

BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
betzlandry@gmail.com



June 9 2010

Annual Picnic - ***We need your RSVP*******

Our annual Betz Landing picnic for residents and property owners will be on July 17 at Haugan's Landing. Event will start at 12:00 PM with food serving at 1:00 PM. All food and beverages will be provided. Although we try, we can't satisfy everyone's special beverage preferences, so please feel free to bring your own favorite with you if you wish.

Please RSVP to betzlandry@gmail.com no later than JULY 6th
confirming your attendance and provide the names of who will be coming.

SPRING CLEAN-UP & Social Day at Betz Landing – Saturday 10 April

A very special Spring Clean-Up and Social event was conducted as scheduled. We had a great showing at the event. We were hoping to see some new faces this year, but it was essentially the same folk who participate every year, and can be counted on to pitch in and help. It is not a lot of work and is indeed a great opportunity to do something different one Saturday a year at a location you have chosen to build a future home. Love to see you here next year.

Betz Landing Web Site

As mentioned before, it is now up and running, check-it-out at www.betzlanding.org . Where everyone has web site access, we will be using it more in the future to be an informational source for what is happening here in Betz landing, and in the area in general. Look to getting your information directly on the site as time progresses. We will do hard copy mailings where there is a legal requirement for us to do so.

For those interested in listing an item, house or property for sale, the web site is a good place to also advertise. If you wish to use it, please provide detailed information on what you are selling. You are a lot more likely to sell something with an ad with complete information, than one that merely says "Ford for sale, call # for more information" or "Lot # 232 for sale, call 123-456-7899 ..."

As mentioned in our last newsletter, if you have any ideas on things you would like to see on the site, please forward them directly to Nancy Hampton (nancy22314@yahoo.com).

Annual Dues & Information Response Form

We are making progress with dues collection, but still have lot owners who have not paid this year's dues. We also have three lot owners who are delinquent back to 2007 and property liens have been

placed accordingly. Complete financial status will be provided at the annual meeting and on the web site following it.

Thank you to those who provided the information that was requested with your dues notice. As a result, we have updated some contact information, added email addresses we did not have, as well as getting a better understanding of who owns what in the common storage area. Emails and letters were sent out to others who had not responded, to gather the requested information and we appreciate the assistance of those who replied. We will continue to work on getting the information from those who have not yet provided it. If you know you owe us the information, please send it to betzlandry@gmail.com. When we request information from you, it is to help us better serve the community and we sincerely need your response.
Thank you for your assistance here.

Membership cards

Membership cards were provided to those who were current in dues payment when our last newsletter went out. If you have since paid your dues and would like the combination to the storage area and rest rooms, please send me an email and I will provide it to you.

Common Storage Area

If you put anything in the common storage area and have not previously provided information on what it is, please send details to us via email or to our P.O. Box.

Neighborhood Watch

We have received the Neighborhood Watch signs and they will be installed at the entrance to Indian Trail and Steamboat Lane. We are waiting on location approval from VDOT. You can however do your part now. Please be aware of what is going on around you here in Betz. If you see something going on that appears out of place or irregular, report it - to your neighbor if appropriate or to the Sheriff's office.

Local contact list

Nancy Hampton has completed the Local Contact List. It contains contact information for all who have a house here, who have agreed to be listed. It will be provided shortly to all who are on the list. It is for their use only, and is not to be provided to outside business, real estate agents, charities, etc. to be used for marketing or other similar reasons.

New Construction

There are no new home construction requests before the ACC at this time.

Upcoming Events –

Courtesy vessel exams - by U.S Coast Guard Aux – If you would like to have your boat inspected to ensure you meet minimum legal requirements for boating in Virginia, contact Phil Landry. Vessels that pass will be provided with a decal attesting to the fact you were inspected.

Annual Picnic July 17

Annual Meeting October 23

Board of Directors Meeting Schedule

September 12th and December 12th

Board of Directors and Architectural Control Committee Positions

Nominations are being sought to fill 3 positions on the Board of Directors and 1 position on the Architectural Control Committee. We are looking for individuals who have an interest in being actively involved in the management of the affairs of the Betz Landing Association. You should be willing to work with the other board members and committees that may be formed on projects and activities for the betterment of our community. You will be expected to participate in four quarterly board meetings per year, an annual meeting as well as some between meetings project work. Computer access and email capability is a must. Term of office is three years. You do not need to currently reside in Betz Landing to be on the board. Election for these positions will be via written ballot and completed and announced at the annual meeting in October. Our Bylaws (per Article IV, Nomination and Election of Directors) states that "nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting". This would work fine if we were a homeowner's association in a townhouse community where everyone attended that annual meeting, and the votes were done there. It doesn't work for us, and a great candidate being nominated on the floor at the annual meeting doesn't stand a chance of being elected. So, if you have an interest in serving on the Board or ACC, or want to recommend someone for consideration, please contact John Henbest at jmhenbest@kaballero.com, Don Phillips at nodphil@gmail.com, or Phil Landry at betzlandry@gmail.com.

Golf Cart Use

We have received approval for the use of golf carts within Betz Landing in the 25 MPH areas, and can also use them on the non-VDOT roads. As mentioned in our survey where home owner approval was obtained, the use of them can be beneficial to the user as well as to the environment. They are not legal to be used between the junction of Highlands and the entrance to Betz Landing on Steamboat Lane... Before they can actually be legally driven here, we must install the golf cart warning sign, and that is merely awaiting location approval from VDOT. It should happen shortly. Other than that, legal requirements, briefly stated, are that you must be at least 16 years of age and hold a current valid driver's license. The driver must obey any appropriate traffic regulations and the cart must be equipped with appropriate head lights and tail lights if it is driven after dark. More detailed information can be provided if you need it.

Please note – Betz Landing Home Owners Association is not responsible for enforcing compliance with any of these requirements. It is just like our 25MPH areas. If you have a complaint regarding and traffic or vehicle violations, please contact the sheriff's office directly.

Lot Purchase

We surveyed current lot owners over a year ago regarding consideration for buying a lot for future common utilization. Of those that voted, the results were in favor of doing it. The board tabled the decision for a number of sessions due to a variety of issues. At our June 6 meeting we addressed the lot purchase proposal, discussed the ramifications of doing it and then voted on it. It was unanimous at this time that we would not go forward and attempt to purchase a piece of property. A consideration that played a major part in our decision was the fact that adjacent property owners to a lot under consideration indicated that they did not approve of a property next to them being converted from a hose lot to a piece of common property. Our action at this time however does not preclude future BLHA boards from readdressing the purchase of a lot.

Email Addresses and Mailing List changes

Please ensure we have your current home address and telephone number and email address. If you have not received anything from us via email, it is probably because we do not have a current email address for you. To be sure, just send a quick email verification message to betzlandry@gmail.com. Also, please provide us with any address or contact information changes.

Hope you all have a great summer and we look forward to seeing you at our July picnic. And please remember to reserve Saturday October 23rd to come to the Annual Meeting. Details on it will follow with the ballot for election of members for the Board of Directors and Architectural Control Committee position .

Sincerely,

Phil Landry
President, Betz Landing Home Owner's Association
804-580-2910