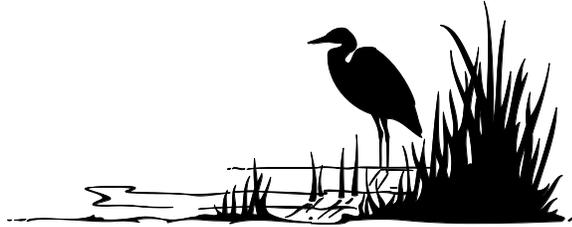


BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
President – Sam Frye
301-367-1231
davisfrye@aol.com



Greetings Neighbor:

March 23, 2017

It was predicted to be the warmest winter on record, but it was a mixed bag. We did get one big snow storm in January. I think we ended up with about 8 inches. This year, spring is really getting messed up. Cold one week warm the next. Let's hope it does not mess up the flowers too much.

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 04-15-2017. Check your enclosed 2017 membership card for the new code and put it in your wallet. Contact me if you have any problems at 301-367-1231.

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 cleanup, 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? 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

The directors have voted to change mower contractors to Ethan Brann this year. Their price is ½ the current cost per cut. If they do not work out, we will go back to one of the two other bidders. 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 and maintenance

The pier was repaired and stained we may have to put another coat on this fall. We desperately need a person to chair the maintenance committee. It's not a hard job. It would take about one or two days a month to check out all of the facilities. The dock, ramps, bathrooms, side roads that are not under VDOT's control, and the boat yard.

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 22, 2017. PLEASE MARK IT ON YOUR CALENDAR

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

Since the last three year's events were a success, and saved 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 22, 2017, 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.

Annual Association Picnic - SATURDAY, APRIL 22, 2017. PLEASE JOIN US.

We have selected Saturday April 22, 2017 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, 2017, we have a total of \$161290.07 in CDs, our two reserve accounts, and \$18479.81 in our checking account. There are 13 lot owners late on dues payments for 2017. 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 2017 Home Owner's Association dues.

Delinquent Dues

We finished FY 2016 budget \$4,686.77 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 2005 (approximately \$5800 for dues late fees, interest and lawyer fees). 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.

We filed a "creditor's lawsuit" against a lot owner which is behind many years in dues. The judge did not approve the amount of the bid. Telling us it was too low. We now have to wait for the county to take action since they have also not paid their taxes.

Architectural Control Committee Report

The year has been slow for development in Betz Landing with lot # 96 submitting plans for a garage and variance requests. Since the request was submitted the garage has been completed.

With the notices, we include in every newsletter, 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 22, 2017**. 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 an 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.

PROCEDURE FOR ENFORCEMENT OF RULES and APPEALS PROCESS

Some homeowners have asked for clarification of enforcement and appeals process. I have put them on our web site (betzlanding.org). Some people get a security warning message when they try to log onto our web site. There is no virus on our web site. It has something to do with the security software you are running. Bypass the warning message to get to our web site.

ANNUAL MEETING - PLEASE MARK THIS DATE ON YOUR CALENDAR.

The Board has selected **SATURDAY, OCTOBER 8th, 2017** as the date for the 2017 Annual Meeting. 12:00 pm social, 1:00 pm dinner, 2:00 pm meeting.

We will be holding it at one of four locations we are considering Windows on the Water at the Yankee Point Marina, in Lancaster County, Crazy Crab in Reedsville, Tommy's in Reedsville or Lizzy's right in Heathsville. 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. I would like everyone to please send me their current e-mail address so I can update my list just in case I have to get in touch right away. I



hope to be able to send the newsletter out via e-mail in the future. It currently cost in excess of \$960.00 to correspond with all of our homeowners per year. Please send me a note at davisfrye@aol.com. That will give me your e-mail address. Thanks.

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 2017 are scheduled: **06/10/17, 09/09/17, and 12/09/17. 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.

Just an FYI we have one director that comes all the way from New Jersey to participate

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 4 local young people last year. This year the Committee will be giving out 4 more scholarships. Please contribute if you can and send your tax-deductible 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 used 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 Frye

P.S.

Most of this information comes from our outgoing President Sam Barkdoll. Sam has been most diligent in making everything work smoothly at BETZLANDING. I personally have to thank him for all of his help.

Additionally Greg and Susan Haugan are moving on April 10th. Greg was the moving factor in setting up all of BetzLanding's covenants and bylaws. Greg did all of the work that was required for us with the State of Va. and local government. And for correcting plat and sewer connections with the county. I can't say enough about Greg. Stay well.

Thank You Greg and Susan.

