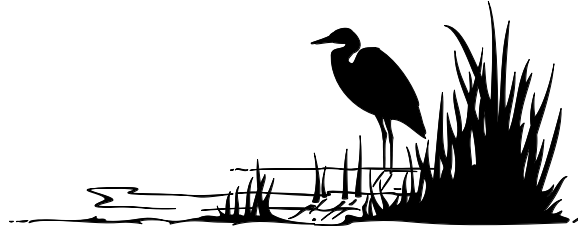


**BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
President – Sam Frye
301-367-1231
davisfrye@aol.com**



Greetings Neighbor:

July 6, 2017

You can tell it is summer time at Betzlanding. It's hot and humid, but its' supposed to be less so next week. I don't know about anyone else, but while I was on vacation all my flowers were devoured by the deer. I have to think of a way to back them off.

Welcome new members

Pam West and Paul & Bonnie Ticer – 967 Steamboat Lane
Richard and Sandi Bustle – 1359 Steamboat Lane
Joe and Alice Stieve – 958 Steamboat Lane

Please don't hesitate to call if you need anything.

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 an invoice 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

If you have any problem with the facilities please let me know. Since we don't have anyone on the Maintenance committee I also have to take care of them. I don't check them regularly, so sent me a note or stop by so I can take care of them.

Animal Control and Golf Carts

Summer 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. Just a routine reminder.

Keeping the Neighborhood Beautiful

Just an FYI. Every lot owner has a copy of the Protective Covenants and Architectural Control Guidelines and should be familiar with the few restrictions we have (you can read them before



bedtime if you're an insomniac). Remember if you wish to file a complaint about another lot owner, please obtain the Complaint Form from the Betz site www.betzlanding.org and send it to the Boards' attention at the address above. [The Board will only act on written complaints.](#)

Roads

If you see a spot in the road that needs some repair or attention please let me know. VDOT is supposed to take care of the main road, but some cul-de-sacs are still our responsibility. 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 26% less than the previous 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 arrangements 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. We are actually doing the counties work by cutting the drainage and county right-of-way areas. If we didn't do it they would not get around to it until was over 3 feet tall.

Haugan's Landing Repair and maintenance

The directors will discuss putting an additional coat of preservative 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 and report back to me. Right now, I am having to do double duty, being president, handling maintenance duties, and ACC duties

Fire Prevention

When cleaning up any debris from your yard 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. If you do burn debris, do it after 4PM when the wind has died down for the day.

UPCOMING EVENTS

Annual Meeting on October 7th, 2017 rsvp preferred by September 22nd

Spring clean-up



Saturday April 22nd was cool and misty. We still had 30 plus people show up and we were done in record time. Everyone had time to go home and get cleaned up if they wanted. We changed the venue for the picnic to Matt and Lauren Church's garage for our annual Association Picnic after we decided it was just to uncomfortable at the dock area. I want to thank Matt and Lauren for the use of their place. They are special people.

And so are:

David and Teresa Dustin brought their tractor which made it really a back saver. Everybody's but Matt Church that is. He's the one who loaded up the tractor each time a load was needed somewhere. We were finished placing and spreading the mulch by 10 AM. We all met back at Matt and Lauren's at 12:00.

Cindy Howard and Lien Groenwold and the wonderful ladies from Heathsville United Methodist Church did all of the cooking and it was really good. We had hot dogs, pulled pork, corn, potato salad, coleslaw, baked beans, and sauerkraut. For desert we had cheesecake, a white cake to die for, brownies and other good stuff. I know I was stuffed by the time I was finished. This was a wonderful opportunity to socialize and exchange information about the wonderful lifestyle we enjoy in the Northern Neck. If you want to see pictures from spring clean-up day 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.](#) (tables, chairs, pavilions tents, garden tools, cement mixer, lawn games, and other stuff that I can't remember.

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 3 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 Homeowner dues.

Delinquent Dues

We finished FY 2016 budget \$4,686.77 in the black due to the diligent efforts of our Treasurer 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. 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 we have always tried to take action that would cause the least amount of hardship to a lot owner.



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 Comments

Our Maintenance Committee Chairman position is currently open and we are looking for one good person to stand up and take on that responsibility. We have floated 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 OWER

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 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 7th, 2017** as the date for the 2017 Annual Meeting. 12:00 pm social, 1:00 pm lunch, 2:00 pm meeting.

We will be holding it at Tommy's in Reedsville. Please return the attached RSVP or send me an e-mail at davisfrye@aol.com or a message at 301-367-1231 with your name and phone number and the number people that will attend. Your reply must be returned by September 22nd. Don't forget to indicate what you want for lunch from the list of the three indicated meals. 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. The association will pay for your lunch. You must pay for your mixed drinks or beer.

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 via snail mail. Please send me a note at davisfrye@aol.com. That will give me your e-mail address. Thanks.

Association Board Needs Your Help Now

We always need volunteers to fill Board Member positions. These positions are **not** time consuming (if spread among the many) 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. See the Covenants and/or by-laws committee rules.

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, Joe Thompson jmt2@rivnet.net

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.

I plan to stay in touch with everyone with this 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.

On a sad note, we lost three association members since June 1st.

Keith Yoder – 907 Steamboat Lane
Bill Hallman – 1269 Steamboat Lane
Joan Bennett – 673 Steamboat Lane

Life is short, be happy, enjoy the summer,

Sam Frye

P.S.

Most of this information comes from our outgoing President Sam Barkdoll. Sam was 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 moved 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.

