Saturday October 15th, 2016 the Betz Landing HOA Annual Meeting was held at Yankee Point Marina inside Windows on the Water in Lancaster. It was a good meal served on a beautiful day, in a wonderful setting. We had 27 folks attending and 40 votes received out of the 135 lot owners represented from mailed proxies. I understand the attendance being down because the date was rescheduled at the last moment because of the hurricane, but that type of attendance is not a good sign. If you were unable to attend, we hope in the future you will consider joining us to meet your neighbors, become involved, and help rejuvenate the neighborhood involvement in the Association.

Below were the members that served on the 2016 Board of Directors and needed to be replaced.

- Jim Ankeney
- Greg Haugan
- Joe Thompson

We **sincerely thank** those that serve, for we have a very difficult time filling Board positions.

Election for the Board of Directors and new Officers

Elected to the Board of Directors for 2017 were the following:

- Jim Ankeney
- Greg Haugan
- Joe Thompson

Executive positions are open every year for election. The following volunteered for executive positions:

- Sam Frye – President
- David Dustin – Vice President
- Cindy Howard – Secretary
- Janice Frye – Treasurer



Election for the Architectural Control Committee

We thank Susan Haugan for her 3 years of commitment, dedication, and service to the neighborhood and the Committee. She will be missed tremendously. Janice Frye volunteered to serve on the Architectural Control Committee. We take this time to sincerely thank her for stepping up and wanting to serve her neighbors. Joe Thompson stayed on as Chair and we thank him for serving again. The members of the Architectural Control Committee for 2017 are:

- Joe Thompson - (2 years remaining) Chair
- Vacant - (1 years remaining) President or Vice-President will serve as members of all committees.
- Janice Frye - (3 years remaining)

Included at the end of this newsletter is the updated list of the 2017 Board of Directors, Officers and Architectural Control Committee members. **Please retain the list for future reference.** Use it as your source of information for contacting the Board and ACC if you have questions.

Nominating Committee

The Board takes this opportunity to thank Clarice George and Pim Montgomery for their efforts in serving with Greg Haugan on the 2016 Nominating Committee. Obtaining replacements for Board members is a time consuming and important job. The following folks stepped up at the Annual meeting to serve for 2017, and the Board sincerely thanks them. We badly need folks to serve, please contact a member of the 2017 Nominating committee:

- Greg Haugan (greghaugan@gmail.com)
- Garland Dillard (dkdillard@gmail.com)
- Don Phillips (nodphil@gmail.com)

Board Issues

Architectural Control Committee

Joe Thompson is the ACC chair and he can be contacted at 804-450-9606 or E-mail jm.thompson332@gmail.com Lot # 88 applied for a carport/storage building and was approved. Lot # 96 is in the process of building their garage, and was found to be in violation of the front setback rules, and the ACC will be deciding their fine amount in 30 days. Several lots advised the Committee that they suffered tree damage from the hurricane we had in September.

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 asks the membership to please look over your lot and ask yourself if you are violating the Covenants. Please don't waste the Committee's time by violating the few rules we have.

Maintenance Committee

The Maintenance Chair position is currently vacant and we ask if anyone would like to serve, please contact us.



Sam Frye was instrumental in getting the Boards replaced at the end of the pier that someone vandalized. And this was just after we had them replaced in the summer. Some type of surveillance equipment may need to be considered for Haugan's Landing and the Common Storage area. In late September VDOT came and sweep majority of the sand that was accumulating along the sides of Steamboat Lane. VDOT has always been very responsive to our maintenance requests. Ted Jenkins on his own time took on the job of keeping the Common Storage area mowed over the summer. We certainly thank him for the time and money he saved the organization.

Spring Clean-Up Day 2017 will be held Saturday, April 22nd, 2017. Please calendar that date and try to attend. We need your help to offset significant costs to the Association if we would contract this work out. Meet at the front gate at 08:30 am if you want to help spruce up the community. Our goals during the clean-up are to mulch and trim, cut back encroaching limbs along the roads, cut back the easements, and other jobs that enhance the beauty of the development. We certainly understand if you have any physical problems that prevent you from being involved, but attend anyway just to meet your neighbors.

Betz Landing Scholarship Fund

This is a reminder to anyone that would like to contribute to the Betz Landing Scholarship Fund. You can include your check in the envelope that is enclosed. This fund was very successful in the two years it has existed due to your generosity. The Fund Trustees will send out a separate mailing later. **Your dues money is not spent in any way to support this Fund. There is no comingling of funds, for we have separate checking and IRS accounts.** We thank Greg & Sue Haugan, Myrtle & Don 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. Please make your check out to Betz Landing Scholarship Fund.

Financial Condition

The December financial statements are in and with no unforeseen expense, we are going to have a \$3,400.00 surplus that will roll over to 2017. At the December Board meeting the 2017 budget was approved and copies of all the financial statements are available to you on request by calling the Treasurer, Janice Frye at 301-367-1231. Every month we have \$354.00 automatically deducted from our checking account into our long-term reserve fund to replace our assets in the future, which prevents any special assessments that burden the lot owners. This year we are adding \$1,280 yearly to a road reserve fund that goes to the maintenance of the 4 remaining roads that we are still responsible for until we have enough houses on the roads to turn them over to VDOT.

The following figures are from the December 2016 Board meeting.

- **Checking account balance: \$5,056.63**
- **Total Reserves balance: \$164,744.36**
- **Total assets: \$221,108.92**

The majority of our funds are in the form of CDs in reserve accounts. The CDs are kept in our safe deposit box at EVB bank in Heathsville. The financial controls in place require two officers for access to the box, and to sign all checks. Quarterly statements are verified and signed off between the Treasurer and the President. Financial and Association info is backed up on DVD's stored in the safe deposit box at EVB for record retrieval.

The Treasurer's position is a thankless job, with great responsibility, yet we have lot owners that complain about the financial statements not being detailed enough. Stop whining, volunteer for the job and fix it yourself. Be satisfied someone wants to do the job and the Association operates as well as it does.

Delinquent Dues

For 2016, all lot owners paid their dues except for #28-29. I sincerely thank all the lot owners for paying their dues on time and doing their part to make this organization as financially sound as it can be. This is an outstanding



accomplishment due to our Treasurer Sam Frye's efforts. We file a lien when a lot owner falls behind 2 years. Since several warning letters are sent before liens are filed against a property, no one should be surprised when this action is undertaken. Many other Homeowners Associations in Virginia have a much larger delinquency rate, and have to make special assessments just to cover their operating costs. Be grateful to past Board officers that ran the organization efficiently. We are extremely fortunate not to have ever levied a special assessment to the Lot owners.

Board of Directors Meeting Schedule

The Property Owners Association Act of Virginia requires that we announce the schedule so that any Property Owner, who wants to, can attend and listen or address the Board. The schedule is as follows:

March 11, June 10, September 9, December 9, 2017.

For current Board Members please **note those dates on your calendar now**, and please don't wait till I send you notice of the meeting two weeks before and you find you have something else planned. Please make these meetings a priority. We all have obligations that are more important than a Board meeting, but you need to recognize the importance of maintaining a quorum to carry on the Association's business.

The meetings are planned for Saturday 9:30 am, at the Northumberland County Public Library in Heathsville. A time period at the beginning of the meeting has been set aside for public comment. Lot owners are encouraged and certainly welcome. We welcome your feedback to help us always do a better job of serving you.

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 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 this statement. Do not sell your property without having a disclosure statement sent to your settlement attorney, for your selling agent can be sued if a buyer was not made aware that they were purchasing property in a Home Owner's Association. We also now include in the Disclosure packet, the County statutes regarding "dogs running at large" and "approval of the use of Golf carts in the neighborhood". Please wait till you have a verified Sales contract before requesting a packet.

Property owners have the responsibility to contact the Association if they change their mailing information. We send bills and newsletters to the owners of record. Please take the time to send this information to us, for it's a time consuming and expensive task to track down this information. Please include us when changing your bill payment information. And forgetting to pay your dues is not an excuse for an assessed late charge if you didn't receive your notice because your address was incorrect.

Community Issues

Spring Cleanup and Summer Picnic - April 22, 2017. Please make note now on your calendar

Once again **Spring Clean - Up Day and the Summer Picnic will be held together this year on April 22, 2017.** Let's make an extra effort to attend this year. This joint Cleanup/Picnic decision has saved the Association a large amount of money and save those that volunteer their time and effort. We are really seriously lacking in neighborhood support in this Association. We need you to start renewing the neighborhood spirit in this development. **Let's revive this neighborhood!** Make this the year you decide to support the Association.

Attend! Get involved! You will regret it when it fails. If not you, then who?

Meet at the entrance at 08:30 am for those that want to help maintain the neighborhood, and social hour will start for the picnic at 12:00 pm, with food being served at 1:00 pm. A lot of work goes into putting these events on.



As the regulars that always volunteer are “ageing out”, new folks need to step up and fill those slots. What is a couple of hours of your time a year to contribute to your neighborhood? Don’t you like living here? Enjoy the way the neighborhood is kept? Mark it on your calendar and “just do it”.

Rest Rooms/ Storage Area

The rest rooms were closed and winterized on October 15th, 2016. They will reopen April 15th, 2017. The lock combination has been changed at the restrooms and the combination for the storage area will be changed on April 15th, 2017. We will send you your code card in the March newsletter if your dues are current.

Common Storage Area - Problem Resolution final step

As stated in a previous newsletter and again at our Annual Meeting, the storage area’s purpose is to allow for recreational vehicles, boats, and trailers to be stored when not in use on lots. An ongoing problem is that it has been accumulating what are essentially derelict and no-longer usable boats and trailers, which will probably never be returned to homeowner’s lots or ever used. The trailers referenced are essentially beyond repair and some boats are very questionable. In late October, 2016 an audit was made and 90% of the vehicles had their ID tags attached. That’s amazing. There were 2 separate trailers with 2 jet skis on each that were not labeled. We hope those owners get their tags on by spring, 2017. In the spring newsletter, a “comply by” date will be set. At the Annual meeting, we announced we now have a sheltered carport in the Common Storage Area available for rent to 2 vehicles at the rate of \$50 a month for each side. Your boat and trailer cannot be any wider than 8’ in width. If you would be interested, please contact me at the info in the letterhead.

A final note

In October, we were saddened to hear that Greg and Susan Haugan are leaving Betz Landing to start another new adventure. They have contributed so much to this development and were instrumental in setting up the Association as we know it now. It’s an end to an era for this organization, and we will strive to maintain it out of respect for the Haugan’s. We thank you Greg and Sue for all your work and friendship. You will never be forgotten. On another sad note, Jerry and Marian Kubela sold their home and have departed Betz for Cocoa, Florida. They were one of the very first to move here back in 1995 and were instrumental for many years in maintaining and developing the neighborhood we enjoy now. They also will be sadly missed. We thank you Jerry and Marian.

Pertinent documents such as the Covenants, By-Laws, ACC guidelines, and many other documents and forms are available at www.betzlanding.org Start your search for information there before sending E-mails and making phone calls. Betz Landing is on Face-Book, which allow folks to follow (like) the page and be kept up to date on items between quarterly newsletters. We hope folks will join in and post helpful information such as contractors, restaurants, and entertainment recommendations.

We understand some folks are not interested, but we are trying to keep up with those that do follow social media. If you desire to follow us on Face Book, go to the following site. <https://www.facebook.com/BetzLanding> Like the page. You will then be notified of any posts to keep you up to date.

We will continue to send you the newsletter quarterly through the mail, and hope you appreciate the effort.

Have a safe and wonderful holiday season and a great 2017!

Sam Barkdoll

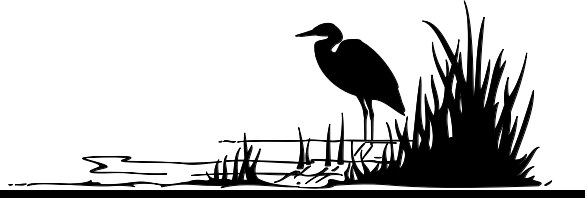
BLHOA OFFICERS and COMMITTEE MEMBERS - 2017



POSITION	TERM	NAME	ADDRESS	PHONE	E-MAIL
PRESIDENT	1	Sam Frye Lot 52	862 Steamboat Lane Heathsville, VA 22473	301-367-1231	davisfrye@aol.com
VICE PRESIDENT	1	David Dustin Lot 8 & 9	296 Close Quarters Dr White Stone, VA 22578	301-503-1514	ddustin46@gmail.com
SECRETARY	2	Cindy Howard Lot 81 & 82	1315 Steamboat Lane Heathsville, VA 22473	703-425-2463	cindyblueeyes@aol.com
TREASURER	2	Janice Frye Lot 52	862 Steamboat Lane Heathsville, VA 22473	301-367-1231	Aurinia1967@aol.com
DIRECTOR	3	James Ankeney Lot 39	PO Box 397 Ordinary, VA 23131	804-642-6525	dankeney@cox.net
DIRECTOR	1	Ted Jenkins Lot 55	946 Steamboat Lane Heathsville, VA 22473	804-313-0791	tmjjkj@gmail.com
DIRECTOR	3	Greg Haugan Lot 56	958 Steamboat Lane Heathsville, VA 22473	804-580-2166	greghaugan@gmail.com
DIRECTOR	3	Joe Thompson Lot 32 & 33	P.O. Box 716 Heathsville, VA 22473	804-450-9606	jm.thompson332@gmail.com
DIRECTOR	2	Robert M. Silva Lot 84	1871 Monitor Dr. Toms River, NJ 08753	732-506-6560	cva38shang@verizon.net
MAINTENANCE CHAIR	3	Vacant	N/A	N/A	N/A
ARCHITECTURAL CONTROL COMM	3	Janice Frye Lot 52	862 Steamboat Lane Heathsville, VA 22473	301-367-1231	Aurinia1967@aol.com
ARCHITECTURAL C COMM CHAIR	2	Joe Thompson Lot 32 & 33	P.O. Box 716 Heathsville, VA 22473	804-450-9606	jm.thompson332@gmail.com
ARCHTECTUAL CONTROL COMM	1	Sam Frye Lot 52	862 Steamboat Lane Heathsville, VA 22473	301-367-1231	davisfrye@aol.com



BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
301 367 1231



ANNUAL DUES BILL

December 16, 2016

TO: Property Owner Lot number _____

FROM: Sam Frye, Treasurer

SUBJECT: ANNUAL DUES PAYMENT FOR YEAR 2017

The Board of Directors has established the due date for the payment of the annual assessment for year 2017 to be **February 1, 2017.**

The amount due is: \$150.00.

A \$15.00 late fee will be assessed if not received prior to March 1, 2017, plus interest on late payments will be assessed at 8% retroactive to January 1.

If you have any questions, you may call me at 301 367 1231 or the Association President, Sam Barkdoll at 240 446 3360.

Please make your check out to the BETZ LANDING HOMEOWNER'S ASSOCIATION and mail to the Association in the enclosed addressed stamped envelope.

Please include your Lot Number on your check.

Thank you,

Sam Frye

Sam Frye
Treasurer

