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Association Board of
Directors 2010-2011

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**Pet sitters and
Baby Sitters Needed**

Do we have any babysitters or pet-sitters in the neighborhood? Let us know and we will publish your information in the next Newsletter!

**Association Volunteers
Needed**

The Association is in need of volunteers for the Social Committee, Architectural Review Liaison Committee, Amenities Committee, Financial Committee, Welcome Committee, and Duke Lease Committee.

**"BELEWS LANDING
FRIDAY AT 6:00"
SOCIAL**

Steve and Pam Black are hosting the first "Belews Landing Friday at 6:00" on Friday, December 3rd at 212 Leeward Drive. This is a great chance to see friends and meet your neighbors. Food will be provided. Please bring what you would like to drink.



Board of Directors Update

Your Board of Directors has been busy pushing forward on issues facing the Association and its membership. The Board met twice since June and has been actively discussing future amenities, the Duke lease payment, Duke lease violations, collection of Duke lease payments, collection of outstanding dues, short and long term budget projections, landscaping bids, issues raised regarding the septic field adjacent to Sailing Point, and the recent problem with the Crows Nest gate.

The Board appreciates your patience to allow the newly appointed Board members time to research, learn, and determine direction on the issues in the community, many of them having more than 5 years of history behind them.

Phase III of Belews Landing

If things go as planned Phase III of Belews Landing will be platted and the lots available for sale within the next few weeks. The development company reports that there are already potential buyers for two waterfront lots and some strong interest in a third lot. This is an exciting and strong start to the new phase of our neighborhood.

Financial Condition of the HOA

Great strides have been made to collect outstanding Association dues from owners that have not paid dues for 2010. The Board of Directors has been successful in collecting more than \$10,000 in unpaid dues since the Annual Meeting in June.

The remaining outstanding balance of unpaid dues is approximately \$11,000. Additional and more aggressive steps are planned for collection of those accounts over the next 60 days.

Budget for 2011

The Board of Directors has formulated a proposed budget for 2011. This budget will be submitted to the finance committee for review and comment within the next couple of weeks. The membership should expect an increase of 10% in Homeowners Association dues for 2011, and at least that increase in 2012. These increases are necessary, in part, due to the fact that the dues have not increased for Belews Landing since its inception 5 years ago.

CROWS NEST GATE REPAIR

The electric gate has been disabled since a suspected lightning strike several weeks ago. The Board has been working with a company out of Raleigh to repair the gate and has recently learned that the primary circuit board has been destroyed. A new circuit board has been ordered and the gate should be fully operational in the next two weeks. Thank you to Rick Craig and Bill Greco for their early efforts to diagnose and repair the gate and to the membership for their patience.



Covenants, Conditions and Restrictions Committee

The Board of Directors is excited to report that 88% of the properties in Windward and Crows Nest have signed the new Covenants, Conditions and Restrictions. There are eight lots that have not signed, four vacant lots and four properties that the Board of Directors will continue to encourage to join the Association.

Special steps are being taken to ensure that the lots within Phase III are subject to the new documents immediately upon the lots being platted with the County.

Thank you again to Matt Adkison, H Kelly, Bruce Tallmadge, Dave Rush, Bill Greco, and Dave Keeney for their service to the Association on the Committee.

New Email Address for Belews Landing HOA

Belews Landing Homeowners Association has a new email address. You can direct your thoughts, comments, and concerns to the Board of Directors at: belewslandinghoa@gmail.com

Help Us Stuff Stockings for Local Children



We are collecting items for the Salvation Army Stuff A Stocking Project which will benefit 3,000 of the most needy children in our area this year. If you would like to bring any items by the home of Steve and Pam Black by Thursday, November 18th, we will be happy to stuff the stockings and deliver everything to the Salvation Army. You can leave items in bags on the front porch (212 Leeward). Items needed are for boys or girls ages 0-12. If you would like more information, email Pam at pam.black@smithmoorelaw.com.

Recipe Corner—Christmas Wreath Cookies (3 Dozen)

1/2 Stick of Butter
32 Large Marshmallows
3 Tsp. Green Food Coloring
3 to 4 cups of Cornflakes
Red Hots

Melt butter, add marshmallows and melt over low heat. Add food coloring and Cornflakes. Shape into wreaths on wax paper which has been sprayed with butter (Pam). Add Red Hots.

Looking for recipes for the next newsletter! Please email them to belewslandinghoa@gmail.com.