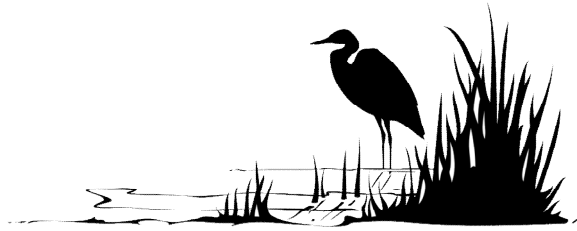


BETZ LANDING  
HOME OWNER'S ASSOCIATION  
P.O. BOX 422  
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Greetings Neighbor:

December 28, 18

**All future newsletters will only be available online at:  
BETZLANDING.ORG**

**Happy Holidays, Merry Christmas, Happy Hanukkah, Happy Kwanzaa  
and Happy New Years.**

I hope 2018 was a good year for you and yours! I also hope 2019 will be even better!!

You will soon be receiving a reminder/invoice request via email that your annual 2019 dues are required by the end of February . If you did not supply us with an email address a reminder will be sent to you by USPS with a reminder/invoice for your annual dues for 2019. Please return your dues payment as soon as possible!

Remember even if you do not receive a reminder your dues are still required by the end of February.

### **UPCOMING EVENTS**

A current list of upcoming events can be found on our Betz Landing Home-owners Associations (BLHOA) website (betzlanding.org).



However, for your convenience, here's the current list:

**Board Meetings for 2019** (held at the Heathsville Library: 9:30am)

March 9th  
June 8th  
September, 14th  
December 14th

**Spring Clean Up** and volunteer appreciation picnic - April 20th

**Annual Meeting -October 12th** Location to be determined

**BOARD ISSUES**

**Election Results**

Our elections this year, as usual, were a big success with a good number of lot owners participating. People elected to the BOD were:

Cindy Howard (re-elected to the BOD)  
Lien Groenwald (new Board member)  
Jerry Harvey (new Board member)

Evelyn Hernandez (new ACC member)

During the December 8th BOD meeting Debbie Harvey was nominated to become a member of the BOD.

BLHOA Officers are chosen from the BOD and only serve a one year term.

Our upcoming 2019 Officers will be:

President - Dave Dustin  
Vice President - Jerry Harvey



Secretary - Debbie Harvey  
Treasure - Sam Frye

## **Annual Dinner**

Our annual dinner was a big success! The BOD would like to thank everyone that showed up for this annual community dinner and enthusiastically participated in the “comments from the floor” portion of the meeting!! There were many questions from attendees and, I hope, they got clarifications on both existing issues new concerns that were expressed.

We had about 37 people attend this year’s annual dinner. We originally had 48 people make reservations to attend but the actual date for the dinner had to be changed because of an early snow storm. So, we lost a few participants due to the last minute postponement. However, we feel fortunate that so many were able to attend on the new date.

That’s what makes our annual meetings so important to our community. This is a great time for members to come together so they can get to know each other better and to ask questions of the BOD or to offer suggestions on how we might be able to make our community a better place to live for everyone.

## **Financial Status**

We have a check book balance of \$6631.74. And we have reserves to cover any necessary repairs to our infrastructure.

## **Delinquent Dues**

One lot owner has not paid their dues.  
And of course lot 28/29.

## **BLHOA Legal Documents**



The committee charged with reviewing proposed changes to the BLHOA Bylaws and Covenants have resumed their work. Changes to be presented to BLHOA members are a combination of those which are legally required, those that bring us up to date with modern technology and those that we wish to make in order to rectify some issues regarding something that was added to our Bylaws several years ago. Here are two examples of recommended changes.

### **Change I**

**Section VI “Liability of Board of Directors, Officers, Lot owners and Association”** of our By-Laws the lawyer’s comment was that the current wording in our By-Laws does not match that which is found in the Virginia laws governing Homeowner Associations. Our lawyer has recommended that we swap out our current wording in this section and substitute the current appropriate wording that meets Virginia law.

### **Change II**

**Article VII Section 6** Propose the removal of the Betz Landing Home Owners Association Scholarship Fund from our By-Laws. We must remember that the modification of our Association By-Laws to include the Scholarship Fund was voted on by a quorum of Association members at one of our Annual Meetings. Ballots were also sent out, via USPS, so every member of the BLHOA had an opportunity to vote on its inclusion in our By-Laws. Therefore, we must follow the same process if we wish to **add, modify, or remove any item** from BLHOA legal documents.

For those who are interested in the scholarship issue, the BOD, at our March 2018 meeting, did agree that, in the mean time, that the official name of the Betz Landing Home Owners Association Scholarship Fund is being changed to Betz Landing Scholarship Fund so it does not reflect any official connection with the BLHOA. Please see the BOD March 10th meeting minutes located on the Betz Landing website, for additional information.

The process we plan to follow is:

1. The BOD and a sub-committee will work with the attorney who reviewed all BLHOA legal documents.
2. The BOD and the sub-committee will create a list of **mandatory** changes that need to be made for compliance with Virginia law.



3. This list will also include some suggested changes that BLHOA members will have the opportunity to vote on.

4. The final vote will be tallied at our October Annual Dinner and the results will direct the BOD as to which changes will be made to our legal documents.

Let me point out again that this is the first time, since the BLHOA was created in 1995, that any, outside, legal review has occurred! When this task is complete all BLHOA documents will comply with current Virginia law.

Regardless, of what action is needed, the full membership of the BLHOA will be involved with helping the BOD decide which modifications need to be made to our Association's legal documents.

Our goal is to keep our legal documents as short and concise as possible. **The complete hard copy list of the proposed changes will be sent out to all association members via the USPS.**

## **ASSOCIATION ISSUES**

### ***REMOVAL OF PERSONAL INFORMATION FROM OUR WEBSITE***

It is the understanding of the Betz Landing Homeowners Association (BLHOA) that names, phone numbers and email account may or may not be published by the Association according to Virginia Statutes 2018 "Property Owners' Association (*Article 3 Sections 55-510.C#9 and 55-510.2*). The Board, in order to protect your privacy, has voted unanimously to remove all personal phone numbers and emails from the BLHOA web site in order to protect you, the home/land owner's personal privacy.

Further, there was a determination by the board that a booklet/phonebook will be developed and have your personal phone number, address and email address published in it. If you wish to have your information published please notify us at: [BetzLanding@outlook.com](mailto:BetzLanding@outlook.com) (*which is read daily*) and we will be happy to add your name to the phonebook

The BOD rarely sends out broadcast email messages so, if you see an email show up in your inbox and the sender **appears** to be "betzlanding" PLEASE take special notice as to the actual address of the originator. As noted in the header of this newsletter, the official email address of the



BLHOA is: [betzlanding@OUTLOOK.COM](mailto:betzlanding@OUTLOOK.COM).

The emails periodically sent out to a wide distribution list has been: [betzlanding@gmail.com](mailto:betzlanding@gmail.com) which is designed to look very much like BLHOA's official email address. If you should receive these email blasts (not everyone does) and, after reading them, you have question regarding the content I strongly urge you to contact any member of the Board of Directors to get a clarification of the issue(s).

If you DO NOT WISH to receive future emails from the sender of these emails please respond and ask to be removed from his distribution list.  
**Thanks for your understanding and cooperation.**

As noted in the June Newsletter, a question was also raised as to whether the BOD should pay for the meal served at the annual dinner meeting. The BOD voted unanimously that it is appropriate for the BOD to authorize this expenditure because it encourages BLHOA members to attend this annual meeting. The annual dinner is the main community event of the year and is the one time that a significant number of BLHOA members gather to hear a summary of BOD activities. Just to make sure that the current members of the BOD agree that this is an expenditure well within the authority of the BOD, another vote was taken on this issue and, again, the vote was unanimous to continue paying for the dinners at the Annual meeting.

### **Rest Rooms**

Sam Frye has turned off the water for the restrooms and locked the doors! They will reopen again in the spring and a new combination will be set. The combination for the restrooms and the storage area will be included on your 2019 membership card which will be sent out after your annual dues are received.

### **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 of any sort please obtain the **Complaint Form** from the Betz site [www.betzlanding.org](http://www.betzlanding.org) and send it to the Board's attention at the address above. **The Board will only review 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.

### **Water Conservation (from June's Newsletter)**

One of the main objectives of our Association is to be good stewards of our natural surroundings which, also include conserving water. As I'm sure you all know the Northern Neck suffers from an influx of saltwater into our natural water table. One, relatively new theory is that a long, long, time ago a meteor struck our happy home (earth) right about where the Chesapeake Bay meets the Atlantic ocean ([https://en.wikipedia.org/wiki/Chesapeake\\_Bay\\_impact\\_crater](https://en.wikipedia.org/wiki/Chesapeake_Bay_impact_crater)). This meteor was so big that a large portion of it was still intact when it struck earth, causing severe damage to the earth's mantle. This damage was such that it cracked the mantle just enough to allow highly salty ocean water to mix in with our local artesian water. The results being that our drinking water has a high salt content and it's getting worse all the time. There's high demand for our underground artesian water which causes it's level to shrink and become even more salty. So it behooves us ALL to use our local well water sparingly. **DON'T WASTE WATER!!** Residents of the Northern Neck and residents of our beloved Association appreciate your co-operation!

### **Roads**

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. The site will give you a reference number to track their work progress. VDOT is supposed to take care of the main road, but some cul-de-sacs are still our responsibility. Also, if you have a gully in front of your mail box where the mail carrier drives on and off the road, please fill it in with stone. This will help prevent the side of the pavement from breaking off.

Thanks go out to Sam Frye for contacting with a local contractors to fix pot-holes in some of our roads that are not maintained by VDOT. Hopefully, those fixes will last for a while!



VDOT was recently contacted about tree limbs overhanging Association roads that they are responsible for maintaining. They were also presented with a list of road maintenance items that need to be done, up and down, Steamboat Lane and Rock Fish Lane.

These are the only two Association roads that have, at least, 3 full-time residence living on them.

Even though VDOT was contacted sometime ago about this needed work but they have yet to be addressed. Efforts are being made to make sure VDOT gets this work done.

Terrie Dustin (new Maintenance Committee Chair) will be contacting VDOT, again, to check on the status of these requested road maintenance issue.

### **A fire safety 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 keep 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 the wind direction and 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 died down for the day.

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

All the equipment used by the Association is 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.)

## **Architectural Control Committee Report**

The BOD would like to extend our appreciation to Joe Thompson for the great work he did while chairing the ACC over the past years!

The ACC will be meeting to choose a new chairperson and will report at the upcoming March meeting.

Dave and Terrie Dustin (Lots 8 and 9) have requested, and received, approval for clearing some trees from Lot 8. Work will begin in January.

With the notices, included 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. Of course, this does not apply to small projects such as tilling up your garden or clearing under brush and dead trees. Let's keep this issue on a common-sense basis, and if you feel your project might need permission, contact the ACC just out of respect.

The Architectural Control Committee(ACC) always strives to deal with members of the Association with respect and professionalism. The time and effort in dealing with applications and violations come from their personal concern for the Betz Landing Community. If you are considering a building project of any kind please contact a member of that committee before you begin breaking ground. If you need assistance navigating our architectural control guidelines, please contact a member of the ACC. The list of current ACC members can be found on the BLHOA website. I hope the membership sincerely appreciates their contributions.

## **Maintenance Committee Comments**

Thanks to Sam Frye our community maintenance issues are dealt with in a timely fashion! Terrie Dustin has stepped up to become the Chair of the Maintenance Committee.



We have been discussing various ideas for repairing and preserving the Betz Landing sign at the front entrance. We are in the process of obtaining estimates for this project and will be reporting on our findings at the March meeting.

## **ATTENTION EVERY LOT OWNER**

### **COMMON STORAGE AREA VEHICLE REGISTRATION**

Thank you to those lot owners who returned the registration form from last year and attached you tag(s). As suggested you should attach the tag in a permanent manner so it cannot be easily removed. If your tag is stolen or lost, the member will need to pay for the replacement. These tags may be reused when the old vehicle has been sold and can be transferred to the new vehicle.

So far, only one vehicle has been removed, by the BOD, from the storage area. We sincerely hope that this action is not needed in the future! However, the BOD will following these procedures: if we find a trailer, boat, etc. that does not have the proper tag, 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 have failed, a form will be filed with VDOT and the vehicle will be removed and disposed of. **We as an organization have the right by Virginia law to remove any derelict vehicles.** Please contact a board member if you need a tag.

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

Some homeowners have asked for clarification of enforcement and appeals process. These documents have been put on our web site ([betzlanding.org](http://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.



### **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. You only need to attend five meetings a year lasting 2 hours or less. 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.

### **Final note**

The BOD strongly encourages BLHOA members to attend our quarterly meetings so you can hear the latest news and express your opinions in person that way you don't have to rely on second hand news sources to find out what's going on in our community!

As usual, our December meeting was very productive and involved some very spirited discussions! Our BOD is composed of Association members who are very engaged and interested in our Association operations and its overall well being. I enjoy chairing these meetings and I can tell you...I have my hands full!! I hope all our meetings continue to be just as lively and productive.

As I said in a previous Newsletter, the reason we are such an outstanding community is that we have great volunteer participation! Each year we hold a spring cleanup day that brings many residents out with their hedge clippers, rakes, chainsaws, and tractors. We keep our roads free of trash, our "broad" roadways well-trimmed and tree limbs cut back so the grass cutter can keep our road ways looking well manicured!

The BOD will stay in touch with everyone via this quarterly newsletter, and please keep yourself up to date by visiting our website at [www.betzlanding.org](http://www.betzlanding.org) and "friend" us at <https://www.facebook.com/BetzLanding>.



**We need your help to keep your Association active and viable.**

Thanks,  
Dave Dustin, President

