



Belews Landing Homeowners Association List of Accomplishments 2017–2018

Board of Directors

Todd Herman (President), Julia Kinlaw, Mark Koczenasz, and Roy Montague

- 2017 completed year under budgeted expenses.
 - Continued open communications and maintained a positive relationship with the development company.
 - Restarted HOA Newsletter.
 - Current balance of unsold lots: 10 lots in Crows Nest, 3 lots in The Estates, and 1 lot in Windward.
 - Continued actions to recover back dues and push for sale of lots from a home builder that owes more than \$28,000 in late assessments.
 - Communicated Crows Nest special gate codes to local Emergency Services.
 - Proposed combined Belews Landing Amenity Site Regulations for common areas, pool, and clubhouse.
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Architectural Review Committee

Lisa Boles (Chair), John Mallard, Tracey McCorkle, and Karyn Narlow

The following member requests were reviewed by the ARC and approved:

1. Lot 47 Leeward – Landscaping
 2. Lot 48 Leeward – New Construction
 3. Lot 101 Keel – Deck Extension
 4. Lot 35 Widows Walk – Patio Addition
 5. Lot 76 Starboard – Front Door Replacement
 6. Lot 58 Windjammer – Outdoor Kitchen/Dining Area/Firepit
 7. Lot 71 Starboard – Screen Porch Addition
 8. Lot 97 Keel – Landscaping
 9. Lot 76 Starboard – Recreational Equipment
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Clubhouse and Pool Committee

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

- New fan was installed on the patio.
 - Additional fee of \$15 was added for all clubhouse rentals to provide periodic professional cleaning.
 - Pool was opened on May 12th; slight delay due to cold weather.
 - The clubhouse was rented 10 times this year for birthday parties, graduation parties, and a wedding anniversary party. Community groups that use the clubhouse regularly are the book group, the ARC, the HOA board, and the social committee.
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Communications Committee

Lisa Boles (Chair), Kim Herman, and Austin Lewis

Newsletter

- Restarted the newsletter in October 2017.
- Currently publishing the newsletter every other month in 2018.

Website (www.belewslanding.org)

- Several webpages were revamped with a new color scheme and new fonts.
- Minutes of meetings and new documents were added as they became available.
- The *Directory of Homeowners* has been updated numerous times.
- The *Timeline-History* section has been updated.
- Statistics (June 1, 2017 to May 31, 2018)
 - Total number of sessions = 3,254 (average 9 per day)
 - Number of users = 1,853
 - Number of page views = 7,167
 - Website was viewed by people in 38 different states (61% NC) and 34 countries (59% USA)

Facebook Page (www.facebook.com/BelewsLanding)

- Anyone can post on our page and postings by HOA members are encouraged.
- 160 people “Like” our Facebook page.

Email Blasts

- We continue to send information to our homeowners concerning upcoming meetings, social events, and advertisements.
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Crows Nest Roads and Gate Committee

John Mallard (Chair), Rick Craig, David Drugman, and John Loucks

Crows Nest Roads and Gate Reserve Fund:

2017 Year-end balance	\$108,692
2018 Estimated income	\$ 29,165
<u>Gate repairs and maintenance</u>	<u>\$ 2,198</u>
Estimated available funds year end	\$135,659

Gate Maintenance

- Annual preventive maintenance on slide gate operators.
- Install new circuit board and adjust open limits.

Planned Action Items

- Continue to monitor road conditions.
 - Evaluate actions and timing around lot build-out for road repair or replacement.
 - Evaluate future repair costs and appropriate funding levels.
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Landscape and Environment Committee

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

Michael recently left the neighborhood, so the committee now has two members.

- Conducted a request for quotation for landscape services.
 - Completed the selection process, adding a higher level of coverage and support.
 - Finalized 3-year contract for landscaping and grounds maintenance support.
 - Recommended and proposed updated landscaping for front entrance, but was not approved by the board in the annual budget.
 - Planted annuals at entrances and major intersections in May.
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Social Committee

2017: Sarah Bailey (Chair), Julia Kinlaw, Deborah Mallard, and Amy Rider

2018 - Eddie Walker (Chair), Helen Camp, Andrea Lanum, Michael Lanum, Donovan McCorkle, and Tracey McCorkle

A big thanks to both committees for the value they have added to the neighborhood.

Activities:

- Wine Down Wednesday
 - Super Bowl Party
 - New Year's Party
 - Wine & Suds Night
 - Memorial Day BBQ – More than 70 homeowners in attendance
 - Ice Cream Social in June – More than 45 homeowners in attendance
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Welcoming Committee

Carol Dobosy (Chair)

It has been a busy year. The following are those who have joined our community:

- Lot 8. Cynthia White, 277 Yardarm Ct.
 - Lot 25. John and Cherisse Hutcherson, 350 Crows Nest Dr.
 - Lot 34. Stephen and Connie Coe, 130 Leeward Dr.
 - Lot 39. Ken and Kim Gwyn, 160 Widows Walk Ct.
 - Lot 51. Steve and Kelly Parsons, 333 Leeward Dr.
 - Lot 57. Kevin and Carmen Minter, 169 Windjammer Ln.
 - Lot 71. Kathy and JR Brown, 127 Starboard Ct.
 - Lot 75. Eric Moore, 127 Starboard Ct.
 - Lot 90. Johnny and Julie Johnson, 120 Keel Ct.
 - Lot 91. Jessica and Joshua Sturm, 130 Keel Ct.
 - Lot 94. Ann and Jacob Boles, 164 Keel Ct.
 - Lot 99. Chase and Morgan Hawkins, 131 Keel Ct.
 - Lot 108. Gabriella and Paula Lee, 180 Topside Ct.
 - Lot 126. Chris and Kimberly Kester, 253 Windward Dr.
 - Lot 134. Jess Savage, 159 Windward Dr.
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