



# BQS NEWSLETTER

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Bay Quarter Shores, Inc. 1004 Bay Quarter Drive, Heathsville, VA 22473    November 2007

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## **MESSAGE FROM THE PRESIDENT, JOHN COLLIER**

Seems like time moves more quickly every day -- ever heard someone say that? I have to say this summer did move by quickly. Except for the dry conditions, we enjoyed very good weather for outdoor activities. The pride our owners take in the community shows as folks are improving their property's appearance as well as our dedicated Board of Directors enhancing the amenities. We are blessed to live in BQS.

There has been some talk of revitalizing spring cleanup day. In years past, members of the community came together on a designated weekend to paint, fix, or clean up some of our common property. Even though we have a superior maintenance staff and board members in charge of that, this idea has merit. One thing that a group of volunteers can do is improve some of our nature trails for instance. If anyone would be interested in a spring cleanup day, give the office a call and leave your name and contact number. If we have enough interest, I am sure it would be a great event.

For the next several months you may hear some talk about an annual dues increase. No decision will be made until all proper procedures have taken place. When we constructed this year's budget, it became obvious our campaign to improve our capital assets has consumed much of our income. Our reserve study will reveal just how much we should retain in reserve, but chances are at some point in the future, a dues increase will be recommended. Please do not be alarmed -- if an increase is coming it will be well advertised and consistent with appropriate business practices, and probably not applicable until 2009 or beyond.

Thanks again to all of you who make BQS the wonderful place it is. My sincere thanks go out to all of the Board of Directors who carry on the business of BQS, Inc., every day. I wish all a happy and safe holiday season, and we'll see you at the meetings.

**REPORT FROM MIKE SILAGYI, VP FOR MAINTENANCE**

I have stepped into the shoes of Frank Stewart. Believe me, they are some big shoes to fill. Frank served BQS faithfully for the past four years. When you see Frank you should give him a hearty and sincere thank you.

I would like to welcome Frank Klein to the board. Frank has volunteered to work as your Vice President for Administration.

Construction of an equipment shed at the barn location started on September 17, 2007, and should be completed by the time you are reading this Newsletter. The equipment shed is necessary to store large grass mower decks, plow blades and rakes pulled by our tractor. This equipment has been sitting outside, exposed to the elements the past few years. This expenditure was necessary to protect our large investment in maintenance equipment.

Work started on September 13, 2007, to remove 60 dead trees from the clubhouse grounds. The contractor will then till the ground, spread lime, fertilizer and grass seed. Over the past three years, since hurricane Isabelle, approximately 120 dying, dead or fallen trees have been removed from the clubhouse grounds and other common areas.

VDOT has posted 25 mile per hour speed limit signs along the entire length of Cod Creek Drive. This was a year-long endeavor of Frank Stewart and John Collier. The speed limit on all BQS streets is 25 MPH. Please be mindful of your speed and watch out for our children, pedestrians, cyclists, golf carts, handicapped carts, pets, and wildlife.

Please review the Rules and Regulations that were adopted September 1, 2007. They are available online at <http://bayquartershores.org>. The Rules and Regulations have been updated in all areas. I would like to remind boaters of two rules under Section **V. BOAT RAMP, DOCK, AND BEACH**. *These rules are not new.* Rule 2, "Limited space at the boat dock restricts mooring to short periods, or a maximum of two weeks. Boats moored at the dock must be secured properly to prevent damage to the dock or to other boats moored there. Owners are responsible for any damages caused by their boats. At no time are boats or other water craft to be docked at the end of the docking area where benches are provided. This area is reserved for fishing, crabbing, and water viewing." Rule 9, "Boats in the water, waiting to exit the boat ramp, have right of way over boats on land for the use of the ramp. Once a boat is pulled out of the water, it must be immediately moved away from the ramp to allow others access to the ramp."

The 2008 calendar of events has been posted on the new web site. Please refer to

it for the dates and times of meetings and picnics. Monthly board meetings are on the second Saturday of the month. Make plans to attend some of the meetings. We need your input to help to continue to make BQS a great place to live, visit, relax, and play.

Hope all of you have a wonderful Thanksgiving, Merry Christmas, and safe, prosperous and healthy New Year.

### **REPORT FROM FRANK KLEIN, VP FOR ADMINISTRATION**

#### **Acoustic Enhancement for BQS Clubhouse**

In an effort to enhance the acoustics in the BQS clubhouse, the Board at its October meeting authorized contracting with the Kilmarnock Planing Mill for acoustic wall covering. This is a carpet-like covering applied directly to the walls from window sill level to the ceiling. The total package includes wall covering and installation. In addition BQS has installed a chair rail type moulding level with the bottom of the window sill. The covering has been applied to all four interior walls. The total for this package is \$3,348.51 and Installation was completed November 2. It is hoped that this covering will provide sufficient noise remediation. However, if noise levels continue to pose problems, the Board may explore additional measures such as acoustic ceiling tile and/or carpet for the floor.

#### **New BQS Website Operational**

Upon receipt of this newsletter, please begin using the new BQS website <http://bayquartershores.org>. The old site will become inactive shortly. All forms, information, email requests, etc., should be available on the new site as you read this. There is a link at the bottom of each page where you can email your questions, concerns, or comments about the new site.

### **REPORT FROM JENNIFER TROY-BLACK, TREASURER**

First, I'd like to wish a happy fall season to all our BQS members, families and friends. As you are all aware, BQS has had some major expenses in the past couple of years, with the tree removal, dock and rip rap repairs, storage shed and emergency septic repair for the clubhouse. We have been very fortunate that up until now, we have not had to increase the annual assessment fees, at least since I have been Treasurer.

As we plan for the future budget, and as POAVA (the Property Owners Association of Virginia) dictates, we must perform an In-House Reserve Study. This is a study of all BQS Capital Components; (structures, docks, roads, pool, etc.) which is to be

performed every five (5) years. The study's purpose is to insure that the assessments are covering planned Capital item repair and replacement costs, and to determine if a special assessment is indicated.

I am looking for VOLUNTEERS to be a part of this team, which will most likely include a professional, paid assessor as well. This is also recommended for Property Owner Associations with a lot of Capital property, such as BQS. So at this time I urge you if you have an expertise or interest in helping, please let me know so we can form an In-House Reserve StudyTeam. Please step up to the plate, and be a part of the solution. Have a wonderful fall season, and I look forward to working with you. You can contact me by checking the website for my email address and phone number.

### **REPORT FROM STAN JOHNSON, COMPLIANCE ACTIVITIES**

The job of compliance touches many areas of Bay Quarter Shores life. When we all live together in a community, each property owner has the responsibility to observe the rules that have been properly established for the community

The compliance activity that hardly anyone disagrees with is the effort to limit boat launching at the community dock to members of Bay Quarter Shores. We are making an effort to put windshield notes on vehicles that are parked with trailers that do not have BQS decal (the numbered small green crab decal). Over the next several months we plan to install signs clearly delineating the rules for using the launch area. A prominent No Trespassing sign will be included and can become the basis for asking the Sheriff to issue a citation to an unauthorized user.

An effort is also underway to make the beach area safer (the area between the boat launch and the dock). We want to minimize the conflict between families splashing and swimming in that area with Jet-Skis and other small craft that seek to use the area for landing. A decision will be made as to how the area will be delineated for the two separate functions. Once this is decided, floating buoys and ropes may be used to outline the swimming area. Similarly, the enforcement of a no-wake speed zone inside the break-water will minimize the chance for water craft accidents. Signs stating the rules for use of the waterfront area will be installed to support these forthcoming decisions.

An area of compliance that is more difficult to accomplish is maintenance of homes and lots in a neat and orderly condition. Each property owner is responsible to look objectively at his/her own lot and identify items that are eyesores, offensive and dangerous to others. Items so identified should be removed. This respect for other people in the community will pay dividends in the future for all involved. The board does have the authority to place a lien on property, but this is a tool only for the worst

offenders. Letters, face-to-face discussions and offers of assistance in clean-up operations are the approach used first.

New BQS Bumper Stickers for Sale

The new BQS Bumper Stickers shown in the accompanying graphic are now for sale. They are not required, but do provide a chance to show your pride in Bay Quarter Shores. They are being sold at cost, which is \$1 each, and are available for purchase at any board meeting, or by making a written order, including a check made out to BQS for the appropriate amount. Mail orders may be sent to Stan Johnson, 7006 Spur Road, Springfield, VA 22153. It should be noted that boats and trailers are still required to have BQS decals, which are free. They can be obtained by filling out the form available in the clubhouse and leaving it in the box near the office marked for BQS Compliance.



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**INFORMATION REGARDING PHRAGMITES—RUTH FRANCK**

Phragmites is an invasive plant resembling bamboo that can grow up to 12 feet high, shading and crowding out beneficial water plants. The Northumberland Association for Progressive Stewardship is trying to eradicate phragmites by spraying.

Most of BQS has been checked for this species, and Dr. Lynton Land of NAPS has sprayed every site found. He sprayed quite a bit of it, but not all, earlier in October. It is critical that the dead stalks be knocked down this winter, any time between the first hard freeze and spring. There are many reasons for this. Dr. Land wrote:

1. "Good" grasses will be encouraged because full sunlight can reach the marsh surface.
2. The Phragmites that has not been killed will outgrow the other grasses, and can be spotted next fall.
3. Footing can be treacherous, and it is not safe to wade through a massive stand of dead stalks.
4. Herbicide is wasted on the dead stalks.

Please watch for a bamboo-like stalk with a feathery plume-like purple-brown seed head in the fall. It has little food value and can become a dense monoculture that replaces more desirable marsh plants.

If you have any questions, call Dr. Lynton Land at 804-453-6605.

