



Belews News

Belews Landing Homeowners Association Newsletter

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www.belewslanding.org

Calendar

Wine Down Wednesday

September 20, 2017
7:00—8:30 pm
Clubhouse

October HOA Meeting

Date and Time—TBD

Wine Down Wednesday

October 18, 2017
7:00—8:30 pm
Clubhouse

Fall Festival

October 28, 2017
TBD
Clubhouse

Trick or Treat Hayride

October 31, 2017

HOA Officer Election

After the June 22 annual meeting, the newly elected board members selected the officer positions for the 2017-2018 year. Since then, Patti Hefner has stepped down as President. So, the new positions are as follows:

President: **Todd Herman**
Vice-President: **Roy Montague**
Secretary: **Julia Kinlaw**
Treasurer: **Mark Koczenasz**
At-Large: **Open**



HOA Officer Information

On August 22, it was announced that Patti Hefner was resigning as HOA President. Todd Herman has now been appointed HOA President which leaves the At Large position open. The HOA Officers are currently evaluating the options and timing for filling this position. The Officers would also like to thank Patti for her years of service to this Community.

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New Residents

The following new residents have joined our community during recent months. Please welcome them to Belews Landing:

Jessica & Joshua Sturm — 130 Keel Ct



Management Group Information

The Belews Landing Community Manager for the CMG Group is Amanda Smith. If you have any CCR violation issues, please notify Amanda.

Amanda's contact information can be found on the Belews Landing website under Contact.



HOA Rules Spotlight

In order to help ensure our residents are aware of key HOA rules and regulations, we would like to highlight a few key things in each newsletter.

Violation Procedures:

Any violations submitted to CMG will be logged and assessed against the CCR's and the Board will be notified.

CMG will then follow the notification process below:

- 1st Letter—Friendly Letter
- 2nd Letter—Official Notice of Violation
- 3rd Letter—Final Notice of Violation
- Hearing Letter

If you receive a letter in regards to a violation and have any questions, please contact CMG for clarification.



Social Events

Members of the Social Committee are Amy Rider, Deborah Mallard, Julia Kinlaw and Sarah Bailey.



Labor Day Party was held on Saturday, September 2, at the Clubhouse. Attendees enjoyed awesome BBQ by Eddie Walker and other delicious foods. A DJ from Happy Times Tunes played great music for everyone to enjoy! Thanks for the great turnout!

Wine Down Wednesday occurs every 3rd Wednesday of the month from 7:00 pm to 8:30 pm at the Clubhouse. Bring a bottle of wine and a friend. Adults only. Join us on September 20 for the next one!



Upcoming Events:

October:

Wine Down Wednesday—October 18

Fall Festival—Tentatively scheduled for October 28

Trick or Treat Hayride—Tentatively scheduled for October 31

November:

Wine Down Wednesday—November 15

December:

Breakfast with Santa—December 9—9 am—11 am

Progressive Christmas Party—Tentatively scheduled for December 9 in pm—Adults only

Crows Nest Roads & Gates

Members of the Crows Nest Roads & Gates Committee are—Dave Keeney, Richard Verner, David Drugman, Rick Craig and John Mallard

During the last year, various maintenance items have been required. In June 2016, the exit gate failed due to it being out of plumb. Seegars reset the lower roller/guides at no cost to the HOA. In July 2016, the Sheriffs Deputy reported that the gate does not respond to yelp so Rick create a unique code number for the Sheriffs Department. In January & February of this year, the entrance gate broke and was repaired by Seegars at no cost to the HOA and an underground phone cable broke requiring repairs by Via Electric at a cost of \$210.

The Roads & Gates Committee held a meeting with residents on August 15, 2017 to discuss road conditions and bids to fix roads. Due to the cost of repair of the roads, the annual assessment needs to increase to support road repair over the long term. A vote of Crows Nest residents is in work and being evaluated.



Fall Homeowner Tips



Here are some great tips to prepare your home for Fall.

- Check your Carbon Monoxide & Smoke Detectors and replace batteries .
- To prevent exterior water pipes from bursting, remove water hoses and attach hose bids to each faucet.
- Clean Yard Equipment and prepare for storage.
- Change the direction of your ceiling fans to create an upward draft that redistributes warm air from the ceiling.
- Prune plants & trees.

About Our Association

Board Members

Todd Herman (President) therman@commscope.com, Roy Montague (Vice-President) montagu5@aol.com, Julia Kinlaw (Secretary) lilcaddies@aol.com, Mark Koczenasz (Treasurer) markkoczenasz@yahoo.com,