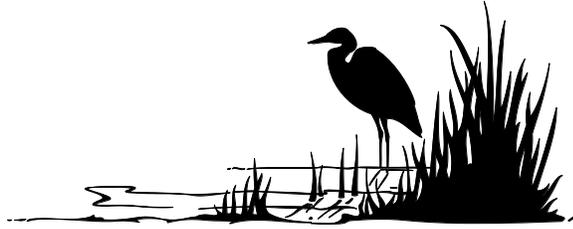


**BETZ LANDING  
HOME OWNER'S ASSOCIATION  
P.O. BOX 422  
HEATHSVILLE, VA 22473  
President – Sam Frye  
301-367-1231  
davisfrye@aol.com**



Greetings Neighbor:

September 23, 2017

Hope you can make it to our annual meeting on Oct 7<sup>th</sup>, 2017. Not much to talk about except to elect new officers and discuss any topic you want. It's still hot and humid, but that will ease of as we head toward winter.

FYI - see last page for RSVP for Annual Meeting Information.

## **ASSOCIATION ISSUES**

### **Rest Rooms**

Please remember to turn off the lights and close the doors securely. I don't check them regularly, so sent me a note or stop by so I can take care of them. Please remember to flush. The restroom will be closed down on Oct. 10<sup>th</sup> and winterized until spring.

### **Keeping the Neighborhood Beautiful**

Just an FYI. Every lot owner has a copy of the Protective Covenants and Architectural Control Guidelines and should be familiar with the few restrictions we have (you can read them before bedtime if you're an insomniac). Remember if you wish to file a complaint about another lot owner, please obtain the Complaint Form from the Betz site [www.betzlanding.org](http://www.betzlanding.org) and send it to the Boards' attention at the address above. The Board will only act on written complaints. Please come to the meetings. If you have anything you want to bring up we will allow a specific amount of time for you to bring up your subject for discussion.

### **Roads**

I sent in a report to VDOT to fix two spots on Indian Valley and Steamboat Lane. Both potholes were fixed within a week. If you see a spot in the road that needs some repair or attention please let me know or logon to the VDOT web site to leave a report with them on your observation that something needs to be taken care of. The site will give you a reference to track their work progress. VDOT is supposed to take care of the main road, but some cul-de-sacs are still our responsibility. And fill in with stone the gully in front of your mail box where the mail carrier drives on and off the road daily breaking off the side of the pavement.



### **Grass Mowing**

The directors have voted to change mower contractors to Ethan Brann this year. Their price is \$500.00 per cut. The last contractor charged \$675.00 per cut. This has the potential of saving us \$2000.00 per year, which is one tenth of our budget. If they do not work out, we will go back to one of the two other bidders. If you have any complaints about the work he is doing, please contact me with a detailed complaint (in writing) and I will follow up with him. And if you have any special plantings or arrangements in front of your lot along the easement area where he will be cutting, please mark them well so he doesn't cut them down, and do not expect him to keep your display trimmed. We are actually doing the counties work by cutting the drainage and county right-of-way areas. If we didn't do it they would not get around to it until was over 3 feet tall. We may have to ask him for addition services to trim a couple of the culverts that has riprap on them so the rain water can drain properly.

### **Haugan's Landing Repair and maintenance**

As of right now we have had to spend \$200.00 on dock repair. All of the directors have replied my e-mail for a vote to spend the money necessary to repair the boat dock walkways. Dock Masters was the one company to respond to our request for a quote.

The directors will be discussing putting an additional coat of preservative on the deck this fall. We desperately need a person to chair the maintenance committee. It's not a hard job. It would take about one or two days a month to check out all of the facilities. The dock, ramps, bathrooms, side roads that are not under VDOT's control, and the boat yard and report back to me. Right now, I am having to do double duty, being president, handling maintenance duties, and ACC duties.

### **A constant reminder**

When cleaning up any debris from your yard everyone needs to really focus on how important preventing fire is in the neighborhood. With half of the development covered completely in trees, it would be 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 it out. 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. If you do burn debris, do it after 4PM when the wind has dies down for the day.

## **UPCOMING EVENTS**

**Annual Meeting on October 7<sup>th</sup>, 2017 rsvp preferred by September 28th**  
**I still need your RSVP's to make the annual meeting work.**



**Tools of Betzlanding are available for any lot owners to use**

All the equipment used by the association are available to any lot owner who would like to use it for their own parties or work projects. Please contact me if interested. (tables, chairs, pavilions tents, garden tools, cement mixer, lawn games, and other stuff that I can't remember.

**BOARD ISSUES**

**Financial Status**

As of March 12, 2017, we have a total of \$163513 in CDs, our two reserve accounts, and \$12079 in our checking account. There are 2 lot owners late on dues payments for 2017. A lien will be put on their property next Feburary if they have not become current. The last couple of years we have had an outstanding payment record. **Thank you all for paying your dues on time.** Please consider sending your check if you have not paid your 2017 Homeowner dues.

**Delinquent Dues**

We finished FY 2016 budget \$4,686.77 in the black due to the diligent efforts of our Treasurer who along with the Association lawyer Rusty McKerns managed to collect all the back dues on record except for one member who owes dues back to 2005(\$6786.03 dues, fees, interest, lawyer fee, and court cost)). The Board prides itself on having **never** delivered a special assessment on the lot owners, where in other Associations, it is a regular occurrence. The Association certainly understands there are circumstances that may occur in preventing you from paying your dues on time, and we have always tried to take action that would cause the least amount of hardship to a lot owner.

**Architectural Control Committee Report**

All projects requested as of today have been completed.

With the notices, we include in every newsletter, 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 any substantial land disturbance or tree clearing occurs on your lot. The Association preserves the sole right to restrict the clearing, grading, tree removal, or construction activity which may take place on any lot.** Of course, this does not apply to small projects such as tilling up your garden or clearing underbrush and 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 last year has been a tough time for the folks on the ACC. The Architectural Control Committee has always dealt with members of the Association with respect and professionalism. We strive to continue in that manner. The time and effort in dealing with applications and violations come from their personal concern for the Betz Landing community. I hope the membership sincerely appreciate their contributions.



### **Maintenance Committee Comments**

Our Maintenance Committee Chairman position is currently open and we are looking for one good person to stand up and take on that responsibility. We have floated the idea of installing a Plexiglas shield over the back of the Betz Landing sign at the front entrance to help maintain the beauty of the sign for many years. We are obtaining an estimate for that shortly and will be discussed at the September meeting.

### **COMMON STORAGE AREA VEHICLE REGISTRATION - ATTENTION EVERY LOT OWER**

To those lot owners that returned the registration form from last year, should by now have received their identification tag(s). As instructed in your packet, you need to attach the tag to every vehicle that you have stored in the common storage area. As suggested you should attach the tag in a permanent manner where it cannot be easily removed. If your tag is stolen or lost, the member will pay for the replacement. These tags may be reused when the old vehicle has been sold and can be transferred to the new vehicle. In the fall, we will start inspections to see if every vehicle in the lot has a required sticker. If it does not, we will make every attempt to find the rightful owner and advise them that they need to register the vehicle with the Association. After all attempts to find the owner has failed, a form will be filed with VDOT and the vehicle will be removed from the lot and disposed of in a manner and procedure that the Board has voted on and approved. We as an organization have the right by Virginia law to remove any derelict vehicles. Contact me if you didn't receive your tag.

### **PROCEDURE FOR ENFORCEMENT OF RULES and APPEALS PROCESS**

Some homeowners have asked for clarification of enforcement and appeals process. I have put them on our web site (betzlanding.org). Some people get a security warning message when they try to log onto our web site. There is no virus on our web site. It has something to do with the security software you are running. Bypass the warning message to get to our web site.

### **ANNUAL MEETING - PLEASE MARK THIS DATE ON YOUR CALENDAR.**

The Board has selected **SATURDAY, OCTOBER 7<sup>th</sup>, 2017** as the date for the 2017 Annual Meeting. 12:00 pm social, 1:00 pm lunch, 2:00 pm meeting.

We will be holding it at Tommy's in Reedsville. Please return the attached RSVP or send me an e-mail at [davisfrye@aol.com](mailto:davisfrye@aol.com) or a message at 301-367-1231 with your name and phone number and the number people that will attend. Your reply must be returned by September 29th. Don't forget to indicate what you want for lunch from the list of the three indicated meals. It is very important that you meet the folks on the Board that make the decisions concerning your ownership. The lot owners' concerns are 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. The association will pay for your lunch(2). You must pay for your mixed drinks or beer and any additional guest.

Please make your plans now on attending. I would like everyone to please send me their current e-mail address so I can update my list just in case I have to get in touch right away.



### **Mid-County Rescue Squad Plea**

The Association was recently contacted by the Mid-County Rescue Squad seeking donations to support their need to purchase a replacement rescue vehicle and equipment. They are actively soliciting assistance from the various home owner associations and organizations in the area where they have provided multiple calls for medical help over the years. We know of at least eight trips to Betz Landing to take residents to medical facilities for emergency care this year alone. It could very well be more, as we are not notified when they come here to assist someone. The Board of Directors discussed the request and felt that it was the right thing to do to help them with their need as they have helped some of us when we needed it. It was acknowledged that many of us who live here regularly make donations to the Rescue Squad but they had real needs that went beyond that which their annual donations could cover. The Board voted to make a one-time donation on behalf of Betz Landing Homeowner's Association of \$1,000.00.

A detailed analysis of our governing documents and feedback from some property owners has resulted in our determining that any future use of Association funds outside our chartered rules, no matter how appropriate they might appear to be, will be put to property owners to assess and vote on accordingly.

Contributed by Phil Landry

This being the case the association has long donated funds to the boys club, boy scouts, girl scouts, the library, local baseball team and others I probably don't know about. All of this was done in good faith by the board of directors. In the future though, this type of funding will be passed on to the members to vote on at the annual meeting.

Davis Frye

If you would rather receive the newsletter via mail please send me a note so I can make sure that you receive a copy. All future news letters will only be available online at [BETZLANDING.ORG](http://BETZLANDING.ORG)

### **Association Board Needs Your Help Now**

We always need volunteers to fill Board Member positions. These positions are **not** time consuming (if spread among the many) and you only need to attend five meetings a year lasting 2 hours or less. Please help your community. Make this year the time you decide to step up and serve. If you feel you would like to help, or the Nominating Committee asks you to serve, please seriously consider it. See the Covenants and/or by-laws committee rules.

Matt Church has agree to fill one of the vacant director positions for the rest of the current year.

Just an FYI we have one director that comes all the way from New Jersey to participate.

### **Betz Landing Scholarship Fund**

In January, there was a mailing that went out as a reminder to anyone that would like to contribute to the Scholarship Fund. This fund was very successful in its first-year due to your generosity. It helped out 4 local young people last year. This year the Committee will be giving



out 4 more scholarships. Please contribute if you can and send your tax-deductible donation to P.O Box 422 Heathsville, VA 22473. Treasurer has been diligent on returning receipts to those that donate. The Fund Trustees remind everyone that 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, Sandy Henbest, 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, Joe Thompson [jmt2@rivnet.net](mailto:jmt2@rivnet.net)

**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 and volunteerism is at an all-time low. This makes it difficult to maintain the neighborhood we are used to having. Being involved is what it takes to make 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 this quarterly newsletter, and I hope you appreciate the information. Please keep yourself up to date by visiting our website at [www.betzlanding.org](http://www.betzlanding.org) or friend us at <https://www.facebook.com/BetzLanding> and help us keep your Association active and viable.

*S. Davis Frye*

**ANNUAL MEETING**

Saturday October 7, 2017

Mark it on your calendar to attend.

Tommy's in Reedville

<http://www.tommysfinedining.com/>

12:00 Social, 1:00 Lunch, 2:00 Meeting

Come meet your neighbors and the Board.

Look forward to seeing you there.

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**R.S.V.P RESPONSE - ANNUAL MEETING**

Saturday October 7, 2017

I/We plan to attend. Number: \_\_\_\_\_

Sorry, we are unable to attend this year

Name: \_\_\_\_\_ Lot No: \_\_\_\_\_



You will have the following:  
salad, bread, non-alcoholic beverages.

Then you must choose one of the following: (indicate who wants what)

- small grilled salmon
- small chicken piccata
- small crab cakes

green vegetable, mashed potatoes, and salted caramel cheese cake.

Association members must pay for their own alcoholic drinks.

You can cut and paste your response in an e-mail to [davisfrye@aol.com](mailto:davisfrye@aol.com) or send the sheet back to:

Betzlanding HOA  
P.O. Box 422  
Heathsville, Va 22473

Remember to let us know by September 22<sup>nd</sup> so we can reserve space and the right menu for everyone.

Thanks Sam Frye, President

