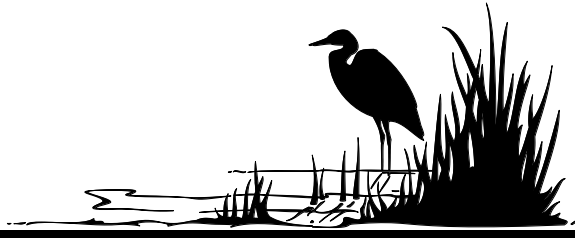


**BETZ LANDING**  
**HOME OWNER'S ASSOCIATION**  
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Hello Neighbors:

June 21, 2016

Summer has officially started and the beautiful warm weather has arrived here in the scenic Northern Neck. Spring started out very windy, but April was beautiful, and May was extremely rainy. It's time to get on the water and enjoy all the wonderful activities available to us here in this area, and remember to be safe out there.

## **COMMUNITY ISSUES**

### **Report on Spring Clean Up Day Clean-up – April 23**

A big thank you goes out to all those that made the outstanding effort to contribute on Spring Clean-Up Day. Turnout was again decent this year for the Clean-Up with a group of 22 that showed up early and were ready to get the job done. We accomplished our jobs and did everything they could to keep Betz looking great. The weather was cooperative and everyone stayed dry. I hope those that made the effort take satisfaction in knowing what you did for your community. I wholeheartedly thank you for taking your time and labor to make it happen. A note of special thanks goes out to Sam Frye and David Dustin, and several others for distributing the bags of mulch that was needed at each location. That was a seriously labor intensive job and the effort of these folks time saved the Association big money if we were to hire a company to do it. I can't express enough appreciation to all those folks whose dedication keeps Betz looking great. I certainly understand those that wanted to help, but could not make it for whatever reason.

### **Report on the 16<sup>th</sup> Annual Picnic - April 23**

This year we once again held the annual picnic the same day as Spring Clean-Up Day and it turned out be a nice event. 41 people showed up to enjoy the delicious food and wonderful desserts made by some special neighbors. For this wonderful event I thank Cindy Howard, Lien Groenwold, and the Heathsville Methodist church ladies for preparing lunch. Outstanding job on their part and I'm sure everyone there appreciated their efforts. Extra thanks to Matt & Luran Church, Ted & Jeri Jenkins, and Tammy Lewis for assisting with the clean up. Again heartfelt thanks to all those that helped out. I hope that you will continue to volunteer.

### **Betz Landing Homeowner's Web Site**

For any lot owner that wants information about what is going on in the neighborhood, please check out our website at [www.betzlanding.org](http://www.betzlanding.org) Also, please like our page on Face-Book at <http://www.facebook.com/BetzLanding> and keep up with the latest updates with the community like the 4th **Annual Boat-Fest** tentatively scheduled for July 23, 2016 where several neighbors volunteer their boats and we get out on the Great Wicomico River for a raft-up. And then we have a BBQ in the evening. Get involved and get to know your neighbors. It really is great fun. No one is a stranger at Betz.



## **Johnson Grass**

Unfortunately, as more and more neighbors allow grass to grow over, please pay close attention to any possible patches of Johnson grass that may spread to other lots when it goes to seed. Northumberland County has an ordinance preventing Johnson grass from growing on any property. Many real estate agents have remarked how well taken care of Betz is compared to other developments and how many buyers have bought property here because of how nice the development looks. The Board has always tried hard to keep the neighborhood looking sharp, and I hope lot owners will continue to keep their lots looking nice. Please consider that situation when it comes to maintaining property values in the future.

## **Neighborhood Disturbances**

The Board wishes to remind you that loud radio, TV, and party conversation carries quite far over the water and is really objectionable to those who enjoy peace and quiet. Please try to keep the light pollution to a minimum for those that enjoy the summer night sky. The County has restrictions about light and noise pollution. Leaving your outside lights on that shine outside your property lines affect those neighbors that may not enjoy the enlightenment. Please remember to respect your neighbors in all your outdoor activities this season.

## **Neighborhood Security**

On June 3<sup>rd</sup> 2016, an act of vandalism damaged the pavilion at Haugan's Landing. Although Northumberland County remains one of the most crime free counties in Virginia, crime is a part of life and everyone should remain vigilant in reporting something out of the ordinary when they see it. Please be aware of your surroundings at all times, secure your home, and always report suspicious activity to the Sheriff's Department however small it may seem. Call 911 in an emergency; otherwise call the business office at 804-580-5221. We are all in this together, so do your part as a neighbor and help prevent problems before they occur. Be aware and make the call. And also sign up to be alerted when bad weather is coming on your smart phones. Get the code red mobile alert app at [ecnetwork.com/codered-mobile-alert-app/](http://ecnetwork.com/codered-mobile-alert-app/)

## **Haugan's Landing Summer Tips**

Along with the warm weather comes increased usage of the boat dock area. Remember to please **do not** block the lower half of the ramp area with your boat trailer and tow vehicle. Folks need this space to turn around to unload their boats. Since the area is small, no boats or tow vehicles should be parked at the lower part of the ramp area. Please park your tow vehicle and trailer above the ramp area along Steamboat Lane if you're staying for the day, and remove them to the Common Storage area if you're staying longer. See below for Tide information. Since we have limited water depth at the dock, make sure you put in at high tide to insure you have the water level you need to get out to deeper water. For those with larger boats and anyone wanting to avoid low tide, Coopers Landing public access ramp is right up the road from Betz just before the corner of Route 360 and Indian Valley Road with 6 foot MLW. Have fun, enjoy your time on the water, and avoid the hassles. Call me if you have any questions.

## **Tide Information**

For Tide info go to: <http://www.saltwatertides.com/dynamic.dir/virginibsites.htm> | #date and go to #4 "Chesapeake Bay, Western Shore, and north of York River" and select "Glebe Point Great Wicomico River". Please note that tide information for our neighborhood of an additional 20 minutes should be added to the listed times. There are also many apps for your smart phone that will give you the tides.



## **Picnic Canopies, Horseshoes, Tables, and Chairs Available to Borrow**

As a reminder, the Association has two 10' x 10' canopies (with side panels) to use as shelter for picnics. They are easy to set up and make good sun or rain shades. We also have a set of horseshoes, corn hole (bean bag toss) set, three folding tables, and a large number of chairs. We make these items available for all lot owners to use for your get together. Contact me early to reserve them to make sure they are available and make arrangements for pickup and return. The items are kept in the locked storage shed at the boat storage lot.

## **Fourth of July Fireworks**

The Fourth of July holiday is soon approaching and some residents celebrate with personal fireworks on their property. The state of Virginia and Northumberland County has strict regulations on what items may be legally used. Certain types of fireworks are a serious fire hazard and are therefore illegal. Note – It is a Class 1 misdemeanor and, upon conviction thereof, be punished by confinement in jail not to exceed 12 months or by a fine not exceeding \$2,500, or both such fine and imprisonment. You may not use Bottle Rockets, Sky Rockets, Roman Candles, Firecrackers, Missiles, Sky Flyers, Parachutes, Display Shells, Aerial Items (Cakes). You may use Sparklers, Smoke and Punk, Fountains, Novelties, Crackle and Strobe, and Wheels and Spinners. Never let children use fireworks without the supervision of an adult. Let's keep the Fourth safe here in Betz Landing and keep the use of fireworks to the Fourth and be respectful of your neighbors. Safety first, and manage the possible catastrophe of a fire or someone getting injured.

## **Boating Safety**

Beginning July 1, 2016, all PWC operators age 14 and older and all motorboat operators regardless of age must have passed an approved boating safety class and must have proof in their possession when operating a boat. All PWC operators (now) must have passed an approved course and have proof in their possession while operating a PWC. It is not worth getting a fine; take the course. Contact Phil Landry at betzlandry@gmail.com if you have any questions. Phil Landry also offers free Coast Guard auxiliary boat certification. An additional resource on boating info is [www.dgif.virginia.gov/boating](http://www.dgif.virginia.gov/boating)

## **Board issues**

### **Community Repairs**

Buoy Drive's small holes were repaired on April 20<sup>th</sup> with Indian Trail Road pot-holes. Thank Sam Frye for getting the community pier's boards replaced, primed, and painted. And several piling tops needed to be replaced and he also took care of that. Take a look at your mailbox and see if the appearance needs improvement. This is a first impression of our beautiful community and a little maintenance goes a long way in projecting a positive image. Please keep in mind the approach to your mailbox needs to be gravel filled so that the mail carrier can safely deliver your mail as expected. Keep in mind the USPS can curtail delivery if the approach poses a hazard to the carrier's vehicle. I also thank all those lot owner's that keep the grass on their lots trimmed and neat.

### **Common Storage Area Vehicle ID Program**

As of March 13<sup>th</sup>, 2016, ID tags for vehicles in the Common Storage Area have been distributed to everyone that requested one. As you have been made aware, we are in the process of attempting for all vehicles to be tagged. Again this is an issue for keeping our community beautiful and property values up for all Betz Landing homeowners. You run the risk of having your vehicle removed if left untagged. The board would appreciate your commitment to attaching your tag to your vehicle by the end of September 2016. Shortly after that there will be a quick audit performed and see if anyone has complied. A report will be posted in the newsletter to remind owners that those vehicles without a tag could be removed. The storage area's purpose is to allow for recreational vehicles, boats and trailers to be stored when not in use on lots. Our covenants state that no unregistered motor



vehicles, junk or debris shall be stored on any lots. It is clear that some items fall into that category, having outlived their useful life and will need to be removed. If you currently have an item in the Common Storage Area that you feel falls into this category the Association requests that you make arrangements to have it removed. If you are not able to go through with coordinating the removal yourself, please contact me personally and I will work with you to assist in getting it removed. We are actively assessing each item to determine its status. Trailers with no license plates or expired registrations and boats with no current VA sticker are candidates for removal. If you have lost your tag or would like to request one, please refer to the form on our web site at [www.betzlanding.org](http://www.betzlanding.org) and send it to the address in the letterhead. We will be publishing pictures in future newsletters of those items we can't identify the owner to assist in removal operations. We have the authority granted under VDOT rules to removed deserted vehicles. We ask your assistance in working with us to bring the Common Storage Area back to being the BLHA asset that it was intended to be.

### **Drain Field Maintenance - Remote Lots - FYI**

Many lots in the subdivision contain easements for remote drain field sites. The surface maintenance of all remote drain fields is the sole responsibility of the owner of the lot that contains the easement for the drain field. This means that once the drain field is installed, **the Lot Owner may not plant anything that may interfere with the operation of the drain field, nor place any structure or driveway on the drain field that may interfere with its operation.** There are lot owners that have planted trees over another lot owner's secondary drain field. If the owner has to use their remote drain field, the lot owner will be responsible for having to remove the trees.

Naturally occurring plants or Acts of God that may interfere with the operation of the drain field are not the responsibility of the Property Owner that provides the easement. These are the responsibility of the person receiving the easement.

The responsibility for maintenance and installation of force mains and the subsurface components of the septic systems is the responsibility of the user of the system. There are no common force mains. Each property requiring a remote drain field has its own dedicated force main. The user of the system shall remedy failures of force mains or septic systems immediately.

The current plat of the subdivision on file at the Court House indicates the proposed location of all of the remote drain fields. However, the Architectural Control Committee shall coordinate the specific location of the remote drain fields with the owner of the property before approving the plans of the septic system. It is understood that the final approval of drain field location is the responsibility of the Health Department.

**If your remote (primary) or reserve (secondary) drain field is on another lot, make sure that the drain field is being properly maintained. And if you own a lot with a remote or reserve field for another lot, make sure you are not violating the restriction by not maintaining the septic field area correctly.** If after you inspect, you have questions, contact the Northumberland County Health Department at 804-580-3731. This information is courtesy of Greg Haugan, but I felt it was good information to remind lot owners of their responsibilities they may not be aware of.

### **Betz Landing Scholarship Fund**

In June 2016, four \$500 scholarships were awarded to students nominated by the Northumberland County High School and were selected by the Betz Landing Scholarship Committee. There is a \$187 remaining balance to date in the fund. Please contact Joe Thompson if you have any additional questions. **No money from lot owners' dues was used.**

### **Architectural Control Committee**

Projects have been slow. Lot # 59 submitted plans for a garage. We are still working with the owner's to hold a meeting and hopefully work out a solution. Please, out of consideration and respect for our Guidelines, we ask that you submit your plan to the ACC involving any serious type of land disturbance beyond dead tree removal, clearing underbrush, or garden planting. 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 every newsletter. The Board has the obligation to respond to lot owners that bring attention to potential violations. This is the responsibility of the ACC, and we hope you understand the duty we have to maintain the beauty of the Association. Check the website for the documents you need, and contact current committee chair Joe Thompson at [jmthompson332@gmail.com](mailto:jmthompson332@gmail.com) if you have questions concerning architectural control matters.

**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 any segment of the job.**

## **Financial Status**

As of June 11th, 2016, we have \$16,889.42 in our checking account. There is a booked balance in the reserve for capital replacement fund of \$68,768.72. None of this balance is planned for a capital replacement project in the current fiscal year. Other general reserve funds are also available in the amount of \$79,569.45 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 which is now setup to be deducted from our checking account monthly. A copy of the Board-Approved Reserve Study is available from the Association. You may contact me and I will send you a copy. The Board authorized Sam Frye to move some of the extra funds from the checking account to interest bearing accounts. We decided to move \$10,000 distributed between the Vanguard fund and a new certificate of deposit at AVB bank. This has already been done.

## **Delinquent Dues**

One lot owner is several years in arrears, and there is only 1 that is behind in their 2016 dues. This is outstanding effort made by our Treasurer Sam Frye, and I sincerely thank everyone for paying their dues on time. In regards to the owner who is several years behind. You have been informed of this situation in the last five newsletters, and this is an update. Notice of auction will be published for 3 weeks starting June 12th, 2016 in the Northumberland Echo, Rappahannock Record, and the Washington Post for the sale to be held in front of the Northumberland County Courthouse on July 12th, 2016 at 10:00 am. This time may change, so pay attention to the ad information if interested. We need folks to attend the sell even if they are not interested in buying. The Judge will be notified of the amount of folks attending the sale. If we do have a buyer, the Judge will be deciding if the amount bid is large enough to be accepted. If he does not consider the bid high enough, the property will not transfer and that will be the end of the Association's attempt to obtain the back dues. We will have done all that we can do remedy the situation, but will continue to apply liens on the property yearly. The Association certainly understands there are circumstances that can occur preventing you from paying your dues on time, but we ask that if you are behind in your dues, please consider calling the Treasurer and we will work something out that may result in not having to pay fines and interest. 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 1st. The amount due can quickly increase, so please remit your dues payment if you have not done so.

## **New Board Replacements needed**

The Board is in need of two positions due to resignations. We need two candidates that would want to fill the position of Chairperson of the ACC Committee and the Maintenance chairperson. Please consider serving your community by volunteering for these positions. Contact me if you are interested.

## **Association Record Requests**

At the last Board meeting, the Board set up schedule of fees associated with any record request. Please obtain the form from our website and include a check made out to BLHOA for the \$25.00 fee plus a \$1.00 per page. We have 30 days to return the requested information to you.



## **Property Turnover and Disclosure Packets**

I wish to remind any persons selling a lot that State Law requires the purchaser to be given a Disclosure Packet from the Association at closing or before. Your real estate agent must contact me prior to the closing and provide a check for \$25 to the Association. If the Disclosure Packet is not provided to the purchasers, the sellers and the real estate agent may be held liable for any omissions or misrepresentations about the Association requirements. The contents of the Disclosure Packet are specified in VA law and are very comprehensive; including the Covenants, By Laws, Articles of Incorporation, Financial Statements, the Reserve Study, Architectural Guidelines and other information. Also, please inform us if your address changes, for tracking down lot owners are a time consuming and frustrating process. Please do not request late fees to be waived for late dues when you have failed to provide us with your latest address.

**Please do not ask for a Disclosure packet until you have a legitimate real estate contract ready to go to closing.**

## **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 in or address the Board. The remaining Board schedule is as follows: **September 10th and December 10th, 2016.** The meetings are held on **Saturdays at 09:30 am** at the Northumberland Public Library in Heathsville. A time period at the beginning of the meeting has been set aside for public comment. All lot owners are encouraged to attend.

## **Annual Meeting Schedule- Please set aside this date on your calendar.**

The Board has selected the date of **SATURDAY, OCTOBER 8th** for the 2016 Annual Meeting. Social hour will start at 12:00 pm and the meal will be served at 1:00 pm. The Meeting will be at 2:00 pm and adjourned by 3:00 pm. The meeting is scheduled at the Yankee Point Marina at Windows on the Water. Additional details will be provided in the September newsletter.

## **Nominees for Board of Directors and Architectural Control Committee**

The Nominating Committee has the time consuming responsibility to find Board Members and Architectural Control Committee members for election at the Annual Meeting. Finding good folks that want to serve is reaching a critical level. If the Association fails, you'll regret it. Don't let that happen. If you are interested in serving or wish to recommend someone, please contact me. Please consider serving.

## **Betz Landing Real Estate for Sale**

Currently there are several beautiful lots and homes for sale in our community. Let friends and acquaintances know about these properties. They may check the Betz Landing site, Trulia, or Zillow for property details.

We will continue to communicate with you quarterly. Please keep your newsletter handy to reference certain dates and details concerning the Association's events.

Enjoy your summer,

*Sam Barkdoll*

