



Belews Landing Homeowners Association

List of Accomplishments 2014–2015

Board of Directors

Richard Verner (Chair), Penny Glover, Patti Hefner, Roy Montague, and Tim Ratcliffe

The board has work diligently for the development this year (October 2014 – September 2015). We achieved the following:

- Established a Financial Committee.
- Established a Landscaping Committee.
- Obtained audit for 2014.
- Continued the collection process for outstanding dues (talking one-on-one with violators and placing liens against violators).
- Continued negotiations with Development Company for turnover of the pool/clubhouse and trails.
- Resolved issues regarding Lot 89. Construction was completed and the property was sold.
- Altered the hours of operation of the gate into Crows Nest. The new hours are: open at 8:00 am and close at 5:00 pm.
- Addressed vandalism issues within the development along with other enforcement matters.
- Addressed water quality issues and encouraged residents to express dissatisfaction with Aqua.
- Obtained necessary repairs to the Aqua pump house located on Crows Nest Dr.
- Replaced missing and dead plants within the common and expanded plant beds.
- Identified necessary repairs to correct erosion issues on the walking/golf cart paths and obtained bids.
- Distributed safety document (1st draft by Linda Sanders)

Although not a board accomplishments we feel it is important to acknowledge the following individuals for their voluntary contributions to the association.

- Establishment of kayak storage for the HOA– through the generosity, innovation, and effort of Dave Keeney and Roger Tumlin, kayak storage is now available to HOA members.
- Removal of downed trees from the trails - through the generosity and efforts of Michael Bailey, Mark and Carol Dobosy, Roger Tumlin, and Jan and Dave Kenney.
- Maintenance and cleaning of pool (Sue Congelosi) and restrooms (Tim Ratcliffe, Patti Hefner, and several other anonymous volunteers).
- Rick and Wendy Gregg, Tim Ratcliffe, and Richard Verner for cutting the “golf course.”

Architectural Review Committee

Mark Dobosy (Chair), David Drugman, Nicole Gillespie, and Roger Tumlin

After a lull in construction for the last few years, the Belews Landing neighborhood has seen an uptick in activity over the last year. In the last 12 months, the Architectural Review Committee (ARC) has helped six new families start or complete new homes in all sections of the neighborhood. In addition to new home starts, the ARC has given guidance to at least 10 neighbors requesting changes to the exterior of their homes or yards. These changes included fences, landscaping, swing sets, screened porches, detached garages, and driveways.

The ARC works to guide contractors and new and current residents through the requirements of the CCRs to develop home plans and changes that are in compliance and in keeping with the character of our neighborhood. When plans are not in compliance, the committee helps the contractor or lot owner make changes to bring the planned home or changes to an existing home or lot into compliance. Unfortunately, when the plans cannot be brought into compliance the ARC, as instructed in the CCRs, declines approval to start construction. This year there were a small number of plans that were not approved for this reason.

All of us who have built homes know that the devil is in the details and attention to the details is important in a community to ensure that the finished home or project final appearance is in harmony with the neighborhood. We appreciate input and support from the community as we work to maintain the neighborhood appearance, character, and value. Please contact the ARC when planning your next project and we will help you make sure your project meets the criteria in the CCRs before construction begins. We are here to help fix any issues at the design stage when it is much easier and more cost-effective than trying to rework a nonconforming part of a project.

Communications Committee

Austin Lewis (Chair) and Sherry Tumlin

Newsletter

- Since last year's annual meeting, newsletters were sent in October 2014, February 2015, May 2015, and August 2015.
- The newsletter is now produced using Microsoft Publisher, which enables more creative placement of text and photos and other graphics.
- The next newsletter is planned for November/December.

Website

- Our HOA website (www.belewslanding.org) continues to get a substantial amount of traffic—see statistics below.
- Minutes of meetings, newsletters, and governance documents were added as they became available.
- Since inception, 59 unique passwords have been given out to provide access to the “Members Only” section.
- The list of lot owners on the “Members Only” section has been updated numerous times.
- Thirty-nine events were added to the online calendar.
- Six new advertisements were added to the site (and deleted after 30 days).
- A timeline-history of the HOA was developed and added to the “Members Only” section
- Statistics (September 1, 2014 to August 31, 2015)
 - Total number of sessions = 4,576
 - Number of users = 2,359
 - Most visits in one day = 119 on June 7, 2015
 - Number of page views = 10,971
 - Website was viewed by people in 41 different states (75% NC) and 98 countries (76% USA)

Facebook Page

- Anyone can post on our page and postings by HOA members are encouraged.
- 96 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 91 email blasts to the HOA membership.

SurveyMonkey

- An account with SurveyMonkey was established to enable brief surveys to be sent to HOA members.

Crows Nest Roads and Gate Committee

David Keeney (Chair), David Drugman, Rick Craig, and David White

Committee Activities

- In spring, the committee inspected the private roads (Crows Nest, Leeward, Widows Walk, and Windjammer) and saw no need for extensive repair. Eight areas were noted where hot sealing may be appropriate, but in consideration of the expense and the amount of construction activity going on, no action will be taken this year.
- In March, we received a quote from Seegars for annual maintenance of the gate. This maintenance should be done in fall of this year.
- In August, we noted damage to the road shoulders in Crows Nest and Windward. We also walked the roads in Windward and found several areas in need of repair and patching.

Recommendations to the HOA Board and Management Company

- Order routine servicing of the gates and the gate controllers. The March quote from Seegars is \$756 for this service and includes the following details:
 - DRIVE TRAIN: Check for excessive slack/bearings/shaft
 - LIMIT SWITCHES: Check and adjust as required
 - BRAKE: Check and adjust as required
 - SPROCKETS: Check for wear and ensure set screw is tight
 - CHAINS: Lubricate and adjust as required
 - CLUTCH: Check and adjust as required
 - BELTS: Check condition and tension
 - MANUAL DISCONNECTS: Check and operate
 - FRAME BOLTS: Check and tighten as required
 - SAFETY: Check and operate
 - CONTROLS: Check and operate
 - ELECTRICAL: Inspect wire and connections and relays
 - VOLTAGE: Check for low voltage
 - SAFETY EDGE: Check operation and battery condition
 - SAFETY LOOP: Check and operate
 - SAFETY ELECTRIC EYE (PHOTO BEAM): Check and operate
 - TRANSMITTERS AND RADIO RECEIVER: Check and operate
 - GATE FRAME: Check condition and adjust as required
 - GATE ROLLERS OR HINGES: Check condition and lubricate
 - TOTAL UNIT: Inspect for wear and damage
- Order the community's landscape contractor to again fill, pack, and seed the road shoulders in Crows Nest.
- Above items shall be funded by the Crows Nest Roads Reserve Fund.

Recommendations of the Roads Committee for the public roads in Windward

- The shoulders are in need of filling, packing, and seeding.
- There are broken shoulders, potholes, and wide cracks that should be repaired by the county:
 - At the intersection of Crows Nest and Starboard, the North West corner of pavement is broken
 - Crows Nest road has broken shoulders on the north and south edges
 - At the entrance to the community from Ellisboro, there are pot holes on the north and south sides
 - Keel and Topside each have a wide crack down the centerline of the cul-de-sacs
 - There is a transverse crack on Windward between Keel and Topside
 - The intersection of Windward and Topside has broken pavement on the northwest and southwest sides
 - Some broken areas on the north shoulder of Topside near Windward

Landscaping Committee

Penny Glover (Chair), Carol Dobosy, Mark Dobosy, Ron Hedrick, Vicki Hedrick, and Bonnie Wrisley

Committee Activities

In August of 2014 and 2015, met with Roads Committee to identify areas along the sides of the roads requiring fill dirt and seed to provided added support and prevent road damage.

Throughout the 2014-15 period, met with landscaper to discuss:

- the giant arborvitae at the entrance that fell sick, was cut down and replaced
- removal of several trees that fell across the trails (some removed by members of the association)
- snow removal (twice)
- several crape myrtle trees that were split as a result of heavy snow, consequently, the landscaper tied the trees and monitored their health
- for the first time, replacing missing, dead or dying plants within plant beds
- expanding and softening of the edges of some plant beds and refreshing new mulch for a more attractive appearance
- treating the crape myrtle trees for an infestation of Japanese beetles
- quotes to mow vs bush hog the “golf course”

In March, 2015, met with landscape designer and specialist in trail design to obtain quotes for repairs to the trails.

Obtained a quote from a resident of Belews Landing for the cost of trail repairs.

In summary, maintenance, treatment and prevention are essential to healthy, attractive landscaping. The committee will continue to monitor landscaping and make recommendations for improvements. Moreover, we encourage all members of the association to join our committee and/or volunteer service to weed plant beds, pick up trash and debris or donate plants to add to existing plant beds.

The committee requested and received board approval for all improvements.

Social Committee

Nicole Gillespie (Chair)

The social committee was unable to plan functions for 2015; however, the association did enjoy several events:

- Wine Tasting Tour in March 2015 organized by Amy Rider
- Special Olympics Fundraiser organized by Diane and David Short
- Wine Tasting Tour scheduled for November 7 2015, also organized by Amy Rider

Nicole is gearing up for 2016 and is requesting members to join the social committee. You can contact her directly at nicole.gillespie@rocketmail.com.

Welcoming Committee

Jan Keeney (Chair)

The welcoming committee visited 14 new residents (3 in the Crows Nest section and 11 in the Windward section). There are currently 8 homes under construction (6 sold with occupancy in near future and 2 spec homes).