



## **Belews Landing Homeowners Association List of Accomplishments 2016–2017**

### **Board of Directors**

Patti Hefner (President), David Keeney, Julia Kinlaw, Mark Koczenasz, and Roy Montague

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- Completed 2016 without going over budgeted expenses.
  - Continued open communications and maintained a positive relationship with the development company.
  - Interviewed and contracted a new Home Owners Management company, Cedars Management Group. We have successfully transferred all information and have them fully implemented as a full-service management group.
  - Created a venue of having public quarterly HOA meetings and monthly executive meetings when needed.
  - Combined the Pool and Clubhouse Committees together to eliminate double duties.
  - The Strategic Planning committee was folded due to lack of participation.
  - Neighborhood Watch committee was folded due to lack of participation.
  - Held the first annual "Committee Appreciation Celebration," where all members of all the committees met for a meal and drinks provided by the Board of Directors Members.
  - Current balance of unsold (BLDC) lots: 11 in Crows Nest; 5 in Windward.
  - Initiated legal action to collect from a home builder that owes more than \$24,000 in late assessments.
  - Asked BLDC to make application to turn Starboard Court over to the county.
  - Completed Belews Landing's second SurveyMonkey.
  - "Contact HOA Board," a means for members to communicate directly with the Board, was added to our website.
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## **Architectural Review Committee**

Jim Powell (Chair), Lisa Boles, Ron Gonzalez, and Karyn Narlow

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### **2017 Update**

Member Requests:

1. Lot 67 Leeward – New Construction - Pending
2. Lot 8 Yardarm – New Construction - Approved
3. Lot 59 Windjammer – Landscaping – Approved
4. Lot 124 Windward – Outbuilding – Approved
5. Lot 124 Windward – Outside Fireplace – Approved
6. Lot 58 Windjammer – New Construction – Approved
7. Lot 23 Crow’s Nest – Landscaping – Under Review

### **2016 Recap**

- 4 homes completed on Windward
- 1 home completion on Topside
- 2 homes completed on Starboard
- 2 homes completed on Yardarm

The ARC has assisted neighbors with projects for:

- Installing landscape features such as fences, water features, pavers & flower beds
- Installing children’s playground equipment such as swing sets and a treehouse
- Regrading yards for drainage and safer mowing

Updates were made to the Architectural Review process. Instructions for requesting approval for projects to modify homes and yards were developed and added to the Belews Landing website. In addition, an appeal process was developed to be used if a request is declined due to a misinterpretation of the CCRs or inconsistent application of established precedents in the neighborhood. Please review these updates as you plan your next project.

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## **Clubhouse and Pool Committee**

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

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- 2016 was the first year of the pool committee, Lisa Boles and Sandy Bohland did a fantastic job opening and closing the pool each day. They assured that the gate was secured, lawn furniture was straightened up, restrooms were cleaned, and no trash was left behind.

- 2016 Jan Keeney did an excellent job maintaining the clubhouse, she completed a thorough spring cleaning, maintained restrooms, and kept up with the day-to-day operation throughout the year.
- First year of operations of both pool and clubhouse went very smoothly.
- In 2017, the clubhouse committee and the pool committee were consolidated into one committee.
- A new camera system was purchased that is used for both inside the clubhouse and the outside pool area to ensure people's safety and deter vandalism.
- Pool opened on May 1st as planned.
- Amy and Jimmy Rider replaced and repaired the grill to its full operational state.
- Clubhouse was rented 17 times in the past year.

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## **Communications Committee**

Lisa Boles (Chair) and Austin Lewis

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### **Newsletter**

- The newsletter has been discontinued because of the lack of a volunteer to lead it.

### **Website**

- The home page of the website was completely restructured to include the calendar, a map of the development, easy access to the major forms, and the Facebook feed.
- Approximately half of the other webpages have been revamped with a new color scheme and new fonts.
- Minutes of meetings and new governance documents were added as they became available.
- The list of lot owners on the "Members Only" section has been updated numerous times.
- Statistics (June 1, 2016 to May 31, 2017)
  - Total number of sessions = 3,005
  - Number of users = 1,383
  - Most visits in one day = 89 on July 6, 2016
  - Number of page views = 8,940
  - Website was viewed by people in 41 different states (80% NC) and 40 countries (80% USA)

### **Facebook Page**

- Anyone can post on our page (<https://www.facebook.com/BelewsLanding/>) and postings by HOA members are encouraged.
- 132 people "Like" our Facebook page.

## Email Blasts

- Email communications have been sent to the community advising on community sponsored events, advertisements from homeowners, and notices to homeowners from the board of directors.
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## Crows Nest Roads and Gate Committee

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

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### Crows Nest Roads and Gate Reserve Fund:

|   |           |
|---|-----------|
| 2016 Expenses                             | \$ 2,399  |
| 2016 Year-end Balance                     | \$ 81,683 |
| 2017 Year to date Expenses                | \$ 454    |
| 2017 Estimated Income                     | \$ 26,950 |
| Estimated Available Funds as of June 2017 | \$108,179 |

### Maintenance and Action Items since May 2016

- June 2016: Exit gate failure: gate was out of plumb; putting a load on inboard roller. Seegars reset lower roller/guides at no cost to the HOA.
- July 2016: Sheriff's Deputy reported that entrance gate does not respond to Yelp. Rick created a unique code number for the Sheriff's department.
- January 2017: Entrance gate failure: U-bolt failed and was repaired by Seegars at no cost to the HOA.
- February 2017: Gate failure: a break in an underground phone cable to the kiosk required repairs by Via Electric. Cost \$210.

### Planned Action Items

- June 2017 R&G Committee: Richard Verner (chair), Dave Drugman, Rick Craig
  - Spring/Summer 2017: Gather quotes for repairs to Crows Nest, Leeward, and Windjammer. Then, conduct a meeting of Crows Nest Lot Owners to decide on a maintenance plan for 2017
  - Fall 2017: Gate Preventative Maintenance by Seegars. Estimated Cost \$760.
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## **Landscape and Environment Committee**

Michael Bayley (Chair), Vicki Hedrick, and Karyn Narlow

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- 2016-2017 Contract was established in 2016.
  - Spent \$5,500 on mulch vs budget of \$5,000.
  - Also, we are going to have a \$300 charge to replace the irrigation control board for the entrance landscape area.
  - We are also in the process of getting a plan together for future repairs/maintenance needed to take care of the base plants at the signs.
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## **Social Committee**

Sarah Bailey (Chair), Julia Kinlaw, Deborah Mallard, and Amy Rider

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### **Activities**

- Independence Day and Labor Day pool parties
- October Fall Festival with hayride
- November Meet and Greet
- December Breakfast with Santa
- Adult Christmas party
- April Spring Fling–Meet and Greet, Alex's Lemonade Fundraiser

We had great turn outs at the events listed above, including getting to meet multiple new community members.

We raised approximately \$260 for pediatric cancer research and had multiple 50/50 payouts throughout the year to different community participants.

The committee started the previous summer with approximately \$350 and now has approximately \$200 remaining.

### **Upcoming Events**

- Ice cream truck pool party
  - Pool party with DJ (post-Independence Day celebration)
  - Labor Day pool party (pre- or post-holiday)
  - Monthly wine social
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## **Welcoming Committee**

Carol Dobosy (Chair)

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Eight families have joined our community in 2016-17. They are:

- Michael and Andrea Lanum (Lot 76, 154 Starboard Court)
  - Dan and Holly Hodges (Lot 104, 134 Topside Court)
  - Eddie and JoAnn Walker (Lot 121, 240 Windward Drive)
  - Derrick and Erica Hill (Lot 134, 159 Windward Drive)
  - Josh and Lindsay Agnew (Lot 132, 185 Windward Drive)
  - John and Karen Loucks (Lot 30, 391 Crows Nest Drive)
  - Claude Draillard and Karyn Oliver-Draillard (Lot 44, 212 Leeward Drive)
  - Kyle and Kathy Jones (Lot 69, 115 Leeward Drive)
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