



BELEWS LANDING HOMEOWNERS ASSOCIATION NEWSLETTER

February 15, 2011

Management Company – As you may know the Association’s financial accounting and bookkeeping has been handled by a local CPA. The Board put those services out for bid to community association management companies and has hired Association Management Group (AMG) beginning February 1. Please expect information in the mail regarding AMG including their contact information and mailing address for payment of dues.

This change will save the Association several hundred dollars a month.

2011 Dues - After a careful review of the Association’s financial history, budgetary needs, budget informational meeting in December and the budget ratification meeting in January the Board of Directors has elected to increase the annual dues by 10% for 2011. Invoices will be mailed within the next two weeks. Thank you to all of those that participated and provided input regarding the budget.

Special Meeting of the Association - A Special Meeting of the Association will be held on March 3, 2011 at 6:30 p.m. at the home of Crystal and Matt Adkison at 180 Topside Court. This meeting will be to discuss and vote on an increase for the 2012 dues (to be invoiced in January 2012) in the amount of \$200.00 for each Lot in the Belews Landing community. This assessment is specifically designed to offset the costs of operating and maintaining any clubhouse and community swimming pool constructed by the development company. This is a very important meeting for our neighborhood. Please plan to be present for this discussion and vote.

Architectural Control Committee - The Board of Directors has assumed control of the Architectural Control Committee from the development company. The Board of Directors is now responsible for appointment of members to the Committee. If you are interested in serving on this important Committee, please email the Board at Belewslandinghoa@gmail.com.

Crows Nest Gate, Emergency Services Access - You may not be aware that emergency services such as sheriff, fire and EMT can “yelp” their siren very close to the Crows Nest gate to open it. The Board of Directors has confirmed with the sheriff’s department that this “yelp” sensor works for them and the Board has contacted the local fire and EMT to request that they test the same. Further, the Board of Directors notified the emergency services of a gate code created exclusively for them to gain access.

Phase III – Up and Running – Three waterfront lots in Phase III of Crows Nest have closed with a sale price of \$300,000 each! Three houses are currently under construction in the neighborhood and the development company is reviewing at least one lot purchase contract from a new buyer. Some may argue that it is too early to celebrate momentum but there is no doubt things appear to be changing for the better.

Windward Sign – The Windward sign was vandalized and seven of the letters were stolen. The Association obtained three bids for replacement, the sign has been ordered, and it should be installed within the next two weeks at a cost of \$686.47. If you have any information regarding who may have been responsible for vandalism of the sign, please email the Board of Directors at Belewslandinghoa@gmail.com.

Sales Incentive from Developer - The development company has asked that the Board of Directors announce that until June 30, 2011 the development company is willing to pay a referral fee to any Belews Landing homeowner that introduces them to a buyer that closes. The referral fees are:

\$10,000 for Crows Nest 3 Lake Front Lots (Lots 13, 14, 15, 16)
\$5,000 for Crows Nest 3 Interior/Lake View Lots (Lots 1 - 9)
\$2,500 for Sailing Point and Windward Lots

Please note that the referral fees only applies to developer owned lots. Contact Sean Long at seanrlong@aol.com for more information.

Babysitter Information – We had a great response from the membership providing names of babysitters. Feel free to contact and interview:

Alexandra Congelosi alexcongelosi@gmail.com;
Stephanie Bailey embersmokeman@yahoo.com;
Sarah Bailey sarahbailey00@yahoo.com .

“I Can See My House From Here” – Check out your house/lot on Google Maps. Go to Google.com and type in your address. There is a new satellite photo taken this past summer!

Friday’s at 6:00 Social – We are looking for volunteers to host the March, April and May Belews Landing Friday’s at 6:00 social. If you are interested, please email the Board at Belewslandinghoa@gmail.com

Next Board of Directors Meeting – The next Board of Directors meeting for the Association will take place on March 9, 2011 at 6:30 p.m. at 212 Leeward Drive.