



Belews News

Belews Landing Homeowners Association Newsletter

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Calendar

Board of Directors Meeting
October 22
5:30 pm
Clubhouse

Annual Budget Meeting
November 6
7:30 pm
Clubhouse

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Board of Directors Meeting

The September meeting of the board of directors was on September 19 at the clubhouse. The primary agenda item was the budget. **Mike Lentz** presented a preliminary budget for review by the board. The budget includes estimates for the next fiscal year and also projections for the next 10 years. The two largest budget items are grounds care and street lights. **Penny Glover** volunteered to take the lead on obtaining bids for grounds care and **Mike Lentz** volunteered to investigate

options for the new lights in Crows Nest Phase 3 and Sailing Point. **Nicole Gillespie**, representing the Architectural Review Committee, gave an update on the status of several requests. **Austin Lewis** reported on plans to establish the HOA website (see page 2). **Steve Black** reported that he was working to obtain directors and officers liability insurance. The transfer of Windward roads to the state and county was discussed (see page 2).

Budget Ratification Meeting

A meeting of HOA members to ratify the proposed budget will be held at 7:30 pm on November 6 at the Clubhouse. The

proposed budget will be sent to the membership before the meeting.

Update on Transfer of Common Areas

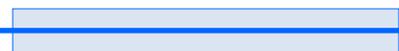
Belews Landing residents provided strong support to the development company for the transfer of small sections of common areas to the developer. The transfers are needed to meet Rockingham County requirements.

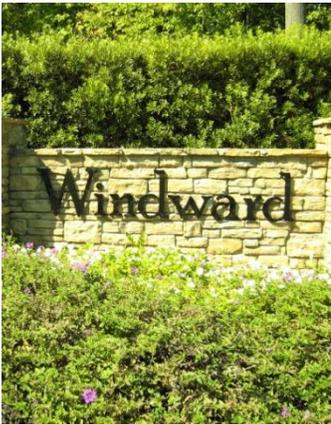
Several residents carried signature sheets door-to-door, and the required number of signatures was obtained. The developer is now working with the county the complete the transfer.

Architectural Review Committee Letters

The architectural review committee will begin sending violation letters (as needed) to homeowners who may have overlooked or may have forgotten about a particular neighborhood restriction or guideline identified in the CCRs. Please feel free to contact the architectural

review committee if you have any questions regarding a letter that you may receive in the future. The ARC looks forward to partnering with each homeowner as needed to make the neighborhood a success.





People take different roads seeking fulfillment and happiness. Just because they're not on your road doesn't mean they've gotten lost.
 ~H. Jackson Brown, Jr.,

Windward Roads

The HOA is assisting the development company in making the transfer of Windward roads to the North Carolina Department of Transportation (NC DOT). Once the transfer is complete, the state will take over maintenance of the roads. A large majority of homeowners in Windward signed a petition supporting the transfer, and the paperwork to start the process has been received by the NC DOT. The next step

is for the NC DOT to inspect the roads. Based on this inspection, a punch list will be written up; detailing any work the contractor and homeowners need to do to bring the roads up to state standards. The developer will pay for road repair; homeowners will be responsible for any other items on the punch list. A timeline for the inspection and punch list has not yet been established by the NC DOT.

HOA Website

The board has approved the proposal for a website devoted to Belews Landing HOA. The purpose will be to provide a place where Belews Landing residents can find up-to-date news and information about the community. **Austin Lewis** volunteered to set up the website and maintain it for at least one year. **Donna Sirkis** and **Bonnie Wrisley** agreed to provide advice and feedback on the structure and content of the website. The goal is to have it up by the end of the year.



About Our Association

Board Members (belewslandinghoa@gmail.com)

Steve Black (President), Donna Sirkis (Vice-President), Bonnie Wrisley (Secretary), Mike Lentz (Treasurer), and Penny Glover (At-Large)

Architectural Control Committee (belewslandingarc@gmail.com)

Bernard Degree, Nicole Gillespie, and Richard Verner

Newsletter Committee (belewslandingnewsletter@gmail.com)

Austin Lewis