



Belews Landing Homeowners Association

List of Accomplishments 2013–2014

Board of Directors

Steve Black, Penny Glover, Mike Lentz, Sherrie McBride (Chair), Roy Montague, and Richard Verner (Chair)

The board has work diligently for the development this year. We achieved the following:

- Renegotiated our contract with AMG to substantially improve services provided with no increase in management fees.
- Obtained audit for 2013. The first audit ever performed for the Association.
- Completed requirements for turnover of Windward to DOT effective February 2014.
- Continued collection process for outstanding dues (placing liens against violators).
- Moved forward with plan for negotiations with Development Company for control of pool/clubhouse.
- Moved forward with plan for negotiations with Development Company for unpaid dues.
- Completed the legal work to get the amendments to the CCRs filed with Rockingham County.
- Worked with the residents of Crows Nest and the Crows Nest Roads and Gate Committee to make much needed repairs to Crows Nest Roads.
- Established two new committees to benefit the association
 - Welcoming Committee – Responsible for contacting new residents.
 - Neighborhood Watch – Working closely with Officer Suthard to establish and maintain an active neighborhood watch.
- Resolved issues regarding Lot 89.
- Addressed vandalism issues within the development along with other enforcement matters.

Architectural Review Committee

Mike McBride (Chair), Nicole Gillespie, and Roger Tumlin

ARC has handled 32 requests during 2013-2014. The following is a breakdown of the submitted requests:

- New Construction 5
- Landscaping 8
- Fire Pit 1
- Playground/Trampoline 3
- Fence 4
- 3 Season Porch 2
- Patio/Walkway 3
- Driveway Addition/New Garage 1
- Satellite Dish 1

- Violations 1
- Complaints 2

Lot 10 submitted house plans for approval January 21, 2014, however, approval was denied because no driveway was shown and exterior selections were not outlined as per submission application. Lot owner was notified to resubmit plans showing the driveway. He has not resubmitted as of September 10, 2014.

Also a new Architectural Request Form for submitting data was created last fall and implemented on the belewslanding.org website.

Special thanks and recognition goes to Sherrie Tumlin for formatting the ARC's revised submission form and to Austin Lewis for uploading same.

The ARC is happy to report that we have had very positive feedback from those submitting plans, additions, and renovations using this new form. In addition, the new form provides an innate punch-list which has been very helpful to the committee in reviewing, approving, and archiving all applications.

Communications Committee

Austin Lewis (Chair) and Sherry Tumlin

Newsletter

- Since last year's annual meeting, newsletters were sent in October 2013, December 2013, February 2014, April 2014, June 2014, and September 2014.
- The next newsletter is planned for November/December.

Website

- Our HOA website (www.belewslanding.org) underwent a major revision this year. It was converted from Google Sites to direct coding using HTML5/CSS3. The new version came online on November 2, 2013.
- Various pages have been updated regularly since then.
- A new calendar feature was added on December 20, 2013.
- A slide show of photos of Belews Landing in the snow added on January 29, 2014.
- A new form feature to "Contact Webmaster" etc. was added in February 2014.
- A "Members Only" section (with password protection) was added on March 10, 2014. Since inception, 39 unique passwords have been given out. A listing of members and the 2014 budget was added to the Members Only section. The listing of members has been updated several times.
- The left sidebar was revised with more attractive button links in May 2014.
- A slide show of photos of the summer pool party added on July 15, 2014.
- The ARC request form was revised twice and was transferred from the developer's site to the HOA site.
- Three new advertisements were added to the site (and deleted after 30 days).
- An improved map of the development was added.
- Minutes of meetings, newsletters, and governance documents were added as they became available.
- Statistics (September 1, 2013 to August 31, 2014)
 - Total number of sessions = 4,444
 - Number of users = 1,350
 - Most visits in one day = 92 on January 29, 2014
 - Number of page views = 13,233
 - Website has been viewed by people in 42 different states (83% NC) and 49 countries (95% USA)

Facebook Page

- Anyone can post on our page and postings by HOA members are encouraged.
- 74 people "Like" our Facebook page.

Email Blasts

- Email blasts continue to be an important means of communication. Since the last annual meeting, there have been 126 email blasts to the HOA membership.

Crows Nest Roads and Gate Committee

Dave Keeney (Chair), Rick Craig, Dave Rush, and Ben Yorks

Roads

- Approximately 10,450 square feet of road surface were excavated and replaced with 3 inches of asphalt on Crows Nest Drive, Leeward Drive, Widows Walk Court, and Windjammer Lane. The work was completed by CACTX of Winston Salem at a cost of \$38,150. Additionally, CACTX hot sealed remaining cracks and joints on those same streets at a cost of \$4,085.
- The repair of Yardarm Court will be completed by the Development Company as agreed by emails from Sean Long on December 30, 2013 and most recently August 22, 2014:
"At this time, the Development Company plans on repairing damaged sections of Yardarm Court after 8-9 homes have been built on this street. Since there is no way to accurately project when this will happen, it is impossible to provide a time table for the repair work."

Gate

- The replacement of asphalt pavement at the Crows Nest entrance gate required the reinstallation of the four sensor loops to control gate operation. Seegars Fence Company of Greensboro completed this work and also serviced the two gate controllers and replaced the two drive chains. The cost of this contract was \$3,050.
- Seegars' technician identified two issues with the entrance gate: the north side operator pad is out of level and one of the three guide posts for the south side gate is not standing in a vertical plane. The committee decided to contract the repair of the operator pad at a cost of \$991. (Concrete Jack and Secure Access Services declined to quote this repair work)

Shoulders

- Second Nature Landscaping, HOA's landscaping contractor, has been contracted to fill washed out shoulders with soil, packing the soil, and re-seeding those areas with grass. This work will only be done on common areas and along undeveloped lots.

Neighborhood Watch Committee

Jane Hansen (Chair), Linda Sanders, and Diane Short

The committee has established a Neighborhood Watch Program, has secured funding for signs, and is in the process of purchasing and installing them.

Social Committee

Nicole Gillespie (Chair)

Events during this year

- Community gathering/pool parties
- Baby showers
- Birthday parties
- Company functions
- Graduation parties
- Youth group events
- Community watch
- Card-making classes

Upcoming planned events

- Yard sale – Cancer Society fundraiser
- Friday at 5:00 on November 14

Proposed upcoming events:

- Boo trail (Oct)
- Veteran's Day ~ coordinated with November HOA meeting
- Homes of the Holidays~ BL parade of homes (December)
- Visit from Santa and golf cart caroling (December)

Welcoming Committee

Jan Keeney (Chair)

In 2013 began welcoming new homeowners to Belews Landing on behalf of the HOA. To date, the chair of the committee has visited with a total of 13 families, presenting them with a handmade card containing a welcome letter, pertinent community information such as school district, auto license registration location, garbage collection day, etc. and a homemade pastry. Both the card and pasty are usually seasonal.