

**BETZ LANDING
HOME OWNER'S ASSOCIATION
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Greetings Neighbor:

March 31, 18

**All future newsletters will only be available online at
BETZLANDING.ORG**

Spring is here! I hope by the time this newsletter gets posted Old Man Winter has retreated back to the north pole and spring has fully sprung!! No more snow. I see lots of birds starting to build their nests so, soon we should see this year's crop of all that nature has to offer our beautiful community.

UPCOMING EVENTS

A current list of upcoming events can be found on our Betz Landing Homeowners Associations website (betzlanding.org). However, for your convenience, here's the current list:

Annual "Clean Up Day" and Community Picnic - April 21st

Board Meetings for 2018

June 9th

September 8th

December 8th

Annual Meeting -October 13th To be held at Tommy's in Reedville



BOARD ISSUES

Financial Status

Delinquent Dues -

We have 16 member who have not paid their dues as of April 1st, 2018. Delinquent dues notices went out on March 26th, 2018. We are still in good shape financially with \$19865.18 in our checking and a \$187000.00 in assets.

BLHOA Legal Documents

As stated in the December Newsletter, the BOD submitted our legal documents to a local lawyer for his review. He's currently deeply involved in this review process. However, he did, rather quickly, point out two issues we should address.

The first is Section VI "Liability of Board of Directors, Officers, Lot owners and Association" of our By-Laws. His comment was that the current wording in our By-Laws for this section does not match that which is found in the Virginia laws governing Homeowner Associations established in Virginia. Our lawyer has recommended that we swap out our current wording in this section and substitute the current appropriate wording that meets Virginia law.

The second is to seriously reevaluate the recent addition to our By-Laws regarding the Betz Landing Home Owners Association Scholarship Fund. The addition of the Scholarship Fund has turned out to be quite controversial. While it has been stated that the money donated to the Scholarship Fund is not mixed, in any way, with the Betz Landing Homeowner Association money, there still seems to be some residual concern. We must remember that the modification of our Association By-Laws to include the Scholarship Fund was voted on by a quorum of Association members at one of our Annual Meetings. Ballots were also sent out, via USPS, so every member of the BLHOA had an opportunity to vote on its inclusion in our By-Laws.

Now, we must follow the same process if we wish to remove the Scholarship Fund from our By-Laws.

So, here is the process we plan to follow:

1. The BOD and a sub-committee (if needed) will work with the attorney who is currently reviewing all BLHOA legal documents.
2. The BOD and the sub-committee will create a list of recommended changes that need to be made to our By-Laws.
3. This list will be officially presented to all members of the BLHOA so they have an opportunity to vote on each recommended change.
4. The final vote will be tallied at **October's** Annual Dinner and the results will direct the BOD which changes should be made to our legal documents.



The BOD did agree that, in the meantime, that the official name of the Betz Landing Association Scholarship Fund will be changed so it does not reflect any official connection with the BLHOA. A new name will be chosen before the official annual ballot, more to come on this issue. Please see the BOD March 10th meeting minutes located on the Betz Landing website, for additional information.

Let me point out again that this is the first time, since the BLHOA was created, in 1995, that any, outside, legal review has occurred! The lawyer's findings may result in a major undertaking OR it may only result in some fine tuning. I'm hoping for the latter! Either way, when this task is complete all BLHOA documents will comply with current Virginia law.

Regardless, of what action is needed, the full membership of the BLHOA will be involved with helping the BOD decide which modifications need to be made to our Association's legal documents.

Lastly, let me add, the goal is to keep our legal documents as short and concise as possible.

ASSOCIATION ISSUES

Unwanted Emails

I regret that I need to address this issue but one of the members of our Association has created a couple of email addresses that makes it appear, to the casual observer, that the email is an official Betz Landing Homeowners Association (BLHOA) communication. One of the email addresses is "betzlandry@gmail.com" and the other is "betzlanding@gmail.com".

I offer my deepest apology to those Association members who are receiving these unrequested email blasts. If you do not wish to receive emails of this type from this person please reply to the email and ask to be removed from his distribution list. Of course, if you like these emails, you need not do anything and you will continue to receive them.

The BOD tries to protect your email address from public access so we don't know how this person obtained the extensive list of BLHOA member's private email addresses. Please let the Board of Directors (BOD) know if you have requested to be removed from this distribution list but continue to receive his email blasts.

I assure you, as I've assured the sender of these emails, during many personal email exchanges, this iteration of the BLHOA BOD is committed to doing everything we can to keep or improve our Association so it is recognized as the BEST HOA in Virginia. The



BOD will always strive to do what is ethical, legal, and in the best interest of the BLHOA...PERIOD. The BOD was elected by the entire Association to work in their collective best interest and we take that trust very seriously.

Thanks for your understanding and cooperation.

On a lighter note, April 21st is our annual Earth Day Community Picnic and Community Cleanup Day. Please bring your good spirit, strong back, rakes, clippers, and, if you have one, a chainsaw! Sam Frye and Matt Church will purchase over 100 bags of mulch which will need to be distributed around our community and spread out. The Steamboat Lane and Indian Trail entrances need to be pruned up and mulched as well as each intersection along Steamboat Lane. The Boat Landing area needs to be trimmed up and this year we are also planning to trim back some of the overreaching branches that impede the grass cutters.

This all represents a lot of work and needs lots of volunteers to get it all done in a reasonable amount of time! This is a GREAT opportunity to get to know your neighbors. So, please come and, if you can, help in the morning. We will meet at 8:30 AM at the main entrance. If you can't help with the morning work you are still welcome to join us at noon at the Boat Dock for food and friendship!!

After all the morning work there will be food and drinks (BYOB) available at the Boat Landing. The women at Cindy's church will again be catering the delicious lunch!

Rest Rooms

Residents will be happy to know that the rest room located at the boat ramp will be opening the week of April 9th, 2018. Boaters and walkers both appreciate having them available again until fall.

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 Board's attention at the address above. The Board will only review written complaints.



Please come to the meetings if you have anything you want to bring up we will allow a specific amount of time for you to bring up your subject for discussion.

Neighborhood Leash Regulations

It has been brought to the attention of the board that dogs have been let loose to run about the neighborhood and, consequently, relieve themselves on other resident's property. If you've ever had the unfortunate opportunity to "discover" these contributions...you know just how annoying it can be. So, please observe our community guidelines regarding pets and don't allow them to roam free and please leave your neighbors yards scat free!

Roads

If you see a spot in the road that needs some repair or attention please let me know or logon to the VDOT web site to leave a report. The site will give you a reference to track their work progress. VDOT is supposed to take care of the main road, but some cul-de-sacs are still our responsibility. Also, if you have a gully in front of your mail box where the mail carrier drives on and off the road, please fill it in with stone. This will help prevent the side of the pavement from breaking off.

The Board voted at our March meeting to acquire several quotes from local companies to repair our community roads that are still not being maintained by VDOT. It's a good strategy to wait until the threat of winter freeze/thaw cycles is over before repairing the ravages of winter. Hopefully, we will get current pot-holes fixed very soon.

A fire safety reminder

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 keep 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 the wind direction and 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.

Tools of Betzlanding are available for any lot owners to use

All the equipment used by the Association is available to any lot owner who would like to use it for their own parties or work projects. Please contact me if interested. (tables, chairs, pavilions tents, garden tools, cement mixer, lawn games, and other stuff that I can't remember.)

Architectural Control Committee Report

All projects requested as of today have been completed. Please see BOD March Meeting Minutes for some additional details.



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. Of course, this does not apply to small projects such as tilling up your garden or clearing under brush and dead trees. Let's keep this issue on a common-sense basis, and if you feel your project might need permission, contact the ACC just out of respect.

The Architectural Control Committee(ACC) always strives to deal with members of the Association with respect and professionalism. The time and effort in dealing with applications and violations come from their personal concern for the Betz Landing Community. If you are considering a building project of any kind please contact a member of that committee before you begin breaking ground. If you need assistance navigating our architectural control guidelines, please contact a member of the ACC. The list of current ACC members can be found on the BLHOA website. I hope the membership sincerely appreciates their contributions.

Maintenance Committee Comments

Thanks to Sam Frye our community maintenance issues are dealt with in a timely fashion! 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 been discussing various ideas for repairing and preserving the Betz Landing sign at the front entrance. We are in the process of obtaining estimates for this project and will be reporting on our findings at the March meeting.

ATTENTION EVERY LOT OWNER

COMMON STORAGE AREA VEHICLE REGISTRATION

Thank you to those lot owners who returned the registration form from last year and attached you tag(s). As suggested you should attach the tag in a permanent manner so it cannot be easily removed. If your tag is stolen or lost please see the Maintenance Chairman to receive a new tag. There will be no charge for a new one. These tags may be reused when the old vehicle has been sold and can be transferred to the new vehicle or if is unable to be removed intact request a new one from the maintenance chairman.

So far, only one vehicle has been removed, by the BOD, from the storage area. We sincerely hope that this action is not needed in the future! However, the BOD will be following these procedures: if we find a trailer, boat, etc. that does not have the proper



tag, 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 have failed, a form will be filed with VDOT and the vehicle will be removed and disposed of. We as an organization have the right by Virginia law to remove any derelict vehicles. Please contact the Maintenance Chairman or board member if you need a tag.

PROCEDURE FOR ENFORCEMENT OF RULES and APPEALS PROCESS

Some homeowners have asked for clarification of enforcement and appeals process. These documents have been put 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.

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. You only need to attend five meetings a year lasting 2 hours or less. 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 who travels all the way from New Jersey to participate in our quarterly Board meetings and participate in other community events.

Betz Landing Scholarship Fund

Until this issue is resolved the following notice will be published in our quarterly Newsletter:

This fund was very successful in past years due to your generosity. So far it has helped out 8 local young people. There is currently about \$2000 in the Scholarship's completely separate bank account. The Scholarship Fund is hoping to award another 4 scholarships, at \$500 each, in 2018. The Fund Trustees remind everyone that the Fund is completely voluntary and is in no way connected with the membership dues.

We thank 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 would like to thank to Alice and Joe Stieve's for attending the March BOD meeting! The BOD strongly encourages BLHOA members to attend our quarterly meetings so you can express your opinions in person!

Our March meeting was very productive and involved some very spirited discussions! Our BOD is composed of Association members who are very engaged and interested in our Association operations. It was my first time, as President, to chair this meeting and I can tell you...I had my hands full!! I hope all our meetings are just as lively and productive.

As I said in the December Newsletter, the reason we are such an outstanding community is that we have great volunteer participation! Each year we hold a spring cleanup day that brings many residents out with their hedge clippers, rakes, chainsaws, and tractors. We keep our roads free of trash, our "broad" roadways well-trimmed and tree limbs cut back so the grass cutter can keep our road ways looking well manicured!

The board will stay in touch with everyone via this quarterly newsletter, and please keep yourself up to date by visiting our website at www.betzlanding.org and "friend" us at <https://www.facebook.com/BetzLanding>.

We need your help to keep your Association active and viable.

Thanks,
Dave Dustin, President

