

BETZ LANDING  
HOME OWNER'S ASSOCIATION  
P.O. BOX 422  
HEATHSVILLE, VA 22473  
President – Dave Dustin  
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Greetings Neighbor:

July 2, 18

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

**Summer is here!** So far so good! It's been a cool spring and so far, we haven't had too many hot days. I'm sure that won't continue!! But, the water's warmed up so the fish are coming into the bay and up into the rivers and creeks, the oysters have started growing and the crabs are on the move. I hope you are able to get out and experience all that nature has to offer us. I know there are residents who like to garden, boat, fish, and there are some are avid birders. The span of time to really get out to enjoy the Northern Neck is relatively short so, don't miss a minute of it's bounty!

### **UPCOMING EVENTS**

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

**Board Meetings for 2018** (held at the Heathsville Library and starts at 9:30am)

September 8<sup>th</sup>

December 8<sup>th</sup>

**Annual Meeting -October 13<sup>th</sup> To be held at Tommy's in Reedville**



## **BOARD ISSUES**

**This is an important notice: Please read!**

The Betz Landing Board of Directors would like to address a comment that was, regrettably, published in last September 9th, 2017 draft version of the Board of Directors minutes.

We regret any offense that may have been taken by Mr. John Mrzyglod because of a comment published in September's BOD draft version of our meeting minutes. During the BOD March meeting it was decided that this comment should be removed from the final, approved, version.

The BOD will strive to be more sensitive in the future. This incident has prompted a clarification of procedures pertaining to the publication of draft copies of our BOD meeting minutes to the Association's website.

Many topics are discussed at BOD Meetings, some being more sensitive than others. In the future the secretary will always send a DRAFT version of the Minutes to the BOD Members to be reviewed for general accuracy PRIOR to the draft copy of the minutes being posted on the BLHOA website.

We continue to encourage all residents to attend the quarterly meetings to keep abreast of issues at hand and to witness our continuing efforts to represent all of Betz Landing residents in the light of mutual respect and appreciation.

### **Financial Status**

CD's and reserves – \$189621.76

Check book - 16005.53

### **Delinquent Dues**

As of now there are 5 outstanding invoices for dues. And one that did not pay last years dues, but did pay this year's dues. And one who did not pay their late fees and interest for this this year.

### **BLHOA Legal Documents**

As stated in the March Newsletter, the BOD submitted our legal documents to a local lawyer for his review. He recently returned to the BOD a list of items that he's suggests we add, modify, or remove in order to bring our legal documents up-to-date with current Virginia law. At our June BOD meeting a committee was established and was tasked with creating a document that can be sent out to BLHOA members for their perusal, and to provide input to approve changes that should be made our legal documents to bring them up-to-date with Virginia law.



The review committee is hoping to get all relevant information regarding the proposed changes out to BLHOA members so we can get your input AND be ready for a vote on incorporating these changes into our legal documents in time for our October Annual Dinner Meeting.

Proposed changes will be sent out to Association members via the USPS.

Here are two such recommended changes. There are still other changes the BOD will be recommending and the entire list will be made available to all Association members at a future date.

### **Change I**

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

### **Change II**

**Article VII Section 6** Propose the removal of the Betz Landing Home Owners Association Scholarship Fund from our By-Laws. 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.

We must follow the **same process** if we wish to add, modify, or remove any item from BLHOA legal documents.

Here is the process we plan to follow:

1. The BOD and a sub-committee will work with the attorney who reviewed 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 provided 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 our October Annual Dinner and the results will direct the BOD which changes should be made to our legal documents.

For those who are interested in this issue, the BOD, at our March meeting, did agree that, in the meantime, that the official name of the Betz Landing Home Owners Association Scholarship Fund is being changed to Betz Landing Scholarship Fund so it does not reflect any official connection with the BLHOA. 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! 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**

### ***REMOVAL OF PERSONAL INFORMATION FROM OUR WEBSITE***

It is the understanding of the Betz Landing Homeowners Association (BLHOA) that names, phone numbers and email account may or may not be published by the Association according to Virginia Statues 2018 "Property Owners' Association (*Article 3 Sections 55-510.C#9 and 55-510.2*). The Board, in order to protect your privacy, has voted unanimously to remove all personal phone numbers and emails from the BLHOA web site in order to protect you, the home/land owner's personal privacy.

Further, there was a determination by the board that a booklet/phonebook will be developed and have your personal phone number, address and email address published in it. If you wish to have your information published please notify us at: [BetzLanding@outlook.com](mailto:BetzLanding@outlook.com) (*which is read daily*) and we will be happy to add your name to the phonebook.

We regret the need to address this issue again but a member of our Association has created email addresses that makes it appear, to the casual observer, that the email is from the official BLHOA address. They are not. [Betzlanding@outlook.com](mailto:Betzlanding@outlook.com) is our official e-mail address for communication with the Board of directors and [betzlanding.org](http://betzlanding.org) is our official web site. The BLHOA also maintains a Facebook page. We offer our deepest apology to those Association members who are receiving these unrequested emails. If you do not wish to receive these unwanted emails, please reply to the bogus email sender and ask to be removed from their distribution list.

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.**

The BOD discussed the issue of small “temporary” signs being placed near the entrance of our community to advertise upcoming community events. A question was raised as to whether it was appropriate for the BOD to approve a temporary sign of this nature. After some discussion the BOD voted unanimously that the BOD did have the authority to place a sign, no more than one week in advance of a community event, in the Steamboat Lane right-of-way. All signs are to be removed immediately after the date the event takes place.

A question was also raised as to whether the BOD should pay for the meal served at the annual dinner meeting. The BOD voted unanimously that it is appropriate for the BOD to authorize this expenditure because it encourages BLHOA members to attend this annual meeting. The annual dinner is the main community event of the year and is the one time that a significant number of BLHOA members gather to hear a summary of BOD activities and, more significantly, nominate the future BOD and to vote on important community issues.

**The April 21st annual Earth Day Community Picnic and Community Cleanup Day was a great success!!.** Over 20 BLHOA members brought their good spirits, strong backs, rakes, clippers, and, even a chainsaw! Sam Frye and Matt Church purchased 120 bags of mulch which were distributed around our community and spread out at the entrance of Steamboat Landing Lane. and Indian Trail Rd. All the trees and shrubbery at the Steamboat Lane and Indian Trail entrances were also pruned up and mulched as well as each intersection along Steamboat Lane. The Boat Landing area was trimmed up and this year we also trimmed back some of the overreaching branches that impede the grass cutters.

Excess bags of mulch were sold to BLHOA members “at cost”.

This all represents a lot of work and needs lots of volunteers to get it all done in a reasonable amount of time! This was, again, a GREAT opportunity to get to know your neighbors.

Your Association Thanks all those who ventured out at 9am April 21st to help keep the Betz Landing community one of the best maintained developments on the Northern Neck!!

The women at Cindy’s church again catered the delicious lunch!

## **Rest Rooms**

Residents are happy, I’m sure, to know that the rest room located at the boat ramp are open. 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). They are also on our located on our web site.

Remember, if you wish to file a complaint about another lot owner, please obtain the **Complaint Form** from the Betz site [www.betzlanding.org](http://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.

## **Water Conservation**

One of the main objectives of our Association is to be good stewards of our natural surroundings which, also include conserving water. As I'm sure you all know the Northern Neck suffers from an influx of saltwater into our natural water table. One, relatively new theory is that a long, long, time ago a meteor struck our happy home (earth) right about where the Chesapeake Bay meets the Atlantic ocean ([https://en.wikipedia.org/wiki/Chesapeake\\_Bay\\_impact\\_crater](https://en.wikipedia.org/wiki/Chesapeake_Bay_impact_crater)). This meteor was so big that a large portion of it was still intact when it struck earth, causing severe damage to the earth's mantle. This damage was such that it cracked the mantle just enough to allow highly salty ocean water to mix in with our local artesian water. The results being that our drinking water has a high salt content and it's getting worse all the time. There's high demand for our underground artesian water which causes it's level to shrink and become even more salty. So it behooves us ALL to use our local well water sparingly. **DON'T WASTE WATER!!** Residents of the Northern Neck and residents of our beloved Association appreciate your co-operation!

## **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. Sam Frye has contacted a couple local contractors to get bids on fixing these potholes. Hopefully,



those fixes will happen very soon. As of July 1<sup>st</sup> The contractors have not called to schedule an appointment for an assessment.

VDOT was recently contacted about tree limbs overhanging Association roads that they are responsible for maintaining. They were also presented with a list of road maintenance items that need to be done, up and down Steamboat Lane and Rock Fish Lane and the roads that have been turned over to VDOT. VDOT only maintains roads that have at least 3 houses on them.

### **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. County regulations does not allow burning before 4 PM.

### **Tools of Betzlanding are available for any lot owners to use**

[All the equipment used by the Association are 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 reserves 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, Contact the maintenance chairman for a new tag. The tag will be engraved with your lot number for cross reference identifications. These tags may be reused when the old vehicle has been sold and can be transferred to the new vehicle or a new or additional one may be requested.

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 a Maintenance chairman 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. If you want to leave a message for the board use [BETZLANDING@OUTLOOK.COM](mailto:BETZLANDING@OUTLOOK.COM).





### **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 (note new name)**

The Betz Landing Scholarship Committee of Joe M Thompson (Chairman), Sandy Henbest, Carolyn Costello, and Myrtle Phillips interviewed and selected four students to receive Betz Landing Scholarships. The scholarships will were presented by Joe Thompson at Northumberland High School Senior Recognition Night on May 31st at 6:00 pm.

The four students are:

1. Shannon Baker, ranking 16 in a class of 102, attending Virginia Commonwealth University, majoring in Graphic Design/Business, Management (double major) is an accomplished student, athlete who has travelled a more creative path-canvas paintings, artsy photographs, and green screen video with friends. She is a member of Phi Theta Kappa Honors Society, Captain of Field Hockey Team and Soccer Team, and member of Beta Club.
2. Destiny Basey, ranking 24 in a class of 102, attending Virginia Commonwealth University, majoring in Biology/Pre-Med track to become a OB-GYN Doctor . During high school she attended Chesapeake Bay Governors School and Rappahannock Community College earning her Associates Degree. Her leadership includes National Beta Club, Co-Captain of Dace Team, Future Business Leaders of America President and Varsity Basketball Captain.
3. Lucinda J. Wigfield, ranking 12 in a class of 102, attending UVA, majoring in Biotechnological Engineering \$ Biochemistry. Lucinda completed General Associate's Degree while in high school, serves as church lay minister when pastor is unavailable, member Beta Club Honor Society, flautist & Captain of Marching Band, Academic Bowl competitor, serves as Youth Delegate to VA Annual Conference for Rappahannock River District, Finally, she worked two restaurant jobs for past two years.
4. Morgan Wilson, ranking 8 in a class of 102, attending Christopher Newport University, majoring in Business Marketing with a minor in Leadership to



become a successful local business owner. She is Captain Varsity Softball, member National Beta Club-contributing over 50 hours of community service, member French Honor Society, Fellowship of Christian Athletes and NHS School Council Association. For the past two years she has trained as a Sales Associate Intern Bench Jeweler for a fine jewelry store.

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](mailto:jmt2@rivnet.net)

### **Final note**

The BOD strongly encourages BLHOA members to attend our quarterly meetings so you can express your opinions in person!

Our June 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. I enjoy chairing these 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 March 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](http://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

