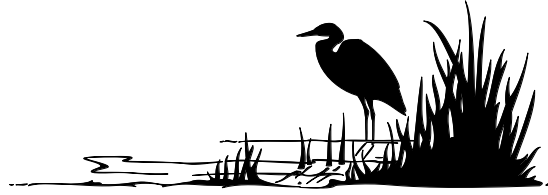


**BETZ LANDING  
HOME OWNER'S ASSOCIATION  
P.O. BOX 422  
HEATHSVILLE, VA 22473  
President  
240 446 3360  
betterinvestor@msn.com**

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Hello Neighbors,

September 18, 2015

**ANNUAL MEETING AND BUFFET**

**October 10th, 2015 12:00 pm**

**Included is a ballot for the election of new Board Members for 2016**

**Please take the time to reply by mail with your vote by October 3rd, 2015.**

**DATE AND TIME: Saturday, October 10th, 2015 12:00 pm**

**PLACE: Windows on the Water/Yankee Point Marina**

**1303 Oak Hill Road, Lancaster, VA 22503**

**804-462-7018 / 804-462-7635**

The Board again decided to hold the meeting at Windows on the Water this year, because last year we had such a great meeting at a decent cost. We will be dining inside, but they have a beautiful waterfront deck to enjoy your meal if the weather is nice. Social hour starts at 12:00 pm, with a lunch buffet at 1:00 pm, sponsored by the Association. Food and coffee/tea will be provided for all the property owners and their families until 2:00 pm. The meeting will begin promptly at 2:00 pm and is expected to last approximately one hour if we don't run into serious discussion. We have to be done by 4:00 pm.

The planned buffet menu includes beef brisket in porter, fried chicken, baked flounder w/panko & parmesan cheese, roasted baby red potatoes with garlic and parsley, fresh vegetable stir fry, garden salad, rolls and butter, iced or hot tea, coffee, fresh apple cobbler w/vanilla ice cream, and coconut rum pie. Sodas may be purchased at the bar.

**A cash bar will be provided starting at 12:00 pm till 4:00 pm.**

**Directions**

Departing from Steamboat Lane, make a left on Rt. 604 (Indian Valley Road). Make a left on Rt. 201 (Courthouse Road) and stay on Rt. 201 to the stop light in Lively. Continue straight on Rt. 201 to the stop sign. Make a left on Rt. 354 (River Road). After 3.6 miles



turn left on Rt. 604 (Otterman Ferry Road). Go 1.6 miles and turn right on Rt. 610 (Oak Hill Road) and stay to the right at the end. Stay straight till you run into the Marina. Their numbers are **804-462-7324 / 804-462-7635**. Call me on my cell if you have any problems finding the place at 240-446-3360.

## **Board Issues**

### **Ballot for Election of Directors, ACC member**

Each year the term ends for three Board of Directors members and one Architectural Control Committee member, and the positions must be filled.

The By-laws require that a Nominating Committee be established at each Annual Meeting to make recommendations to the Board to fill any vacancies that arise.

The 2015 Nominating Committee consisted of Sam Barkdoll (chair), Betty Whiteside, and Pim Montgomery.

### **Election of Directors and Committee Member**

The Betz Landing Home Owner's Association Board is **sincerely** appreciative of the people who volunteer their time to serve on the Board and Architectural Control Committee, and those willing to be nominated for election or re-election.

The positions up for election this year are listed below:

Board Member – Sam Frye

Board Member – Cindy Howard

Board Member – Robert Silva

Architectural Control Committee – Joe Thompson

The Nominating Committee presents the following people to fill the Board positions:

- Sam Frye
- Cindy Howard
- Robert Silva

The Nominating Committee presents the following person to fill the ACC position:

- Joe Thompson

A brief background on each of the proposed candidates is provided below. The term of the members to be elected for the Board and Architectural Control Committee are for a period of 3 years.

**Sam Frye** - has lived with his wife Janice at 832 Steamboat Lane since 2004 and has served on the Betz Landing Board for three terms and has been the Treasurer for the last 3 years. He retired from Verizon and works part time with the US Postal Service. They enjoy beautifying their home and volunteering for local community efforts.



**Cindy Howard** - has resided at 1315 Steamboat Lane with her husband Garrett, part-time since 4/06, then full-time since 3/09. Cindy, a native of Detroit, MI lived in the Northern Virginia for 40 years and worked in Washington DC for 35 of those. Retired now from a career in photojournalism as photo editor and chief staff photographer of a major labor union, she still enjoys being behind the camera, as well as gardening, reading, traveling, volunteering, church, garden club activities, cooking, crabbing, fishing, and tending to her fruit trees, dogs, and five grandkids—not necessarily in that order.

**Robert Silva** - is a certified Captain and has been boating for 50 years. He is currently a tow boat captain, salvage and pollution spill supervisor for Sea\Tow of Manasquan. He holds a Master's Degree in Supervision and Management in Urban Education and has held several teaching and Dean positions. He was a Patrolman for Seaside Heights Police Department for ten years where he earned three Class C Awards for Valor and was Supervisor for the NJ State Marine Police for seven years. Bob was also the building supervisor for their church's new hall. Bob and wife Pat have lived in Toms River NJ for 39 years and own lot # 84 here in Betz Landing since 2000. They enjoy spending time with their four children. They also enjoy cruising the world and the eastern seaboard.

**Joe Thompson** - Joe has ownership in lots 32, 33, and 50. He built the second home in Betz Landing in 1995 and has lived here full time since. He holds a BS and MS in Chemistry, and a MBA from De Paul University. He is Founder and principal advisor in Thompson & Thompson International; an information technology firm. He currently serves on the Board of Directors of several Information Technology firms. He is past President of Green Gables Home Owners Association in Colorado. He served two terms on Betz Landing Home Owners Association Board in the past. He also served two terms on Heathsville Public Library Board of Advisors.

### **Board Meeting Dates**

The Property Owners Association Act of Virginia requires that we announce the schedule so that any Property Owner who wishes can attend and listen in or address the Board.

The Board schedule is as follows: **December 12, 2015 and March 12, 2016.**

Northumberland County Library 09:30 am.

### **Architectural Control Committee**

Lot # 53 requested and received approval for a Deluxe Cape Cod out building. Lot # 92 advised the ACC of dead tree removal that was posing a danger to his house. They did not need to do this being the tree was dead but did it for informational purposes. The Board issued a fine in June for a tree cutting violation on lot # 51 which occurred in the spring, and the Board recently received a letter from # 51's lawyer stating they disagreed with the Board's decision and a lawsuit may be pending. We have asked our lawyer to review



and recommend. I will keep you informed as much as possible, but I'm sure our lawyer will recommend no informational release during litigation.

Just out of consideration and respect for our ACC Guidelines, we please ask that you submit your plan to the ACC involving any serious type of land disturbance. More than likely, after review, we will approve your request. If you have owned a lot here for any reasonable length of time, you should know the rules, for they are stated in the ACC Guidelines that you have a copy of. Contact me if you do not have that document. The Board has the obligation to address violations, and we hope you understand and respect the duty of the Board to maintain the beauty of the Association.

***Current or new lot owners, please note that before starting any project that involves serious land disturbance (except clearing underbrush and dead tree removal) you must obtain Architectural Control Committee approval before you start your project.***

Contact Joe Thompson at 804-580-9041 – jmt2@rivnet.net with any questions about future projects.

## **Covenant Rules**

Being a waterfront community, the Board understands that folks love the life we have here and accepts small violations that occur knowing in time the lot owner will hopefully correct the violation. The Board hesitates to strictly enforce the few rules every time a violation happens, just out of the simple understanding that no one likes to be told what to do with their own property. In order to keep things beautiful, please look over your lot.

**Do you have a boat, Jet Ski, car or truck that is not used regularly, trailer, etc. sitting in view from the main road your property fronts?** If so, consider your neighbors and move it to the back of the house or in the storage area. The Board is required to address violations brought to it from Lot Owners, so please don't make the Board act like the Covenant police. Please make sure your lot is in compliance with the ACC Guidelines.

## **Disclosure Packages**

Virginia State law requires purchasers of property be given a Disclosure Package at the time of closing. This is the responsibility of the **seller**. The Disclosure Package, which the Association is required to provide upon request, includes status of dues payments, any existing covenant violations, as well as copies of the Protective Covenants, By-laws, Architectural Guidelines, financial statements, Reserve Analysis, and other information. The Association charges \$25 for the preparation of these packages.

**Not providing a Disclosure Package at closing puts the seller at risk of a lawsuit.**

Pay attention when you are selling your property and ask the Association to send you a Disclosure Package when you put your property up for sale. Make sure you have a solid contract before you request a Disclosure Package.



## **Financial Status**

As of September 12th, 2015, we have \$23,171.21 in our checking account. There is a booked balance in the reserve for capital replacement fund of \$61,599.74. None of this balance is planned for any capital replacement project in the current fiscal year. Other general reserve funds are also available in the amount of \$79,562.68, but there are no plans at present for their use. It is Board policy to include an amount of reserve for capital replacement in the annual budget of \$4,550.00. A copy of the Board-Approved Reserve Study is available from the Association. You may contact me and I will send you a copy.

## **Delinquent Dues**

One lot owner is several years in arrears. 2 lots have not paid 2015 dues. In regards to the lawsuit to repossess Lots # 28 & 29, we had a court date on August 20<sup>th</sup>, 2015 to obtain the right from the judge to take the sale to auction. The Judge ruled in our favor and now the process of taking the property to auction begins. We will have to advertise in 3 newspapers for three weeks. Our attorney will then conduct the sale of the property in front of the Northumberland County Courthouse before the end of October. Hopefully we will get 2 or 3 serious bidders. If someone or the Association wins the bid, the Judge will still have the right to cancel the sell if he feels the lot was not sold for enough. We received \$2000.00 four months ago and the attorney was told to expect the rest of the money in 30 days. That did not happen, and that is why we are carrying forward with the case. I am still expecting the Association to prevail and we will be reimbursed for all the expenses incurred and the lot will once again start to produce income (dues). If you want further info on this situation, refer to the two past newsletters on the Betz Landing website.

**UPDATE: On September 10<sup>th</sup> the lawyer received E-mail from the lot owner stating they wanted to pay monies owned to stop the sale at auction. If they pay a certain amount the sale will be cancelled.** I will keep you up to date with any developing information.

The Association certainly understands there are circumstances that occur to prevent lot owners from paying dues on time. Our practice has always been 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 1st, are assessed a \$15 late fee, and interest at an annual rate of 8%, effective January 1st.

## **Association Issues**

### **Community Repairs**

At this time the community is in decent shape as far as repair and up keep. The dock at Haugan's Landing will need to be restained soon with the finish starting to fail. The



decision was made to restrain, but the work won't be done till spring. I recently asked VDOT to repair some of the potholes that formed on Steamboat Lane and they responded the next day with some short term patching and the director in Lottsburg called me and stated they would be back shortly with a long term fix.

**UPDATE.** VDOT came in September 8<sup>th</sup> and resurfaced all the state maintained roads in Betz Landing. This was the first time the roads have been redone since they were installed. This situation was a great success for the Association and has improved the neighborhood tremendously.

Recently Greg and Sue Haugan met with a representative from NNECOOP , the local electric company. They advised us that they would be installing some new and heavier electric lines in front of Betz Landing including some new poles. These lines will be higher than the current ones and I believe you may notice some difference at first but then will not notice them at all. They denied our request for underground lines. The project will take about one year to finish. I thank the Haugan's for taking their time to meet with these folks.

If your approach to your mailbox has turned into a large pothole, **please gravel it** for the mail carrier's safety and it also damages the road each time the carrier drives onto and off the road. And as for the folks that tore up Haugan's Landry getting their boat out and the ones that drove over the end of the well hose and then threw the whole thing behind the bathrooms, I wish we had a video camera to record your inconsiderate acts.

### **Common Storage Area Usage Problem**

Below is a recap of the plan Phil Landry devised to solve the problems with identifying derelict vehicles in the Common Storage Area. We are at the second phase and are in the process of distributing the tags to the folks that filled out and returned the vehicle registration form in June 2015 newsletter.

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 and 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. They take up space that could be used by others to temporarily store their items.

### **Phased Implementation Plan**

- Requirement - any item in Common Storage Area will require an identification tag or be subject to removal.
- Tags provided by BOD
- A "comply by" date will be established and formally announced, giving property owners reasonable time to take action and get their property identified and tagged.



- We will monitor results to ensure items are tagged by “comply by” date.
- In spring, at an announced time, items to be removed (no tags or derelict) will be identified.
- A final attempt will be made to identify owners of non-tagged items.
- Formal notification will be given to identified owners where a removal action has been determined
- BOD action will be taken to remove specific items where no owner could be identified.
- A fee may be charged to remove items if owners don’t remove items themselves. BLHA should not have to pay with our funds to do this.
- We may require everything to be removed from the storage area or moved temporarily in the spring to allow for renovation of the area. (The BOD is currently looking into alternatives to grade and harden the parking areas.)

We will discuss this issue further at the Annual Meeting. We encourage you to attend or if you are unable to attend, to submit your comments with the Proxy or Ballot. If you believe you would need assistance in complying with these procedures, contact the BOD and they will work with you.

Our objective as previously stated is to improve the usability of the Common Storage Area for its intended purpose for all.

### **Finally**

**PLEASE... take 3 minutes for your Association.** Mark your ballot and return it in the stamped addressed envelope and we hope to see you at the Annual meeting.

If you are unable to attend the meeting, please mail your ballot in the enclosed envelope so that it is received by the Association before October 3rd, 2015. We need a sufficient number of attendees and proxies to have a quorum to perform Association business. Enjoy the cooler weather, and I hope to see you at the Annual meeting.

Respectfully yours,

*Sam Barkdoll*



# Betz Landing Home Owner's Association Annual Meeting

## BALLOT – October 10th, 2015

This ballot is to fill 3 positions on the Betz Landing Home Owner's Association Board of Directors, and one position for the Architectural Control Committee.

To fill positions on the Betz Landing Home Owners Association Board I vote:

Name: (Print) \_\_\_\_\_ Lot Number: \_\_\_\_\_ One vote per lot)

Multiple lot owners: \_\_\_\_ lots owned = \_\_\_\_ votes allowed.

**Signature:** \_\_\_\_\_ **(Please don't forget to sign)**

**Board of Directors:** Vote for (3) three.

Sam Frye                   

Cindy Howard           

Robert Silva            

**Architectural Control Committee:** Vote for (1) one.

Joe Thompson           

Comments: \_\_\_\_\_

\_\_\_\_\_

*Please mail this Ballot by 10/3/15 in the envelope provided or bring it to the meeting on October 10th. If you wish to assign this proxy to another person who will attend the meeting, please simply note in the Comment section.*

If you lose the envelope, please mail ballot to:  
Betz Landing Home Owners Association, P.O. Box 422, Heathsville, VA 22473

