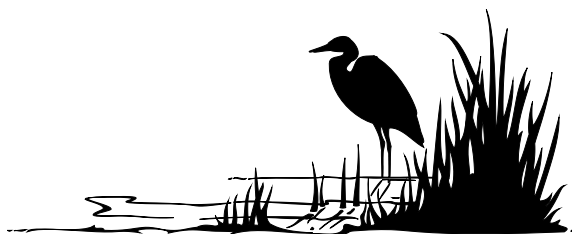


**BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
President
240 446 3360
betterinvestor@msn.com**



Greetings Neighbor:

March 20, 2015

With all the talk about how bad the winter was going to be, it certainly treated us well here with about a rough total of 17 inches of snow falling on the Northern Neck. We did experience some severe wind chills and very low temps around and after Valentine's Day, but the folks in the Northeast once again had it so much worse. We certainly are blessed here with a wonderful climate.

Membership Card

We reduced the membership card distribution to one card to reduce costs since majority of the membership do not use the card. The card is enclosed for all property owners that are current in their dues, and a bill is enclosed if you are not. The membership card includes the new combinations to the locks on the restrooms and the common storage area. **Please, only release the combination to your family and trusted guests.**

Please pay attention to the article about the Common Storage Area and the registration form on the back page that every lot owner needs to know about.

ASSOCIATION ISSUES

Rest Rooms

The rest rooms will reopen on April 15th. The rest rooms were closed and the combination was changed last fall and the common storage area lock will change on 04-15-2015. Check your enclosed 2015 membership card for the new code and put it in your wallet now. Contact me if you have any problems at 240-446-3360.

Animal Control and Golf Carts

Spring is here, so keep your animals under control and watch out for golf carts. Betz Landing has a "dogs running at large" statue with Northumberland County, and also a statue regarding the use of golf carts in the neighborhood. I'm keeping this info short for most members are aware of these statues. Call me if to want more information.

Keeping the Neighborhood Beautiful

I know this notice get monotonous, and I'll keep it short. Every lot owner has a copy of the Protective Covenants and Architectural Guidelines and should be familiar with the few restrictions we have. Our only goal is to keep things looking as beautiful as possible. We shouldn't need to take the Board's



and your time to deal with a violation notice when everyone understands the few rules we have. During your spring clean up, look over your lot and ask yourself if you are in violation. If you wish to file a complaint about another lot owner, please obtain the Complaint Form from the Betz Landing website (www.betzlanding.org) and send it to the Boards' attention at the address above.

Roads

Most of the roads have been repaired the last couple of years with the cul-de-sacs and potholes repaired on all the non VDOT roads except for Buoy Drive and that will be done in the spring if we can get Paving Contractors in the Village to get it done before they start their paving for the state of Virginia.

Grass Mowing

The Board voted on-line in December 2014 between 3 contractors and decided to renew the contract with our current mower Randy Wilkins for another two years. In the spring, if you have any complaints about the work he is doing, please address them to me and I will follow up with him. And if you have any special plantings or arrangement in front of your lot along the area where he will be cutting, please do not expect him to keep your display trimmed.

Haugan's Landing Repair

The blacktop at the boat ramp and picnic area is starting to show its age. The Board voted to have it resurfaced instead of repaired for it is starting to show some deep cracks. We are currently trying to find three contractors to submit bids to have the work done. Hopefully we can get that done this summer.

Fire Prevention

When cleaning up debris from the February wind storms, everyone needs to focus on how important preventing fire is in the neighborhood. With half of the development covered completely in trees, it would be terribly devastating to this community if a fire got out of control. Please be careful with your small fire burning and always keeping a constant eye on the fire and have an available water source to put out the fire. If it starts to get out of control. Call 911 first and then fight the fire... don't wait! Always keep in mind what possibly could happen to your neighbors if your small fire got out of control.

UPCOMING EVENTS

SATURDAY, APRIL 25, 2015. MARK IT ON YOUR CALENDAR

Spring Clean-Up Day and the Annual Picnic will be held on the same day this year.

Since last two year's events were a success, the Board decided again to hold both events on the same day. Each year on Spring Clean-Up Day, we plant trees, bushes, revive the common areas, mulch, and tackle other tasks to maintain and improve the beauty of Betz Landing. Make this year the time you join in to revive the community spirit, and get out and meet your neighbors. So put on your jeans and gloves, break out the tools from winter storage, and come have a good time. If you are not physically able to work, come join us for the social activity. We will meet **SATURDAY, APRIL 25, 2015, 8:30 AM,**



at Betz Landing's main entrance. If you don't find us there, please check the entrance at Indian Trail Road, the common storage area, or Haugan's Landing (boat dock). If you have any tools, we need lopping shears, chain saws, leaf blowers, and weed whackers, so please bring them along. We always have a lot of work to do and need all the help we can get. If you do not have a home here, take this opportunity to check out how your property made it through the winter. If you're new to our community, come and exchange information about your spring projects. It's really more fun than work, and it's a great social occasion to meet your neighbors and welcome the return of warm weather. Please keep in mind the liability issue if someone would injure themselves during this work, and if you are in doubt of your fitness, please don't expose the Association to potential problems from injuries resulting from working with tools that can cause injury. The Board sincerely appreciates those that volunteer and perform all the hard work and behind the scenes coordination necessary to make these events work. The past level of commitment to the community has made Betz Landing a premier development in the Northern Neck. Make an extra effort to do your part this year, and I understand those members that are distance challenged.

Fourteenth Annual Association Picnic - SATURDAY, APRIL 25, 2015. PLEASE MARK YOUR CALENDAR

We have selected Saturday April 25, 2015 for our annual Association Picnic. We are combining the Spring Clean-Up Day and the Annual Picnic together again this year. Social hour starts at 12:00 pm and food served at 1:00 pm. This year Heathsville United Methodist Church will be providing pulled pork sandwiches, hamburgers, and hotdogs. Other sides will include baked beans, cole slaw, macaroni salad, potato salad, fruit salad, and a dessert. If you fix a good dessert, please bring it along for all to enjoy. This is a wonderful opportunity to socialize and exchange information about the wonderful lifestyle we enjoy in the Northern Neck. For those of you that have not attended in the past – we have it at Haugan's Landing (boat dock). This newsletter will be the only notice you will receive about the picnic unless you have joined the group on Face Book and receive updates regularly about Association affairs. Friend the page at <http://facebook.com/BetzLanding> if you are so inclined. We welcome any suggestions you may have, so let us hear from you. All the equipment used at the picnic is available to any lot owner who would like to use it for their own parties. Please contact me if interested.

BOARD ISSUES

Financial Status

As of March 14, 2015, we have a total of \$136,665.37 in CDs, our two reserve accounts, and \$33,003.83 in our checking account. We are off on collections this year compared to last year with 18 folks behind on their 2015 dues. I feel that happened because we did not send out a reminder notice before the March 1st deadline. I think that would have recovered 50% of those late payments just because folks forget the money is due. The last couple of years we have had an outstanding payment record. We sincerely thank all lot owners for paying dues on time. Please consider sending your check if you have not paid your 2015 Home Owner's Association dues. At the March Board meeting, several Board members suggested we take a very small amount of our cash assets and invest in financial instruments other than CD's. On June 13th, 2015 at the next regularly scheduled, we are going to have



some financials representative there to speak, and we want as many lot owners to attend as possible, so we can hear their feedback. Mark that on your calendar and please attend.

Delinquent Dues

We finished FY 2014 in the black due to the diligent efforts of Treasurer Sam Frye who along with the Association lawyer Rusty McKerns managed to collect all the back dues on record except for one member who has 2 lots and owes dues back to 2007. That is an outstanding accomplishment for the organization. The Association certainly understands there are circumstances that may occur in preventing you from paying your dues on time, and has always tried to take action that would cause the least amount of hardship to a lot owner. 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 current year dues prior to March 1, are assessed a \$15 late fee, and interest at an annual rate of 8%, effective January 1. As you know we are in the process of filing a "creditor's lawsuit" which will allow a judge to force the selling of those two lots at auction. We had a setback in June 2014 when the judge asked for a certified appraisal that the lawyer had not provided. We now have that appraisal and are headed to a court date of April 3rd, 2015. If the judge allows us to proceed, we will auction the property in front of the courthouse and if there are no other bidders at the auction, Betz Landing HOA will have a standing bid at the auction that would prevent someone from coming in and obtaining the lots for a small amount. If no one else bids on the lots, Betz Landing HOA will take possession of the lots, and will proceed to sell them as quickly as the market will allow. This process will be completed around September 2015. These lots will have to sell together as one lot for the one lot has no plat stated septic field. If any member is interested or knows of someone interested in buying this large acreage lot at a very reasonable price, please contact me early, before we turn them over to a Realtor. Please contact me if you want to know the details.

Architectural Control Committee Report

The year has been slow for development in Betz Landing with a screened porch finished construction on # 81, the new house on # 43 is completed, and # 34 is in talks with a builder for a modular home.

With the notices we provide in every news letter, and the documents that were provided when you purchased a lot in Betz Landing, we do our best to inform every lot owner that **ACC approval is required before substantial land disturbance or tree clearing occurs on your lot.** Of course this does not apply to small projects such as tilling up your garden or clearing dead trees. Let's keep this issue on a common sense basis, and if you feel your project might need permission, contact the Committee just out of respect.

The Architectural Control Committee in the past has always dealt with members of the Association with respect and professionalism. We will strive to continue in that manner. The amount of time and effort in dealing with applications and violations happens only out of their personal concern for the Betz Landing community. The Board sincerely appreciates their contributions.



Maintenance Committee Report

Our current Maintenance Committee Chairman, John Whiteside will be running the show on Spring Clean-Up Day on **Saturday April 25, 2015**. See the above comments for what is happening on that day and send John suggestions and a thank you at uscgrva@gmail.com. The Board wants to thank John for taking on this job last October and for all the work and time spent in performing his duties behind the scene.

COMMON STORAGE AREA VEHICLE REGISTRATION - ATTENTION EVERY LOT OWER

On the back page is the registration form for the Common Storage Area. You will need to register your vehicle(s) so we can send you the tag you will need for every vehicle you store there. This will allow the Association to proceed to remove any derelict vehicles.

Betz Landing Scholarship Fund

I made a mistake in the last newsletter, stating the 2014 Annual meeting membership winning vote to set up the fund as a voluntary contribution, needed a separate vote on the By-Laws at the next Annual meeting in 2015. That was wrong. It was stated in the September 2014 newsletter that the issue you were voting on included the change to the By-Laws. I apologize for that error.

The Fund has received the necessary **IRS 501C3** approval for donations to be tax deductible. Several folks have already donated after receiving the recent letter from Committee head Greg Haugan. We currently have \$1574.24 in the Fund, and the Committee will be deciding how many Scholarships will be handed out and will select those winners from candidates selected from the list suggested from the Northumberland County High School. Please remember there will **never be any home owner's dues monies used in connection with the Fund**. Please contact Greg Haugan at greghaugan@gmail.com or contact me at the info above if you have questions.

Association Board Needs Your Help Now

Currently we need a person to volunteer to fill a departing Board Member's remaining two years. These positions are **not** time consuming and you only need to attend four meetings a year. We need this position filled as soon as possible. The Association always needs people that want to help the community. Make this year the time you decide to step up and help your community. If you feel you would like to help, or the Nominating Committee asks you to serve, please seriously consider it.

Annual Meeting Date

The Board has selected **SATURDAY, OCTOBER 10th, 2015** as the date for the 2015 Annual Meeting, at 12:00 pm. **PLEASE MARK THIS ON YOUR CALENDAR.**

We have yet to choose the location and will be giving you that information in the June newsletter. It is very important that you meet the folks on the Board that make the decisions concerning your ownership. The expression of lot owners' concerns is vital to the Board and we need your input on how you feel your Association is being run. Last years' meeting at Yankee Point Marina was fun, informal, informative, and an outstanding meal was served. I'm sure this year's will be the same. Please plan on attending.



Board of Directors Meeting Schedule

The Property Owners Association Act of Virginia requires that we announce the schedule of the Board of Directors Meetings so that any Property Owner can attend. The meetings for 2015 are scheduled: **06/13/15, 09/12/15, and 12/12/15. Northumberland Co. Library 09:30 AM. Board Members, please note.**

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 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, so we can update our mailing list. If you sell your property, we ask that you please give us a courtesy call or E-Mail with the name and contact information for the new owner, so that we do not bother you with dues statements and telephone calls. We send all correspondence to the property owner on record, and you are responsible for keeping us informed of your latest address, and failing to receive your dues invoice because we can't get the bill to you will not prevent late fees and interest charges. Save us the hassle of tracking you down.

Final note

I hope that everyone will make an extra effort to attend and volunteer for the Association functions this year. Involvement in the neighborhood has fallen off in the past few years and volunteerism is at an all time low. This makes it difficult to maintain the neighborhood we are use to having.

Being involved is what makes an Association function.

If you're involved in other activities in the County, please make sure you take the time to be involved in the community where you live. We need to rejuvenate the community spirit in this neighborhood, and enjoy all the benefits that come along with it. Make this year the time you get involved.

I plan to stay in touch with everyone with a quarterly newsletter, and I hope you appreciate the information. Please keep yourself up to date by visiting our website at www.betzlanding.org or friend us at <https://www.facebook.com/BetzLanding> and help us keep your Association active and viable.

Kind regards,

Sam Barkdoll

Please remember to fill out and send back the common storage registration on the back page.



Please fill out this form and return to BLHOA P.O Box 422, Heathsville, VA 22473 by June 1st, 2015

BLHA, Inc. Common Storage Area Items

**All items that are stored in the Common Storage Area are to be owner identified and tagged.
Vehicle ID Tags will be provided at a later date.**

Lot Owner Name: _____ **Lot #:** _____

Do you currently have anything in the Common Storage Area?

No [] Yes [] Please clearly identify below

Item 1: Boat and trailer [] PWC and trailer [] Trailer alone [] License Plate Number

Complete description (Make/Model/size/color)

Item 2: Boat and trailer [] PWC and trailer [] Trailer alone [] License Plate Number

Complete description (Make/Model/size/color)

Item 3: Boat and trailer [] PWC and trailer [] Trailer alone [] License Plate Number

Complete description (Make/Model/size/color)

Are you planning on putting anything into the Common Storage Area in 2015?

No [] Yes [] Please clearly identify below

Item 1: Boat and trailer [] PWC and trailer [] Trailer alone [] License Plate Number

Complete description (Make/Model/size/color)

Item 2: Boat and trailer [] PWC and trailer [] Trailer alone [] License Plate Number

Complete description (Make/Model/size/color)

Item 3: Boat and trailer [] PWC and trailer [] Trailer alone [] License Plate Number

Complete description (Make/Model/size/color)

If additional Items please list below

