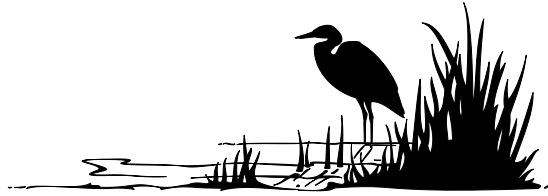


**BETZ LANDING
HOME OWNER'S ASSOCIATION**

President
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March 31, 2012

Greetings Neighbor:

If you haven't visited the Northern Neck since last summer, the winter was extremely mild with very little snow; in fact, it was one of the third warmest on record. With spring here and the neighborhood bursting into color, don't be a stranger; Betz Landing is so beautiful this time of the year.

Membership Cards

Membership cards are enclosed for property owners that are current on their dues. We are issuing one card per lot owner this year, for majority of lot owners do not use the common areas.

If you are not current on your dues, a bill is enclosed also, which includes late fees and interest charges.

The membership cards include the new combination to the locks on the restrooms and the boat storage area..

We remind you to please only release the combination to your family and trusted guests.

Rest Rooms

The rest rooms have reopened. The combination is on your 2012 card.

COMMUNITY ISSUES

Animal Control

The ongoing situation that has been a concern for years on Indian Trail Road is over with foreclosure of the property. With the current Leash Law in effect, we suspect complaints will continue to decline. Please do not force someone to call Animal Control when respect for others can solve this situation. At the last Board meeting it was voted not to include a "leash law" sign at the front entrance. Please remember to clean up after your pet if you are not on your own property. Call the Northumberland County Sheriff's Department at 804-580-5221, or 911 if you feel threatened by someone's pet.

Keeping the Neighborhood Beautiful

As an Association, our aim is to simply keep things as beautiful as possible. With that in mind, please review your copy of the Protective Covenants and Architectural Guidelines and ask yourself if you are in violation. Your neighbor hesitates to complain, so please consider your neighbors point of view. Any issue concerning a neighbor's infractions of the covenants need to be submitted in writing to the Rules Enforcement Committee. We have a complaint form from the State you may use, and if you are not satisfied with the Board's decision, you now have the option to present your case to the State Agency for review. You can find the form on the Betz Landing website (www.betzlanding.org) under forms. Contact me at betterinvestor@msn.com with any concerns on this issue.

UPCOMING EVENTS

Spring Clean Up Day - SATURDAY APRIL 21st – CALENDAR IT NOW

Each year we plant trees, bushes, revive the common areas, mulch, and tackle other tasks to maintain and improve the beauty of Betz Landing. Last year our major effort was to cut back trees that were encroaching on Steamboat Lane. This year our main project will be to mulch the common areas, with concentration on Haugan's Landing.

It's more fun than work, and we have found it to be a great social occasion to meet your neighbors and welcome the return of warm weather. So put on your jeans and gloves, break out the tools from winter storage, and come have a good time.

The Association appreciates everyone who volunteers to perform the hard work and all the necessary, behind the scene coordination to make everything go as planned.

Please join us on Saturday, April 21st, **8:30 am**, at the main entrance. We ask that you try your best to be on time, for we meet to explain what needs to be done and split folks into workgroups. If you are running late, please check Indian Trail Road, the boat storage area, or Haugan's Landing. Chris Jones will be directing the clean up, so please seek him out and help do your part for the community. We have a lot of work to do and need all the help we can get. After all the work is finished, the Association provides an excellent lunch at Haugan's Landing.

If you are physically unable to work, **come anyway** for the social activity, all are welcome. If you do not have a home down here yet, come and check out how your property made it through the winter. If you're new to our community or thinking about building soon, come and exchange information with those that have been through the process. Spring is such a beautiful time in the neighborhood.

Association Picnic - SATURDAY JULY 21st – MARK YOUR CALENDAR

We have selected **Saturday, July 21st** for our annual Association Picnic.

We will remind you again in the June newsletter. We are hoping for the best turnout ever. This is a wonderful opportunity to socialize and exchange information about living and playing in the Northern Neck. For those of you that have not attended in the past – we have the picnic at the boat dock area. All the equipment used at the picnic is available to any lot owner who would like to use it for their own summer party. Please contact me if interested.

Annual Meeting – SATURDAY, OCTOBER 13th – MAKE NOTE NOW

The Board has selected **Saturday, October 13th** as the date for the 2012 Annual Meeting with a start time of 12:00 pm for social hour, dinner at 1:00 pm, and meeting to begin at 2:00 pm.

The location and other particulars will be announced when finalized. We plan on having dinner before the business meeting, which is easier on the out-of-town travelers. It is very important that you meet the Directors that make the decisions concerning your Association. The expression of lot owner concerns is vital to the Board and we need your input on how you feel the Association is being run.

Association Issues

Financial Status

The Association continues to be in excellent financial condition due to the hard work of the past and present administrations. As of March 17, 2012 we have a total of \$130,287.00 in our reserve account and CD's with \$26,956.00 in our checking account. Our Reserve Study indicates we need to place \$4550.00 into Capital Reserves each year, which is built into our budget. A copy of the Board-Approved Reserve Study is available. We try to revise the study every 2-3 years to evaluate the market. According to other Association evaluations on the web, the amount needed for a reserve fund is 20% to 25% of your total dues. And using that rule, we are right about where we want to be, but our reserve study is more precise than that. Anyone that wants to discuss that amount, contact me at betterinvestor@msn.com.

Delinquent Dues

At present, there are 2 property owners that are seriously delinquent in their prior year's dues. Liens currently exist on those properties. Another 18 have not paid their 2012 dues. All will receive reminders with this newsletter.

The Association has always tried to choose action that would cause the least amount of hardship to the lot owner to pay back dues, and we certainly understand where circumstances may exist that prevents paying on time.

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 2012 dues prior to March 1 are assessed a \$15 late fee and interest at an annual rate of 8% effective January 1.

Architectural Control Committee Report

We currently have two lot owners that are in violation of the Covenants. These folks have received notices, and if not addressed, will receive fines according to Virginia law that start at \$50.00 per violation with \$10.00 a day for 90 days. If the violation has not been addressed by the due date it will result in another violation notice, where the fines will repeat for another 90 days. These fines can quickly result in large amounts owed, which will be recorded in the Disclosure Statement for any possible sale. The amount owed may result where a lien is imposed resulting in a possible sale of the property. As an Association we would like to prevent this from happening. As a Board, we need to enforce the Covenants out of respect to those lot owners that abide by them.

This past quarter we had two building requests and both were approved:

1. Detached garage on Lot # 95
2. Front yard walkway on Lot # 131

Maintenance Committee Report

On March 10th, the Board scheduled a workday to take care of several jobs that needed to be done. This was a volunteer event scheduled within the Board. We set new signs in concrete on Steamboat Lane and Indian Trail Road, and installed a new State Park type grill and fire extinguisher at the boat dock. We also set signs needed at Haugan's Landing. Some of these signs were erected to prevent insurance liability issues. We had scheduled pothole repair on Indian Trail Road, but because of the prior heavy rains, we were not able to perform the repairs. We hope to start the pothole repair on Spring Cleanup day, and if not finished, perhaps follow up with another Board workday. It was a lot of work, and if you see those that were involved:

Bill Hallman, Matt & Lauren Church, Ray Dameron, John Henbest, Garret & Cindy Howard, and Chris Jones. **Thank** them for their time and effort. These folks saved the Association hundreds of dollars compared to hiring an outside contractor to perform these tasks.

A big thank you goes out to Bill Hallman for obtaining the hardware, building the fire extinguisher enclosure, sign preparation, and other tasks needed to make the workday a success. We also thank Lauren Church for preparing an excellent lunch for the work group.

Association Board needs your help

The Association needs people that want to help the community with ongoing issues and the willingness to fulfill Association Board positions. We need input from lot owner's to help us plan the best future path for Betz Landing.

If your desire is **not** to make this your home, you still need to be involved, so you can direct the Board to maintain the value of your investment. You don't want a management agency taking over. Please get involved.

If you feel you would like to help, or if the Nominating Committee asks you to serve, **seriously consider it.**

Please send an email to Phil Landry betzlandry@gmail.com or Joe Thompson jmt2@rivernet.net if interested.

Board of Directors Meeting Schedule

The Property Owners Association Act of Virginia requires that we announce the schedule for Board of Directors Meetings, to allow Property Owners to attend and address the Board. We welcome your attendance and input at these meetings to keep the Association performing at its best.

The schedule for the remainder of the year is as follows:

June 23, 2012

September 8, 2012

December 1, 2012

Disclosure Statements

Remember, 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 on the property, so we can update our mailing list. We send bills and newsletters to the owner on record. Please take the time to send this information, for it takes the time and expense of the Association to track down new owners. **Please inform us if your address changes.** If you sell your property, please give us a courtesy call with the name of the new owner, so that we do not bother you with future dues statements and telephone calls. We send our correspondence to the property owner on record from our current list, and tracking down new owners is a time consuming process.

We sincerely appreciate your help in this area.

In closing, I'm asking for your help. We cannot continue to rely on the same folks to do the jobs necessary to make the Association function. In the last Board meeting it was suggested that the reason we have such little volunteer response is because it was never detailed what was all involved in the job. Therefore, below are the jobs and tasks associated with it.

1. Spring Cleanup Day

- Pickup the key to the boat storage shed. Email betterinvestor@msn.com and the key will be left at: chair/front door/my house
 - Clean tables/chairs and set up for 25 people at Haugan's Landing
 - Have food/beverages/utensils ordered/ready at 12:00 pm to eat
 - Return tables/chairs to shed and key to porch
2. Annual Summer Picnic
 - Same directions as above except you line up caterer for food; 60 people set up by 1:00 pm
 3. Annual Meeting
 - Work front desk checking in lot owners

There will always be folks that will help you. Make this year your time to participate.

We certainly understand those lot owners that are distance challenged.

I hope this letter has been informative; we plan to continue to communicate with you quarterly, after each of our Board meetings. Please contact me with whatever concerns you may have.

Sincerely,

Sam Barkdoll
President