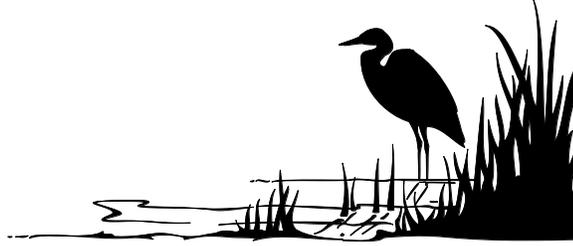


**BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
President
804-580-6182/240-446-3360
betterinvestor@msn.com**



Happy Holidays to all:

December 12, 2014

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

ENCLOSED IS YOUR BILL FOR 2015 ANNUAL DUES.

Please send your payment in the enclosed stamped, addressed envelope by March 1, 2015 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 Results

On Saturday October 11th, 2014, the Betz Landing Annual Meeting was held at Yankee Point Marina at Windows on the Water in Lancaster. It was a wonderful meal served on a cool and overcast day, but was a beautiful setting. 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, with a lot of discussion about Association issues and we hope in the future you will consider joining us to meet your neighbors, become 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.

- Sam Barkdoll
- Matt Church
- Bill Hallman

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 2015 are the following:

- Sam Barkdoll
- David Dustin
- Ted Jenkins

Chris Jones asked to be replaced for Maintenance Chair and John Whiteside stepped up 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:

1. Sam Barkdoll – President
2. David Dustin – Vice President



3. Cindy Howard – Secretary
4. Sam Frye – Treasurer

Election to the Architectural Control Committee

Maureen Dale was reelected to serve on the Architectural Control Committee. We take this time to sincerely thank her for her service the last 3 years, and for stepping up to serve again. We thank Susan Haugan for staying on the Committee, and Joe Thompson for stepping up and fulfilling the vacant Chair position.

The members of the Architectural Control Committee for 2015 are:

- Joe Thompson, (1 years remaining) Chair
- Maureen Dale, (3 years remaining)
- Sue Haugan (2 years remaining)

Included at the end of this newsletter is the updated list of the 2015 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 Ginger Landry and Pim Montgomery for their efforts in serving with me on the 2014 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 2015, and the Board sincerely thanks them.

If you would like to serve, or to recommend a person, please contact a member of the 2015 Nominating committee:

- Sam Barkdoll (betterinvestor@msn.com)
- Betty Whiteside (betzwhiteside@yahoo.com)
- Pim Montgomery (mail address 1375 Steamboat Lane Heathsville, VA 22473)

Proposal for a Betz Landing Scholarship Fund Ballot Results

The vote concerning if the Association should establish a Scholarship Fund, the results were Option 2: By a voluntary contribution through a Betz Landing 501C3 nonprofit organization. The membership voted with the following results: Option 1 - Direct Budgeting - 7 votes, Option 2 - set up a 501C3 - 27 votes, Option 3 - No fund setup - 23 votes. The Board will determine how the 501C3 will be set up and the required change in the Association By-Laws at the December 13th, 2014 Board meeting, and will be voted on by the membership at the next Annual Meeting in October 2015.

Architectural Control

We currently have one activity pending, a home on # 43 that should be almost complete. There are no current violations. Joe Thompson stepped up last June and assumed the vacate ACC chair and he can be contacted at 804-580-8057 or E-mail jmt2@rivnet.net. We sincerely thank Joe for taking on that responsibility.

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 done an outstanding job in a position that is hard to find replacements for. The Board is grateful for the work he performed in the neighborhood, and at the Annual meeting, we sincerely thank John Whiteside for stepping in when Chris asked to step down. **Spring Clean-Up Day 2015 will be held Saturday, April 25, 2015. 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, cut back encroaching limbs along the roads, cut back the easements, and other jobs that enhance the beauty of the development.

Financial Condition

The final financial statements for 2014 and a copy of the Budget for 2015 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 2014 October Annual meeting.

- **Checking account balance: \$18,944.41**
- **Total Reserves balance: \$155,345.96**
- **Total assets: \$211,267.96**

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 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 owned by the Association, Highland Road, White Oak Lane, Buoy Drive, and Indian Valley Trail, have all had the Cul de sacs and potholes repaired. The only exception is Buoy Drive which despite our best efforts was not repaired this year, and is the first project to be done in the spring. The roads we are responsible for are in 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 two years ago **not** to increase the contribution to the Capital Reserve Funds 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 at times to absorb the cost of this decision. This decision **will not jeopardize** any future replacement of common area assets.

Storage shed painting



The shed in the Storage area 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

Grass cutting contractor

Randy Wilkins is our contractor for cutting the Association. We have a 2 year contract with him, and his contract is up for renewal in the spring. Despite notices sent out to 5 contractors, only 2 responded. The Board will make a decision at the next Board meeting. 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 feedback on this issue.

Delinquent Dues

One member (owns two lots) has not paid 2007-14 dues. As you have been made aware in the past, we are presently in the process of foreclosing on those lots. As you were informed before, in June the judge declined us the right to take the lots to auction because our lawyer did not present a certified appraisal that the judge wanted. As of last week, the lawyer has stated we have this appraisal completed, and we are in the process of obtaining a new court date. In my opinion only, I feel that we will prevail in this suit, and we will be able to sell the lots for all the expenses the Association has spent, and we will once again have these lots producing revenue (dues).

We currently have 2 others that are 1 year behind. That is an outstanding situation due to the current and past Treasurers efforts. 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. 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 needed to start taking more extensive measures for collecting back dues.

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:

12/13 2014, 3/14, 6/13, 9/12, 12/12 2015

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. Please make these meeting a priority. We all have obligations that are more important than a Board meeting, but you need to recognize the importance of maintaining 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. Lot owners are encouraged and certainly welcome. We welcome your feedback to help us always do a better job of serving you.

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. And don't complain that you didn't receive your bill and you are accessed late charges.

Community Issues

Spring Cleanup and Summer Picnic - April 25, 2015 Please make note now on your calendar

Once again **Spring Clean - Up Day and the Summer Picnic will be held together this year to be held on April 25, 2015.** Let's make an extra effort to attend this year. This joint Cleanup/ Picnic decision has saved the Association a large amount of money and saved those that volunteer a lot of time and effort. We really are lacking in community support and need to start renewing the neighborhood spirit in this development. **Let's 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 regulars that volunteer their time and effort to make these events happen, the neighborhood needs to show its appreciation by showing up and enjoying ourselves. Mark it on your calendar and "**just do it**".

Rest Rooms/Boat Storage Area

The rest rooms were closed and winterized on October 15th, 2014. They will reopen April 15th, 2015. The lock has been changed at the restrooms and the combination for the boat storage area will be changed on April 15th, 2015. We will send you your code card in the March newsletter if your dues are current.

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 lives here.

Pets Safety/Control

As always, 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.



Common Storage Area - Problem Resolution first step

As stated in a previous newsletter and again at our Annual Meeting, the storage area's purpose is to allow for recreational vehicles, boats and trailers to be stored when not in use on lots. An ongoing problem is that it has been accumulating what are essentially derelict and no-longer usable boats and trailers, which will probably never be returned to homeowner's lots or ever used. The trailers referenced are essentially beyond repair and some boats are very questionable. Some have no license plates or they have registrations that are long out of date.

Phased Implementation Plan

Knowing who owns what in the Common Storage Area is the first step in working the problem. As previously announced, we will be requiring all items in the Common Storage Area to have an owner identification tag affixed to it. A "comply by" date will be established and formally announced in the March newsletter, giving property owners reasonable time to take action and get their property identified and tagged. The tags will be provided at a future date to be announced.

Our March 2015 newsletter will include a document for each homeowner to fill out and return with their vehicle information. On it they will indicate whether they have anything in the Common Storage Area now or plan to. They will also be asked to provide complete identifying information on what the items are.

A final attempt will be made in the summer to determine owners of unidentified items, identification tags will be issued and mailed in the June newsletter for affixing to items and action will be taken to have removed items with no identified owner or items determined to be derelict. A fee may be charged to remove items if owners don't remove items themselves. BLHA, Inc. funds should not be used to do this. We also may require everything to be removed from the storage area temporarily in spring to allow for renovation of the area.

We owe it to you, the homeowners, to follow our management guidelines to establish these procedures to help ensure the Common Storage Area can continue to serve its intended purpose. We sincerely thank all of you that this involves for your assistance in achieving our goals.

Betz Landing is 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 - 2015

POSITION	TERM	NAME	ADDRESS	PHONE	E-MAIL
PRESIDENT	3	Sam Barkdoll Lot 80	1359 Steamboat Lane Heathsville, VA 22473	804-580-6182	betterinvestor@msn.com
VICE PRESIDENT	3	David Dustin Lot 8 & 9	296 Close Quarters Dr White Stone, VA 22578	301-503-1514	ddustin46@gmail.com
SECRETARY	1	Cindy Howard Lot 81	1315 Steamboat Lane Heathsville, VA 22473	703-425-2463	cindyblueeyes@aol.com
TREASURER	1	Sam Frye Lot 52	862 Steamboat Lane Heathsville, VA 22473	301-367-1231	davisfrye@aol.com
DIRECTOR	2	James Ankeney Lot 39	PO Box 397 Ordinary, VA 23131	804-642-6525	dankeney@cox.net
DIRECTOR	3	Ted Jenkins Lot 55	946 Steamboat Lane Heathsville, VA 22473	804-313-0791	tmjjkj@gmail.com
DIRECTOR	2	Greg Haugan Lot 56	958 Steamboat Lane Heathsville, VA 22473	804-580-2166	greghaugan@gmail.com
DIRECTOR	2	Joe Thompson Lot 32 & 33	P.O. Box 716 Heathsville, VA 22473	804-580-9041	jmt2@rivnet.net
DIRECTOR	1	Phil Landry Lot 51	830 Steamboat Lane Heathsville, VA 22473	804-313-1020	betzlandry@gmail.com
MAINTENANCE CHAIR	3	John Whiteside Lot 105	677 Steamboat Lane Heathsville, VA 22473	804-580-3039	uscgrva@gmail.com
ARCHITECTUAL CONTROL COMM	2	Sue Haugan Lot 56	958 Steamboat Lane Heathsville, VA 22473	804-580-2166	schaugan@gmail.com
ARCHITECTUAL C COMM CHAIR	1	Joe Thompson Lot 32 & 33	P.O. Box 716 Heathsville, VA 22473	804-580-9041	jmt2@rivnet.net
ARCHITECTUAL CONTROL COMM	3	Maureen Dale Lot 80	1359 Steamboat Lane Heathsville, VA 22473	804-580-6182	maureend72@gmail.com



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HOME OWNER'S ASSOCIATION
P.O. BOX 422
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301-367-1231
Davisfrye@aol.com



ANNUAL DUES BILL 2015

December 12, 2014

TO: Property Owner Lot Number _____

FROM: Sam Frye, Treasurer

SUBJECT: ANNUAL DUES PAYMENT FOR YEAR 2015

The Board of Directors has established the due date for the payment of the annual assessment for year 2015 to be **February 1, 2015.**

The amount due is: \$150.00.

A \$15.00 late fee will be assessed if not received prior to **March 1, 2015**, 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

