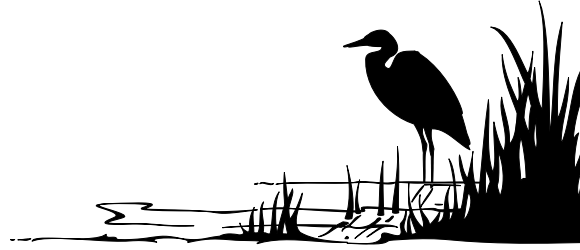


**BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
President
804-580-6182
betterinvestor@msn.com**



December 7, 2013

Happy Holidays to all:

I hope you are enjoying the sights and sounds of the season with family and friends.

ENCLOSED IS YOUR BILL FOR 2014 ANNUAL DUES.

Please send your payment in the enclosed stamped, addressed envelope by March 1, 2014 to avoid late fees. In March, for those that are current with their dues, we will send a membership card with the new lock combinations for the rest rooms and boat storage area.

Board Issues

Annual Meeting

On Saturday October 12th, 2013, the Betz Landing Annual Meeting was held at Luna's restaurant in Callao. It was a wonderful meal served inside because of the rain. We had 42 folks attending and 58 out of the 135 lot owners represented from mailed in votes. If you were unable to attend, it was a productive and fun meeting, and we hope in the future you will consider joining us to meet your neighbors, become more involved, and help make decisions that affect you as a property owner.

Below were the members that served the last three years and needed to be replaced.

- Ray Dameron
- Nancy Hampton
- Chris Jones

We sincerely thank those that serve, for we have a very difficult time filling Board positions.

Elections to the Board of Directors and the new Officers

Elected to the Board of Directors for 2014 are the following:

- Chris Jones
- Greg Haugan
- Joe Thompson

Chris Jones asked to be replaced for personal reasons and we thank James Ankeney for volunteering to fill his position. Executive positions are open every year for election and decided from the Board meeting held just after the end of the Annual meeting. The following were chosen for executive positions:

- Sam Barkdoll – President (1 years remaining)
- Wayne Quackenbush – Vice President (2 years remaining)



- Cindy Howard – Secretary (2 years remaining)
- Sam Frye – Treasurer (2 years remaining)

Election to the Architectural Control Committee

Nannette Smith was reelected to serve on the Architectural Control Committee. We take this time to thank her for her service these last 3 years, and thank Garrett Howard and Maureen Dale for staying on the Committee. Nannette Smith asked to be replaced for personal reasons, and we thank Sue Haugan for volunteering to replace her and Garrett Howard for stepping up to fill the Chair position. The members of the Architectural Control Committee for 2014 are:

- Garrett Howard, (2 years remaining) Chair
- Maureen Dale, (1 years remaining)
- Sue Haugan (3years remaining)

Included at the end of this newsletter is the updated list of the 2014 Board of Directors Officers and Architectural Control Committee members. ***Please retain it for future reference. Use it as your source of information for contacting the Board and ACC if you have questions.***

Nominating Committee

The Board takes this opportunity to thank Clarise George and Betty Whiteside for their efforts in serving with me on the 2013 Nominating Committee.

Obtaining replacements for Board members is a time consuming and important job. The following folks stepped up at the Annual meeting to serve for 2014, and the Board sincerely thanks them. If you would like to serve, or to recommend a person, please contact a member of the 2014 Nominating committee:

- Sam Barkdoll (betterinvestor@msn.com)
- Ginger Landry (betzginger@gmail.com)
- Pim Montgomery (mail address 1375 Steamboat Lane Heathsville, VA 22473)

Architectural Control

We currently have 2 activities pending, an out building on #7, and a garage on #81. There are no current violations. Garrett Howard is the new ACC chair and he can be contacted at dogsoldier22473@aol.com or by phone at 804-580-1675.

The Covenants state that: “In order to maintain the natural and scenic resources, to promote the conservation of soils, wetlands, woodlands, beaches, tidal marshes, wild life, game and migratory birds, to enhance open area and open spaces, to afford and enhance recreational opportunities, and preserve historical sites, the Association preserves the sole right to restrict the clearing, grading, tree removal, or construction activity which may take place on any Lot.”

The Architectural Control Committee has an application available that Lot owners can obtain to help them through the Committee Approval process. It describes what documents are required and the steps necessary to receive the quickest decision on your project. The most efficient way to acquire these documents is through the web site: www.betzlanding.org



Maintenance Committee

Chris Jones as Maintenance Chair has a job with a lot of responsibility, and he has done an outstanding job in a position that is hard to find replacements for. The Board is grateful for the work he performs in the neighborhood. **Spring Clean-Up Day 2014 will be held Saturday, April 26, 2014. Please calendar that date** for we need your help to prevent large costs to the Association if we contract this work out. Meet at the front gate at 08:30 am if you want to help spruce up the community. Our goals during the clean-up are to mulch and trim, spray encroaching grass along the roads, cut back the easements, and other jobs that enhance the beauty of the development.

Ted Jenkins maintained the grass cutting in the boat storage area this summer. I thank Ted for performing this maintenance and he mentioned that pines were starting to take over the lot. Bill Moran took on the job of clearing the trees, and did more than just clear a few pines. He cleared out the trees from property line to property line. Matt Church and I cleaned up the debris. The lot looks great, and I sincerely appreciate Bill, Matt, and Ted for the jobs performed. Bill Moran also has taken on the job of clearing the easement on the left just before the end of Steamboat Lane. Lot owners next to that easement have been requesting we clear the easement. Once again, volunteers step in and save the Association hundreds of dollars if a contractor were to be called in. When you see them, thank them for what they did. They will certainly appreciate your recognition.

Financial Condition

The final financial statements for 2013 and a copy of the Budget for 2014 are available on request by calling the Treasurer, Sam Frye at 301-367-1231, or Sam Barkdoll, at 804-580-6182.

The following figures are from the September 2013 Board meeting.

- **Checking account balance: \$20,730.69**
- **Investment balance: \$147,833.49**
- **Total assets: \$209,679.31**

The majority of our funds are in the form of CDs in reserve accounts. The CDs are kept in our safe deposit box at EVB in Heathsville. The financial controls in place require two officers for access to the box, and to sign all checks. Quarterly statements are verified and signed off on between the Treasurer, Vice President, and the President. Financial and Association info is backed up on DVD's stored in the safe deposit box in Heathsville in case of emergency.

Road Repair

In a follow up from the Annual meeting discussion, the roads still maintained by the Association, Highland Road, White Oak Lane, Buoy Drive, and Indian Valley Trail, are starting to show their age. Contracts are in place to have those roads cul de sacs redone except for Buoy Drive which is still in fairly good shape. We have a bond with the County set up by Blue Green (the developer) backed by a reputable insurance company. But we can only use that money when the roads are ready to be turned over to VDOT. It's not an account that we can draw money from to maintain the roads.

The Board decided last year **not** to increase the contribution to the Capital Reserve amount to cover future repairs to the roads in the development that are **not** State maintained.

Any amount used to maintain the roads will come out of the other reserves we have and not the Capital Reserve Account. These repairs will go under maintenance on the Profit and Loss statement.

I expressed at the Annual meeting our budget may run in the red for the next couple of years to absorb the cost of this decision. This decision **will not jeopardize** any future replacement of common area assets.



Storage shed roof replacement

In late September, Clark's Roofing from White Stone replaced the roof on the storage shed in the boat storage area at the cost of \$1800.00 dollars. **The shed now needs repainting if anyone who like to volunteer.** We can always contract, but we save hundreds of dollars when folks step up for a job that does not require a pro. Many hands make short work. Contact me if you want to do something for the community. 240-446-3360

Delinquent Dues

One member (owns two lots) has not paid 2007-13 dues. We currently have 4 others that are 1-2 years behind. We file a lien when a lot owner falls behind 2 years. Since several warning letters are sent before liens are filed against a property, no one should be surprised when this action is undertaken. We also have stepped up legal action to start foreclosure proceedings on the lot owner that is behind 6 years. This has not been our procedure in the past, but these lots need to start producing revenue (dues) again for the Association. Many other Homeowners Associations in Virginia have a much larger delinquency rate, and have to make special assessments just to cover their operating costs. We should be grateful to past Board officers that ran the organization efficiently. We are extremely fortunate not to have ever levied a special assessment to the Lot owners. Out of respect for all the lot owner's that pay their Association dues on time; we need to start taking more extensive measures for collecting back dues.

Members make donations

In the summer, an anonymous donor made a \$500 donation towards replacing the sign at the entrance to Betz Landing. Discussions about sign replacement have been discussed at the last several Board meetings, but with the extra expenses the Association had this year, the sign was put on hold. With the donation, I felt it was time to repair the sign even if the Board decided not to, and that we would carry on with personal funds if necessary. With the Board's decision to fund the project, I stated at the Annual meeting that the anonymous donor asked that perhaps others would consider a donation to help the Association meet its 2013 budget shortfall. At that time, Pim Montgomery asked me what amount it would take to prevent the shortfall. I stated \$6000. She stated " **I will pay it**". Taken aback, I ask her if she would please say that again. **She stated I will write you a check for \$6000.** This type of generosity was explained in her short statement to the folks at the meeting. That out of respect for her past husband, being blessed, and her love of this community, she felt she could do this for the neighborhood. This astounding gesture of generosity was an extremely moving moment at the meeting and I cannot express enough appreciation for her outstanding contribution to the Association. When you see her, express your gratitude for what she did to help your community.

Board of Directors Meeting Schedule

The Property Owners Association Act of Virginia requires that we announce the schedule so that any Property Owner, who wishes, can attend and listen or address the Board. The schedule is as follows:
3/15, 6/14, 9/13, and 12/13, 2014.

For current Board Members please **note those dates on your calendar now**, and please don't wait till I send you notice of the meeting two weeks before and you find you have something else planned. We all have obligations that are more important than a Board meeting, but we must remember it is very important to maintain a quorum to carry on the Association's business.

The meetings are planned for Saturday 9:30 am, at the Northumberland Public Library in Heathsville. A time period at the beginning of the meeting has been set aside for public comment. Visitors are encouraged and certainly welcome.



Disclosure Statements

State law requires the seller to provide a disclosure statement to the purchasers of property, at the time of closing. This includes status of dues 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 this statement. Do not sell your property without having a disclosure statement sent to your settlement attorney, for your selling agent can be sued if a buyer was not made aware that they were purchasing property in a Home Owner's Association.

We also now include in the Disclosure packet, the County statutes regarding "dogs running at large" and "approval of the use of Golf carts in the neighborhood".

These Disclosure Statements also include a notice to the new property owners that it is their responsibility to contact the Association after closing so we can update our mailing list. We send bills and newsletters to the owners of record. **To current owners that change their information. Please take the time to send this information to us**, for it's a time consuming and expensive task to track down this information.

Please list us when changing your bill payment information.

Community Issues

Culvert repair on Indian Trail Road

On October 18-19th 2013, Ransone's Nursery & Maintenance, Inc. of Kilmarnock repaired the critical situation we had on Indian Trail Road where the culvert had deteriorated to a point where it was just several inches from the road. The June and July severe rains resulted to a point where the Board had to decide quickly to fix the problem. After several board meetings and long discussion, we decided to go with Ransone's at the cost to the Association of \$3,388.83. We could have done it cheaper with the other two bids, but the Board felt we needed a long term solution to fix a problem that we will not have to deal with for at least 20 years. Please ride by the work and see for yourself, that it in my opinion was money well spent. Your feed back is welcome about the Board's decision.

Grass cutting contractor

Randy Wilkins is our contractor for cutting the Association. We have a 2 year contract with him, and within the first year, there were several complaints lodged against him for not performing as good a job as Mr. Harris had done. After several discussions with him, I expressed improvement had to be made, and I felt that his performance had improved by the end of the season. He also has done repair to several drainage issues that no one notices and repaired the potholes on Indian Trail Road at no cost to the Association. If anyone has issues with Mr. Wilkins, I ask that you submit them to me directly, and not to him. We have past standards that we are all use to, and I will strive to maintain that level of performance. Contact me directly if you have a problem.

Spring Cleanup and Summer Picnic - Please make note now on your calendar

The Board has voted once again to combine **Spring Clean - Up Day and the Summer Picnic together this year to be held on April 26, 2014. Please make note now on your calendar** and let's make an extra effort to attend this year.

This decision will save the Association a large amount of money and save those that volunteer a lot of time and effort. We really need to start renewing the neighborhood spirit in this development, and revive this community.

Make this the year you decide to support the neighborhood... Make it happen! Attend!

Meet at the entrance at 08:30 am for those that want to help maintain the neighborhood, and social hour will start for the picnic at 12:00 pm, with food being served at 1:00 pm. A lot of work goes into putting these events on.

And for those that volunteer their time and effort to make these events happen, the neighborhood needs to show its appreciation by showing up and enjoying ourselves.



Rest Rooms/Boat Storage Area

The rest rooms were closed and winterized on October 15th, 2013. They will reopen April 15th, 2014. The lock has been changed at the restrooms and the combination for the boat storage area will be changed on April 15th, 2014. We will inform everyone again in the March newsletter.

Hunting in Betz Landing

Be on the lookout for hunters in the neighborhood during the season. If you see anyone violating the law, call the Game Warden, Kenneth Williams, at the dispatch number 804-367-1258. If you have any other hunting violations call 800-237-5712. We have such an abundance of wildlife here; it is almost like living in a private reserve. It just adds so much enjoyment to our life here.

Betz Landing Emergency Plan

At the Annual meeting, the issue of a Betz Landing Master Emergency Plan was brought up again from a discussion started in 2012. This issue is a very complex one that needs expertise and the commitment of the whole neighborhood. The Board will discuss this issue in the next couple of Board Meetings. This type of issue will need to take on the serious and time consuming responsibility of putting this plan together. On another note, after speaking with County Administrator Kenneth Eades, a pet project of many in the neighborhood was solved 3 years ago with a federal grant. All County Sheriff's cruisers now have portable defibrillators aboard and can be to your home much quicker than the Mid-County Volunteer Rescue Squad if the situation requires it. This to me is serious piece of mind.

Pets Safety/Control

Just a note about the County Statue we have in place to maintain control of pets in Betz Landing. Neighbors now have recourse against lot owners that refrain from controlling their pets. Call the Northumberland County Sheriff's Department at 804-580-5221, or 911 if you feel threatened by someone's pet. If for some reason you personally feel your pet is not subjected to this law, please consider the situation where if you were in your vehicle travelling the road, and because someone's pet was not under their control, you injured their pet or worse. **Let's prevent this possible tragedy.** Keep your pet under control at all times. Also, as a courtesy to your neighbors, please clean up after your pets when walking them on the roads and common areas. If you feel you are exempt from this task, please have your pet do their business on your property.

Betz Landing's Progression on the Internet

Pertinent documents such as the Covenants, By-Laws, ACC guidelines, and Betz Landing property surveys are available at www.betzlanding.org Betz Landing is now on Face Book, which will allow folks to follow (like) the page and be kept up to date on items between quarterly newsletters. We hope folks will join in and post helpful information such as contractor, restaurant, and entertainment recommendations.

We understand some folks are not interested, but we are trying to keep up with those that do follow social media. If you desire to follow us on Face Book, go to the following site. <https://www.facebook.com/BetzLanding> Like the page. You will then be notified of any posts to keep you up to date.

In the past we have tried to cut costs by E-mailing the newsletter. Three out of the four newsletters need some physical documents included, so we will continue with the letter being delivered by the postal service quarterly.

Have a safe and wonderful holiday season!

Sam Barkdoll

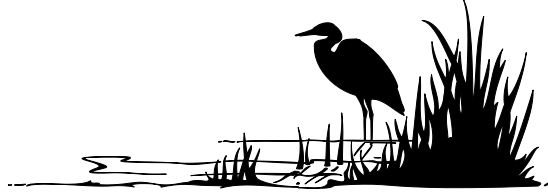


OFFICERS and COMMITTEE CHAIRS - 2014

POSITION	TERM	NAME	ADDRESS	PHONE	E-MAIL
PRESIDENT	1	Sam Barkdoll Lot 80	1359 Steamboat Lane Heathsville, VA 22473	804-580-6182	betterinvestor@msn.com
VICE PRESIDENT	2	Wayne Quackenbush Lot 75	6726 Catskill Road Lorton, VA 22079	703-550-3451	wayneq@ecapitol.com
SECRETARY	2	Cindy Howard Lot 81	1315 Steamboat Lane Heathsville, VA 22473	703-425-2463	cindyblueeyes@aol.com
TREASURER	2	Sam Frye Lot 52	862 Steamboat Lane Heathsville, VA 22473	301-367-1231	davisfrye@aol.com
DIRECTOR	3	James Ankeney Lot 39	PO Box 397 Ordinary, VA 23131	804-642-6525	dankeney@cox.net
DIRECTOR	1	Bill Hallman Lot 83	1269 Steamboat Lane Heathsville, VA 22473	804-580-6044	hallmanbill76@gmail.com
DIRECTOR	3	Greg Haugan Lot 56	958 Steamboat Lane Heathsville, VA 22473	804-580-2166	greghaugan@gmail.com
DIRECTOR	3	Joe Thompson Lot 32,33	P.O. Box 716 Heathsville, VA 22473	804-580-9041	jmt2@rivnet.net
DIRECTOR	1	Matt Church Lot 95	6706 Jordon Valley Ct. Frederick, MD 21702	301-694-0824	steamboat873@comcast.net
MAINTENANCE CHAIR	3	Christopher Jones Lot 131	83 Rockfish Road Heathsville, VA 22473	804-761-3007	tcjones50@gmail.com
ARCHITECTURAL CONTROL COMM	3	Sue Haugan Lot 56	958 Steamboat Lane Heathsville, VA 22473	804-580-2166	schaugan@gmail.com
ARCHITECTURAL C COMM CHAIR	2	Garrett Howard Lot 81	1315 Steamboat Lane Heathsville, VA 22473	804-580-1675	dogsoldier22473@aol.com
ARCHITECTURAL CONTROL COMM	1	Maureen Dale Lot 80	1359 Steamboat Lane Heathsville, VA 22473	804-580-6182	maureend72@gmail.com



BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
301-367-1231
Davisfrye@aol.com



ANNUAL DUES BILL

December 7, 2013

TO: Property Owner Lot Number _____

FROM: Sam Frye, Treasurer

SUBJECT: ANNUAL DUES PAYMENT FOR YEAR 2014

The Board of Directors has established the due date for the payment of the annual assessment for year 2014 to be **February 1, 2014**.

The amount due is: \$150.00.

A \$15.00 late fee will be assessed if not received prior to **March 1, 2014**, plus interest on late payments will be assessed at 8% retroactive to January 1.

If you have any questions, you may call me at 301-367-1231 or the Association President, Sam Barkdoll at 804-580-6182.

Please make your check out to the BETZ LANDING HOMEOWNERS ASSOCIATION and mail to the Association in the enclosed addressed stamped envelope.

Please include your Lot Number on the check.

Thank you,

Sam Frye
Sam Frye
Treasurer

