



## **Belews Landing Homeowners Association List of Accomplishments 2015–2016**

### **Board of Directors**

Patti Hefner (President), David Keeney, Mark Koczenasz, Roy Montague, and Tim Ratcliffe

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- Completed 2015 without going over budgeted expenses.
- Established open communications and created a positive relationship with the development company.
- In February we looked at three options regarding pool and clubhouse negotiations: (1) We could do nothing, whereby the developer may have charged \$500 for pool membership; (2) Try to negotiate for a final settlement; or (3) Sign a one year operation and management agreement. On February 24th the Board asked the members to vote on Option 2, a proposed \$500 assessment that would be applied to a single payment to the Belews Landing Development Company. That payment was intended to allow for the conveyance of the clubhouse and pool properties to the HOA no later than April 1, 2017. The proposal did not pass.
- On March 29th, the board negotiated and signed an agreement with the Development Company that gave the HOA the operational and management control of both the Clubhouse and Pool Amenity site. The agreement was signed for calendar year 2016. The HOA agreed to pay the Development Company \$17,432, that amount was derived from the number of current sold lots, proof of expenses from the Developer from prior years, less monies due by developer. Developer still pays operating expenses including; supplies, maintenance, landscaping, utilities and phone, taxes, insurance, and certified pool operator fees.
- Established three new committees-
  - *Strategic Planning Committee* to work on future savings and big projects for the community.
  - *Clubhouse Committee* to formulate the rules and guidelines, take care of rentals, and make necessary decisions regarding all operations of the clubhouse.
  - *Pool Committee* to establish rules, administer passcodes, and make decisions regarding all operations of the pool.
- Changed the annual meeting from the fall time period to late spring/early summer time period. This will allow the new board time to work with committee chairs to determine needs, establish cost, and have the following year's budget ratified before the next calendar year.

- A searchable copy of our CCRs has been posted on the HOA website.
  - Signs were made to ask residents and visitors coming into the development on Crows Nest to respect our entrance by staying on the road.
  - Established rules for common areas.
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## **Architectural Review Committee**

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

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The Architectural Review Committee (ARC) thanks the residents of Belews Landing for their involvement in maintaining the properties in our neighborhood to keep it looking its best. Thanks to all who submitted request forms for projects to make modifications to their homes and properties. These projects could be evaluated beforehand to be sure that they met the Covenants Conditions and Restrictions (CCRs) that maintain the unique character of Belews Landing. The ARC stands ready to help contractors and residents interpret the CCRs and evaluate plans and projects so that they can proceed without delays or modifications.

As a reminder the Architectural Review Request form needed for all projects that change the exterior of your home, your landscaping or that make additions to your yard is available online on the HOA website ([www.belewslanding.org](http://www.belewslanding.org)) under the Documents >> Governance tab. A searchable copy of the current CCRs is also available here for easy reference. Please feel free to email the ARC through the website link listed under the Contact tab.

- New home plans were evaluated and approved for three homes
  - Lot 132 – Windward: New home construction approved and now started
  - Lot 113 - 197 Topside Ct: New home construction under way
  - Lot 76 – Starboard: New home construction nearing completion
- Many improvement projects were approved
  - Lot 73 - 176 Starboard Ct.: Playground equipment
  - Lot 118 - 137 Topside Ct.: New garage door style and color
  - Lot 125 - 257 Windward Dr.: New retaining wall for garden space
  - Lot 125 - 257 Windward Dr.: Driveway addition
  - Lot 52 - 110 Windjammer Ln.: New patio and outdoor fireplace
  - Lot 62 - 233 Leeward Dr.: Landscaping and driveway modification
  - Lot 122 - 248 Windward Dr.: New fencing
  - Lot 100 - 121 Keel Ct.: Screen porch and patio addition
  - Lot 118 - 137 Topside Ct.: Gutter replacement
  - Lot 118 - 137 Topside Ct.: Screened-in porch, deck, and patio addition
  - Lot 16 - 200 Yardarm Ct.: Landscaping plan approval
  - Lot 95 - 172 Keel Ct.: Regrading for water runoff control
  - Lot 101 - 111 Keel Ct.: Screened-in porch

The ARC thanks Roger Tumlin for his service of two years as he stepped down from the ARC this spring. In his place, Jim Powell was added as a new ARC member in May. If other members of the neighborhood would like to join the committee please let us know.

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## **Clubhouse Committee**

Jan Keeney (Chair), Nicole Gillespie, and Sherrie McBride

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The Clubhouse Committee was formed in April. Rules and regulations as previously established will be followed with no changes. The reservation fee was reduced to the original amount of \$50.00. The reservation process will remain as previously organized. To date we have had one reservation, one community activity, and four pending reservations.

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## **Communications Committee**

Austin Lewis (Chair), Lisa Boles, and Sherry Tumlin

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### **Newsletter**

- Since last year's annual meeting, a newsletter was sent in December 2015.
- The communications committee and the HOA board is currently seeking a volunteer to continue the newsletter.

### **Website**

- The HOA website ([www.belewslanding.org](http://www.belewslanding.org)) continues to be an important resource for our community—see statistics below.
- Minutes of meetings, newsletters, and governance documents were added as they became available.
- A fully searchable version of the CCRs was added in February.
- Online forms allow users to communicate directly with the ARC, the communications committee, and the webmaster.
- Since inception, 74 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.
- On average, three events are added to the online calendar each month.
- The advertisements page is updated and maintained as necessary.
- The timeline-history of the HOA (in the "Members Only" section) has been updated.
- Statistics (June 1, 2015 to May 31, 2016)
  - Total number of sessions = 3,850
  - Number of users = 1,883
  - Most visits in one day = 95 on May 25, 2016

- Number of page views = 10,888
- Website was viewed by people in 43 different states (78% NC) and 83 countries (76% USA)

**Facebook Page**

- Anyone can post on our page (www.facebook.com/BelewsLanding) and postings by HOA members are encouraged.
- 112 people “Like” our Facebook page.

**Email Blasts**

- Email blasts continue to be an important means of communication. The communications committee maintains the email distribution list. Lisa Boles took over the responsibility for maintaining the list and sending emails in April 2016. From June 1, 2015 to May 31, 2016, 101 email blasts were sent to the HOA membership.

**Crows Nest Roads and Gate Committee**

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

**Activities**

- October 2015: The Crows Nest entrance gate was damaged by vehicle contact. The gate was replaced by Seegars at a cost of \$4,838. Insurance paid \$3,838. The annual maintenance of the two gate controllers was performed at that time at a cost of \$756.
- November 16, 2015: Meeting of Crows Nest property owners (19 people, 12 home sites); gate open hours of 7:00 am to 5:00 pm were decided.
- April – May 2016: Inspection of the private roads (Crows Nest, Leeward, Widows Walk, and Windjammer) noted fifteen areas showing borderline deterioration of the asphalt. Estimated repair cost by Mike Reckard of CACTX is \$37,000.
- May 2016: The exit gate frequently malfunctioned by failing to fully close and stalling in that almost-closed position. Seegars inspected the gate and control system, then adjusted the drive chain tension to resolve the issue (cost \$276).
- June 1, 2016: Meeting of Crows Nest property owners (10 members, 7 home sites) decided not to make any repairs to the roads this year. We will proceed with the preventative maintenance of the gate by Seegars in fall of this year. A question of the status of repairs to Yardarm was answered by reference to an August 22, 2014 communication from S. Long: “At this time, the Development Company plans on repairing damaged sections of Yardarm Court after 8-9 homes have been built on the street.”

**Financial Report of the Crows Nest Road and Gate Reserve Fund**

Balance at end of 2015.....	\$53,715
Assessment revenue for 2016 .....	\$23,650 (estimate)
Available funds total .....	\$77,365 (estimate)

Expenses 2016 year to date  
Exit gate repair ..... \$276  
Phone..... \$280

**Recommendations of the Roads Committee for the Private and Public roads in Belews Landing**

- The shoulders need filling, packing, and seeding.
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**Landscape and Environment Committee**

Roy Montague (Chair), Carol Dobosy, Mark Dobosy, Ron Hedrick, Vicki Hedrick, and Bonnie Wrisley

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- The HOA Board asked the committee to attempt to reduce landscape costs. The committee met on September 30, 2015 to review the bidding process and create an action plan. The committee discussed what services to leave in the bid and what could be done by residents.
  - A request for proposals was distributed to more than 25 landscape companies in the greater Stokesdale area on November 20, 2015, with sealed bids due on December 1, 2015.
  - Sealed bids were opened at a meeting of the committee on January 3, 2016. Three bids were received. Two were accepted. The third was late and not in the required format.
  - The landscaping contract was awarded to Second Nature Landscaping to begin on April 1, 2016 for \$16,425 for the nine-month contractual period in 2016, and \$21,900 for the twelve-month contractual period in 2017. Option to renew for 2017 if both parties are satisfied.
  - The committee recommends that we give owners of undeveloped lots the option of either hiring someone to mow the rights-of-way themselves, or pay the HOA a predetermined reasonable fee for Second Nature Landscaping to mow the rights-of-way. Letters were sent to lot owners on March 20, 2016, asking them to pay to have the rights-of-way in fronts of their lots mowed. Seven lot owners have sent checks to cover the mowing cost for their lots. Invoices were sent to remaining lot owners.
  - An email blast was sent to residents soliciting volunteers to plant flowers, and the committee planted flowers at entrances and common areas on May 14, 2016.
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**Neighborhood Watch Committee**

Linda Sanders (Co-Chair) and Diane Short (Co-Chair)

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- Organized Neighborhood Watch meetings with the Rockingham County Sherriff's deputies approximately every two months.

- Learned about current crime and gang activity in Rockingham County.
  - Provided drinks and light snacks at one of the meetings.
  - Encouraged residents to call 911 if they see a crime in progress or suspicious activity.
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## **Nominating Committee**

Dave Keeney (Chair), Dave Drugman, Donovan McCorkle, and Tracey McCorkle

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The nominating committee was formed in April 2016 to seek candidates for two board of director seats to be on the ballot at the June 22, 2016 annual meeting.

In June, four candidates (Patti Hefner, Karyn Narlow, Jeremy McAbee, and Julia Kinlaw) submitted forms as candidates. The annual meeting announcement was prepared and mailed by AMG for members to receive by June 4. Additional candidates may apply before or during the meeting on June 22.

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## **Pool Committee**

Roy Montague (Chair), Sandy Bohland, Lisa Boles, Linda Sanders, and Brian Siemon

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- Established pool rules for the 2016 season.
  - Distributed pool access codes to qualified lot owners.
  - Cleaned the grill and established protocols for using the grill.
  - Cleaned restrooms and maintained pool area daily, locking each night.
  - Repaired pool furniture.
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## **Social Committee**

Nicole Gillespie (Chair), Sarah Bailey, and Amy Rider

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- A food drive to support the activities of LOT2540 was organized in November.
- Wreaths and other decorative items were placed at the main entrance during the holiday season.
- A Memorial weekend pool party was held on May 28. There was food (including pizza donated by *Blue Naples*) and games for all ages. Music was provided by Jake the DJ.
- A community-wide yard sale was organized and held on June 4. Several households participated and reported good sales.

- The Social Committee is seeking members and suggestions for events that you would like to have in the community.
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## **Strategic Planning Committee**

Mark Koczenasz (Chair), David Bailey, Michael Bailey, Michael McBride, Tracey McCorkle, Rachel Morrow, Brian Siemon, and David Short

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This newly formed committee has focused initially on evaluating large HOA cost impact items.

- *Street Lights.* Currently in process to negotiate with Duke Energy to see if we can work to establish a better agreement which could lower our annual expense.
- *AMG Contract.* It is the recommendation of the committee to either insource or look at an alternative approach to managing our financials, but we have to go through a process to terminate our contract. This process has started, but is not yet final.
- *Duke Waterfront Lease.* The lease is being investigated to see how the HOA can be removed as the middle man regarding invoicing, receiving, and paying of the waterfront dues.

Once these initial issues have been addressed, the committee will evaluate other opportunities that would be expected to enhance/benefit our community as a whole.

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## **Welcoming Committee**

Jan Keeney (Chair)

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Nine families have joined our community since September 2015. They are:

- Robert and Lana Baeten (Lot 9, 293 Yardarm Court)
  - Bill and Kathy Mayer (Lot 16, 200 Yardarm Court)
  - Ronald Gonzales (Lot 23, 326 Crows Nest Drive)
  - Eddie Spears (Lot 54, 150 Windjammer Lance)
  - Karyn Narlow and Sandy Shatz (Lot 62, 233 Leeward Drive)
  - Thane and Susan Barnes (Lot 78, 128 Starboard Court)
  - Brien George (Lot 114, 181 Topside Court)
  - Robert Dilmore (Lot 122, 248 Windward Drive)
  - John and Sheryl Motley (Lot 125, 257 Windward Drive)
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