

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



*******NOTE – 2010 Dues Bill & Contact Info Update Notice Enclosed*******

*******Return completed invoice form with dues payment*******

Happy New Year to all and welcome to the start of a new decade, with hopes that this year will be better than 2009. The goal of the board for 2010 is to help ensure property owners are kept up to date on items of interest to them as well as being kept abreast of activities important to the continued improvement of the development overall. We look to accomplishments that will enhance liveability in Betz Landing and help maintain and improve on your investment here.

2009 - Annual Meeting

The Annual meeting was held at Tommy's Restaurant in Reedville on Saturday October 17, 2009. This is the fourth year having our meeting there and as before, we were not disappointed with the meal and event. Disappointing however was the fact that we did not have more of you joining us. The Annual Meeting is one of the primary opportunities to meet your neighbors and members of the Board of Directors, and to discuss what's happening in Betz Landing and in the County. Your involvement and input is important in helping us to be responsive to the needs of our community.

John Mrzyglod announced he was resigning as BHLA President for 2010 for personal reasons. He gave personal thanks to the remaining board members for their support, and specifically acknowledged outgoing board members Elwood Ball and Jim Cotman for their efforts, as well as ACC member Ginger Landry. John personally gave a lot during his year as president and we all thank him for it and his accomplishments.

Board Members for 2010

Phil Landry, President
Nancy Hampton, Vice President & Web Master
John Henbest, Treasurer
Cindy Reymer, Secretary
John Whiteside, Director & Maintenance Chairman
Mike Goodwin, Director
Susan O'Bier, Director
Mark Shaughnessy, Director
Pack Sheffield, Director

Architectural Control Committee

Don Phillips, ACC Chairman
Ed Costello
Bill Hallman

2009 Highlights

- It was a slow year for new-construction in Betz Landing with only two houses being completed. In addition, a foreclosed property with new home was sold, and another home was re-sold.
- New mowing contractor was selected resulting in major maintenance cost reduction of over \$4,000 for the year. They have been awarded the mowing contract for 2010.
- Annual picnic was held later in July this year to avoid conflicting with 4th of July activities. Feedback from participants was positive on the change.
- Purchase of a lot for future use was voted on by some lot owners with favorable results by those who voted. Project has been carried forward for 2010 review and possible action.

- Golf cart use within Betz Landing was voted on and approved by lot owners and a request was taken to DOT by the County Administrator. Final results from DOT and County are still pending.
- Shallow Channel Signs – Shallow Channel signs have been erected at the entrance to both Bush Mill Creek and Crabbe Mill Creek. They are essentially warnings from a safety perspective that you stand a chance of being grounded if you don't be careful while navigating beyond those points. Although they are not "no-wake" zones, you must adhere to state of VA speed limits while in these areas.

We are requesting residents who boat or use Personal Water Craft in these areas to absolutely control their speeds and manage their wakes. Note that the State of Virginia has instituted requirements for all boaters and PWC operators to have successfully passed a boating safety course. Completion dates are based on your age. PWC operators have the strictest requirements at this time. PWC operators 35 years of age or younger must complete and passed an approved boating safety education course by July 1, 2010. Reference www.dgif.virginia.gov for details.

2009 Financial Statement – as reported at Annual Meeting

Checking account balance \$15,914 up \$3,042 from last year.

Investment balance \$113,557 up \$8,925 from last year.

Total assets \$186,993 up \$10,435 from last year.

One lot owner (two lots) has not paid 2007, 2008, or 2009 dues.

One lot owner has not paid 2008 or 2009 dues.

Liens have been placed on these lots.

- Phragmites spraying. Paul Clarke from DNR provided brief update on what transpired with spraying and damage to areas not supposed to be sprayed. Explained most of Phragmites destroyed with some small patches still needing treatment. Can't get it all as it will come back to some degree. Areas mis-sprayed appear to be coming back well, with expectations that floral growth should be back next season. They will continue to monitor the areas and report to the board their assessments and future actions.
- Vandalism - We have experienced some vandalism in the boat storage area, and have indications (beer bottles left in the area) that a group of individuals used the area to party. Not much we can do except to be vigilant and notify the Sheriff if we note unauthorized activity. Neighborhood watch might need to be established if the problem continues.

2010 Activities

Storage Area items

We all know that the boat storage area is cluttered. During Board discussions it became obvious that we do not know the owners of much of the equipment stored in the facility. If we experience a problem with items stored there, need to move things, or notify an owner of an accident, we currently have no method of identifying who owns things there. We need to have detailed information on anything you have stored in the storage area. Please provide that information on the dues invoice form when you return it with your 2010 dues payment. Unidentified items in the storage will in the future be considered abandoned and may be subject to removal. If you put anything into the storage area after this inventory, please send the details to Phil Landry via email at betzlandry@gmail.com. You may also mail the details to the Betz Landing post office box at: Betz Landing Homeowner's Association, Box 422, Heathsville, VA 22473. Any questions, feel free to call him at 804-580-2910.

Local contact list

A local contact list for all lot owners who have a house in Betz landing is being developed. Inclusion in that list is voluntary. Its purpose is to make it easy for you to be able to contact any one of your neighbors or a “weekender” or for them to contact anyone actually living here. In the case of severe weather and storms, it may be necessary for a remote home owner to be able to contact someone here to check on their property or to be contacted regarding damage or problems with their house or property. The list is being worked on at this time and will be completed and published as soon as all applicable lot owners have responded to contact information requests.

Neighborhood Watch – as presented at the annual meeting by the Sherriff’s department speaker, there has been an increase in vandalism and home-related crimes in the county. It was suggested that we might want to consider the establishment of neighborhood watch related activities to help minimize potential problems here in Betz Landing. Cindy Reymer has done initial investigation into it, and we will be taking the first-step towards establishing a program here.

Betz Landing Web Site

We have looked at other homeowner’s associations for ideas towards improving our information flow to property owners, and have determined that having a Betz Landing Web site is the ideal solution. Check out Mallard Bay’s site at <http://mallardbay.org/> for an example. In 2010 everyone has ready access to the Internet, from home computers, hand held devices or at a local library or workplace. The Internet is available to us all, and is the way of the present and future. It will allow us to have relevant and updated information always available to property owners. Historical and previously published information will be available, and you will not need to go back to your files for a two year old newsletter to find the information you are looking for. The Web site will contain the following, and more:

- Newsletters,
- Board meeting minutes
- Architectural Guidelines
- Bylaws
- Property for sale
- Dates of board meetings, Arbor day, annual picnic and annual meeting
- Site survey
- Emergency and severe weather plan
- And more....

We have a temporary site available now at http://www.iowebworks.com/betz_landing

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).

Upcoming Events – Dates to be announced

Arbor Day

Courtesy vessel exams - by U.S Coast Guard Aux

Annual Picnic

Annual Meeting

Board of Directors Meeting Schedule

Board of director's meetings are open to Betz Landing property owners. They are held at the Northumberland County Public Library on Sundays at 1:00 PM. Meeting dates for 2010 are as follows:

March 7th, June 6th, September 12th and December 12th

Reminders - You have heard these before, but we need to make sure that you remember:

ARCHITECTURAL CONTROL APPROVAL

Reference Declaration of Protective Covenants, Article III, Section 2.

If you plan any land disturbance - clearing, culverts, driveway, fence, septic system, garage, storage shed, house, etc. - you need an approval from the Architectural Control Committee. In many cases you will also need a land disturbance permit from the County. These must be done before starting the work. Send requests to Betz Landing Homeowner's Association, P.O. Box 422, Heathsville, VA 22473

Mailing List changes

It is important that you notify us when any of your contact information changes. Please send details (this year) to betzlandry@gmail.com or via mail to our P.O. Box 422 in Heathsville.

Sales of Property - If you plan to sell your property, the Virginia Property Owners Act requires you to provide a "Disclosure Packet" to the prospective purchaser as a condition of sale. Our Association is required to provide this Packet and the contents are prescribed in the law. It is available from the Secretary for a fee of \$25, which is designed to cover our copying and mailing costs. Your real estate agent is aware of this requirement. Remember, also, real estate sale signs, like all commercial signs are prohibited in Betz Landing.

Phil Landry

President, Betz Landing Home Owner's Association

804-580-2910

betzlandry@gmail.com

