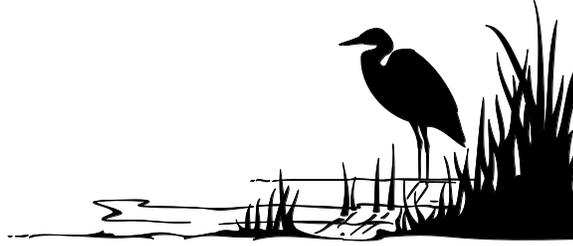


**BETZ LANDING
HOME OWNER'S ASSOCIATION
P.O. BOX 422
HEATHSVILLE, VA 22473
President
240-446-3360
betterinvestor@msn.com**



Happy Holidays to all:

December 18, 2015

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

ENCLOSED IS YOUR BILL FOR 2016 ANNUAL DUES.

Please send your payment in the enclosed stamped, addressed envelope by March 1, 2016 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 10th, 2015 the Betz Landing HOA Annual Meeting was held at Yankee Point Marina inside Windows on the Water in Lancaster. It was an outstanding meal served on a beautiful day, in a wonderful setting. We had 42 folks attending and 44 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 lively 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 on the 2015 Board of Directors and needed to be replaced.

- Sam Frye
- Cindy Howard
- Robert Silva

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

Election for the Board of Directors and new Officers

Elected to the Board of Directors for 2016 are the following:

- Sam Frye
- Cindy Howard
- Robert Silva

Executive positions are open every year for election. The following volunteered for executive positions:

- Sam Barkdoll – President
- David Dustin – Vice President
- Cindy Howard – Secretary
- Sam Frye – Treasurer



Election to the Architectural Control Committee

Joe Thompson volunteered to serve on the Architectural Control Committee. We take this time to sincerely thank him for his service, and for stepping up to serve again. We thank Susan Haugan and Maureen Dale for staying on the Committee.

The members of the Architectural Control Committee for 2016 are:

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

Included at the end of this newsletter is the updated list of the 2016 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 Betty Whiteside and Pim Montgomery for their efforts in serving with me on the 2015 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 2016, and the Board sincerely thanks them. If you would like to serve, or to recommend a person, please contact a member of the 2016 Nominating committee:

- Greg Haugan (greghaugan@gmail.com)
- Clarise George (cmggeorge@wildblue.net)
- Pim Montgomery (mail address 1375 Steamboat Lane Heathsville, VA 22473)

Architectural Control Committee

Joe Thompson is the ACC chair and he can be contacted at 804-580-8057 or E-mail jmt2@rivnet.net. Lot # 56 applied and was granted permission to install solar panels on their home. Lot # 96 had just submitted plans for a new garage at the time of the writing of this letter.

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 asks the membership to please look over your lot and ask yourself if you are violating the Covenants and please keep the Committee from having to remind you. If you have a project coming up, an application is available through the web site: www.betzlanding.org

Maintenance Committee

Sam Frye was instrumental in getting the swale fixed that had developed in the Storage area. Clay and stone has been laid and the problem fixed. The Maintenance Chair position is currently vacant and we ask if anyone would like to serve, please contact me. **Spring Clean-Up Day 2015 will be held Saturday, April 23rd, 2015.**



Please calendar that date and try to attend for we need your help to prevent significant 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.

Betz Landing Scholarship Fund

This is a reminder to anyone that would like to contribute to the Scholarship Fund can include their check in the envelope that is enclosed. This fund was very successful in its first year due to your generosity. The Fund Trustees will send out a separate mailing later which the Fund expenses are in no way involved with the membership dues. Your dues money is not spent in any way to support this Fund. We thank Greg & Sue Haugan, Myrtle Phillips, and Joe Thompson for serving on the committee and recognize them for their service.. If you feel you would like to volunteer to help the committee, contact Greg or Sue Haugan. schaugan@gmail.com

Financial Condition

The December financial statements are in and with no unforeseen expense, we are going to have a \$2,000.00 surplus that will roll over to 2016. At the December Board meeting the 2016 budget was approved and copies of all the financial statements are available to you on request by calling the Treasurer, Sam Frye at 301-367-1231, or Sam Barkdoll, at 240-446-3360. Every year at this time the Treasurer contributes \$4,250.00 to our long-term reserve fund to replace our assets in the future, which prevents any special assessments that burden the lot owners.

The following figures are from the December 2015 Board meeting.

- **Checking account balance: \$16,991.32**
- **Total Reserves balance: \$158,303.74**
- **Total assets: \$214,668.30**

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 bank 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 and the President. Financial and Association info is backed up on DVD's stored in the safe deposit box at EVB for record retrieval.

Delinquent Dues

One member has not paid 2007-15 dues. As you have been made aware in the past, we are presently in the process of foreclosing on that lot. As you were informed before, in June the judge allowed us to begin the auction process. This will involve advertising the sale in 3 newspapers in March 2016 for several weeks. Our lawyer will then auction the property off on the Courthouse steps and we are hoping to get at least two serious bidders. If there are no bidders, the Association will take possession of the lot and immediately turn it over to a Realtor for sale. I feel that we will be able to sell the lot for all the expenses the Association has incurred, and we will once again have the lot producing revenue (dues).

We currently have 1 other lot owner that has not paid their 2015 dues. This is an outstanding position due to Treasurer Sam Frye's 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 wish, can attend and listen or address the Board. The schedule is as follows:

3/12, 6/11, 9/10, 12/10 2016.

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 meetings 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".

Property owners have the responsibility to contact the Association if they change their mailing information. We send bills and newsletters to the owners of record. 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 include us when changing your bill payment information. And forgetting to pay your dues is not an excuse for an assessed late charge if you didn't receive your notice because your address was incorrect.

Community Issues

Spring Cleanup and Summer Picnic - April 23, 2016. Please make note now on your calendar

Once again **Spring Clean - Up Day and the Summer Picnic will be held together this year on April 23, 2016.**

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 are really lacking in community support and need you to start renewing the neighborhood spirit in this development. **Let's revive this community.**

Make this the year you decide to support the neighborhood... **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/ Storage Area

The rest rooms were closed and winterized on October 15th, 2015. They will reopen April 15th, 2016. The lock has been changed at the restrooms and the combination for the storage area will be changed on April 15th, 2016. We will send you your code card in the March newsletter if your dues are current. I'm working on getting us a new replacement lock for the storage area since the old one failed, and the current one is difficult to use.

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.

A final attempt will be made in the summer to determine owners of unidentified 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 owe it to you, the homeowners, to establish these procedures to help ensure the Common Storage Area can continue to serve its intended purpose. We sincerely thank all of you for your assistance in achieving our goals.

Betz Landing Internet Information

Pertinent documents such as the Covenants, By-Laws, ACC guidelines, and Betz Landing property surveys are available at www.betzlanding.org. Betz Landing is 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.

We will continue to send the newsletter quarterly through the mail, and hope you appreciate the effort.

Have a safe and wonderful holiday season!

Sam Barkdoll



OFFICERS and COMMITTEE CHAIRS - 2016

POSITION	TERM	NAME	ADDRESS	PHONE	E-MAIL
PRESIDENT	2	Sam Barkdoll Lot 80	1359 Steamboat Lane Heathsville, VA 22473	240-446-3360	betterinvestor@msn.com
VICE PRESIDENT	2	David Dustin Lot 8 & 9	296 Close Quarters Dr White Stone, VA 22578	301-503-1514	ddustin46@gmail.com
SECRETARY	3	Cindy Howard Lot 81 & 82	1315 Steamboat Lane Heathsville, VA 22473	703-425-2463	cindyblueeyes@aol.com
TREASURER	3	Sam Frye Lot 52	862 Steamboat Lane Heathsville, VA 22473	301-367-1231	davisfrye@aol.com
DIRECTOR	1	James Ankeney Lot 39	PO Box 397 Ordinary, VA 23131	804-642-6525	dankeney@cox.net
DIRECTOR	2	Ted Jenkins Lot 55	946 Steamboat Lane Heathsville, VA 22473	804-313-0791	tmjjkj@gmail.com
DIRECTOR	1	Greg Haugan Lot 56	958 Steamboat Lane Heathsville, VA 22473	804-580-2166	greghaugan@gmail.com
DIRECTOR	1	Joe Thompson Lot 32 & 33	P.O. Box 716 Heathsville, VA 22473	804-580-9041	jmt2@rivnet.net
DIRECTOR	3	Robert M. Silva Lot 84	1871 Monitor Dr. Toms River, NJ 08753	732-506-6560	cva38shang@verizon.net
MAINTENANCE CHAIR	3	Vacant			
ARCHITECTUAL CONTROL COMM	1	Sue Haugan Lot 56	958 Steamboat Lane Heathsville, VA 22473	804-580-2166	schaugan@gmail.com
ARCHITECTUAL C COMM CHAIR	3	Joe Thompson Lot 32 & 33	P.O. Box 716 Heathsville, VA 22473	804-580-9041	jmt2@rivnet.net
ARCHITECTUAL CONTROL COMM	2	Maureen Dale	Heathsville, VA 22473	804-580-6182	maureend72@gmail.com



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ANNUAL DUES BILL 2016

December 18, 2015

TO: Property Owner Lot Number _____

FROM: Sam Frye, Treasurer

SUBJECT: ANNUAL DUES PAYMENT FOR YEAR 2016

The Board of Directors has established the due date for the payment of the annual assessment for year 2016 to be **February 1, 2016.**

The amount due is: \$150.00.

A \$15.00 late fee will be assessed if not received prior to **March 1, 2016,** 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 240-446-3360.

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

