



Belews News

Belews Landing Homeowners Association Newsletter

belewslandingnewsletter@gmail.com

Calendar

Board of Directors Meeting
January 14, 2013
5:30 pm
Clubhouse

In This Issue:

Budget	1
Board Meetings	1
Website	2
Developer	2
Clubhouse	3
Happy New Year	3

Budget Ratified

The HOA held two meetings to discuss and ratify the 2013 budget. During the first meeting on November 6, Treasurer, **Mike Lentz**, discussed the proposed budget and answered several questions from the members who were present. This was followed by another meeting on December 11. All HOA members received an official notice of the meeting and a copy of the budget from the management company. At the second meeting there were some additional questions and answers. No objections

were raised to the proposed budget and it was, therefore, officially ratified. Members present expressed their appreciation to the Treasurer and other board members for their work.

Please note: The board generally begins planning the annual budget in August and September of each year. HOA members who are interested in the budget discussions are encouraged to attend the board meetings in September and October.

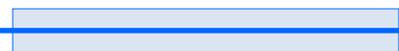
Recent Board Meetings

During recent weeks, the board has been working on a variety of issues in addition to the overall budget proposal. Items included:

- Installation of additional street lights
- Transfer of small sections of common area to the developer
- The NCDOT takeover of Windward streets
- Bids for the landscaping contract
- ARC issues
- Newsletter and website

- An update by Dale Brooks of Duke Energy about permitted improvements on the lakeside peripheral strip
- A proposal by the developer to increase the square footage requirements for houses on lots that are still owned by the developer

Board meetings are open to all HOA members. The board encourages attendance and welcomes input about issues of concern to homeowners.



HOA Website



The HOA website (www.belewslanding.org) went online on Monday, December 3. Several positive comments have been received. It seems to be providing an important new

communication resource for the community. Suggestions for additions and improvements are always welcome. You may email comments to webmaster@belewslanding.org.

Update from the Development Company

Lot Sales and Home Construction

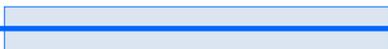
2012 was another successful year at Belews Landing, as lots sold in each of the four neighborhoods (Windward, Sailing Point, the Estates, and Crows Nest). Additionally, new home construction continues at a brisk pace, with four homes currently under construction, including two "spec" homes in Windward. If all goes as planned, at least seven new projects will commence during 2013, including four homes in Crows Nest.

Windward Roads

The development company contacted the North Carolina Department of Transportation (NCDOT) earlier this year to request the transfer of the Windward roads to NCDOT. At this time, the development company is awaiting an updated "punch list" from NCDOT, which will define the road repair work required before road transfer. Upon receipt of the "punch list" and subsequent selection of a paving contractor, the road repair work will be completed.



The view from Crows Nest Phase 3



Clubhouse Rental

Although the clubhouse has been open for some time, the HOA is still receiving questions about rental procedures. Here is a brief summary. The clubhouse is available at no charge for board meetings, committee meetings, or other functions as specified by the board of directors. The clubhouse may be reserved by eligible HOA members for private parties or other functions. Normal hours of availability for private parties are 8:00 am to 11:00 pm. For private functions, a non-refundable user fee of \$50.00 is required, along with a \$200.00 cleaning and key replacement deposit. To reserve the clubhouse, contact **Crystal Adkison** by calling (336) 259-5537 or sending an email to crystaladkison@rocketmail.com. More details about the procedures are listed on the website at <http://www.belewslanding.org/clubhouse-and-pool/clubhouse>.



Happy New 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

Clubhouse Rental

Crystal Adkison (crystaladkison@rocketmail.com; 336-259-5537)

