

## Facilities Maintenance

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Working with the development company, the roads outside the Crows Nest gate were brought up to standards and transferred to the county in February 2014.

The HOA has maintained all areas except the clubhouse, pool, and trails (which are owned by the development company) since January 2013. The appearance of the areas owned by the HOA has improved steadily year by year.

The Crows Nest roads were repaired and patched in August 2014.

The Crows Nest gate has been repaired several times and an annual maintenance contract has been established.

Street lights were installed on Yardarm Court and Starboard Court in 2012.

## Safety

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A Neighborhood Watch committee was established in 2014. Signs are posted throughout the neighborhood and there are regular meetings with the Rockingham County Sheriff's Department.



## Communications

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A newsletter has been published at least four times each year since November 2010.

An email distribution list is maintained and approximately 100 email blasts are sent annually.

The HOA website was established in December 2012 and the HOA Facebook page was set up in January 2013.

## Social Activities

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Several social activities have been held each year. Activities are announced by email and listed on the website.

Each new resident receives a welcome package and a small gift from members of the welcoming committee.

## Belews Landing Homeowners Association

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Patti Hefner, President  
Roy Montague, Vice-President  
Tim Ratcliffe, Secretary  
Mark Koczenasz, Treasurer  
Dave Keeney, At-Large

Website: [www.belewslanding.org](http://www.belewslanding.org)

This publication was reproduced and distributed at no cost to the HOA, thanks to the generosity of a resident.

December 2015

# Belews Landing Homeowners Association

## The First Decade (2005-2015) A Proud History of Progress



## Formation

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Belews Landing Homeowners Association (HOA) was created when the original CCRs for Belews Landing were filed by the Belews Landing Development Company on April 22, 2005.

The first board of directors was appointed by the development company on June 3, 2010.

The HOA became independent of the development company on February 22, 2012, when the period of declarant control ended.

## Governing Documents

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In response to a request from the development company, a team of residents assisted with the creation of the current CCRs to correct several problems with the initial CCRs. The current CCRs were filed on April 9, 2010.

The HOA established its bylaws on May 18, 2011.

Amendments to the CCRs to clarify voting requirements and to establish reserve funds were passed by members of the association and filed on December 9, 2013.

(All governance documents plus the North Carolina Planned Community Act laws are published on the HOA website for easy access by members.)

## Association Meetings

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In accordance with the CCRs and bylaws, annual meetings and budget ratification meetings have been held annually since January 2011.

## Elections

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Each year since 2012, the HOA has had an orderly process to elect new board members.

The nominations process is overseen by a nominating committee.

Time is set aside for candidates to campaign before the annual meeting.

At the annual meeting, candidates for board of directors present their credentials and answer questions. This is followed by a formal election using paper ballots, careful handling of proxies, and supervised counting of ballots.

In accordance with the bylaws, newly elected board members decide on the officer positions.

## Board Meetings

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Meetings of the board of directors have been held approximately monthly since July 2010.

Meetings are announced by email and listed on the website and are open to all residents.

Meetings are conducted with a balance between strict protocol and the opportunity for residents to share comments.

Minutes of board meetings are published on the website as soon as they are available, and a complete archive of all minutes is maintained on the website.

## Finances

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The HOA has maintained a positive balance in the operating fund every year since it was established. The balance at the end of 2015 is estimated to be \$30,000.

The HOA passed an amendment to the CCRs to create and protect a reserve fund to maintain the private roads and gate. The amendment ensures that the additional assessment paid by Crows Nest residents is used only for the private roads and gate and also ensures that no monies from the operating fund are used for the private roads and gate.

The HOA passed an amendment to the CCRs to create and protect a reserve fund for capital expenses at the clubhouse and pool. This amendment was passed with the expectation that the HOA will become the owner of the clubhouse and pool.

In anticipation of increased expenses, the HOA increased annual assessments three times in ten years (10% effective January 1, 2011; \$200 effective January 1, 2012; and 10% effective January 1, 2014).

A ten-year budget plan was introduced in 2013, and the annual budget and the audit of HOA finances are published on the website.

A summary of the financial situation is presented at each board meeting.

## Architectural Review

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An architectural review committee was established in January 2011 and became independent of the development company on February 22, 2012. The ARC handles approximately 15 requests per year.