

BQS NEWSLETTER

April 2004

MESSAGE FROM PRESIDENT, JOHN COLLIER

I have reflected on the first 6 months of this board's tenure and wonder if the trial by fire will be over soon. We have been struck not once but twice by catastrophe - hurricane & fire. One has to wonder if any other form of pestilence could befall us. Of course it could but I have to say that your Board of Directors have individually and collectively accepted every challenge thrown at them so far and have shown remarkable faith and determination in the face of adversity, and I feel certain that they would handle the next crisis as well as the past.

That said, there is a lot of work to do - and I implore you as members to stand ready, as many, many of you have already, to pitch in when needed and help restore our community to its rightful grandeur as the premier community in Northumberland County.

Our new office is in the barn - and we will be up and running very soon with a part-time office manager who will be the main point of contact for all BQS business. Over 25 resumes have been received and are being processed. Our last meeting was held there and it was well attended.

Wondering about the pool?

Well we are going to operate the pool this summer. We are hopeful the pool will open on Sunday, May 30 at 12:00. Check the bulletin board at the Barn for update information. We will have a small temporary trailer as the pool attendant office and first aid station, port-a-potties, and a cool water supply for shower and hand washing.

MESSAGE FROM THE PRESIDENT, JOHN COLLIER (cont)

4th of July ??

Absolutely. We are going to have a picnic and a re-dedication of our clubhouse - soon to be built. What we need is a coordinator for this event - someone who can organize the event and make it as memorable as last years. We will have it at the point - where our old clubhouse stood, and where our new one will stand.

We will reveal the plans at that time of what we want to build - but as a preview, we envision a saltbox design with dormers overlooking the parking lot, and an upper porch overlooking the river. The lower level will be an open design and have bath facilities and a kitchen too, with a large community room in the center. Expansion will be factored in so in the future new residents - probably our grand-children - can build upon what we will begin - all very exciting. Any thoughts on design or amenities would be appreciated - contact any board member with your input.

Can we afford it? We hope so - we did have insurance, but frankly it was inadequate. So we may have a fund raiser - maybe a buy-a-brick or some other money raiser to supplement our project. What I do not want to see happen is a special assessment. These have serious impact on our members on a fixed income, and should only be used as a last resort.

Storm clean up continues to be a problem - not that people won t do it, it has just been so wet for so long that it has been virtually impossible to get into some areas to cut and clean. If the weather will give us a break, work will begin very soon on the common areas to clean up and begin the first stages of our forest management program.

The State Forester surveyed our property and what the board suspected was confirmed - our forest is in very bad shape. So bad in fact that in some areas the only resolution will be to remove most of the taller trees so some new growth can get a foothold and regenerate a healthy forest. The management program will focus on approximately 30% of our common land per year over the next 4 years to correct the neglect of the last 40 years. While nobody likes to see trees cut down, for a healthy crop of trees, and more importantly forest fire abatement, we must clean up our woodlands. Lot owners must also consider the fire risks of downed and leaning trees and work toward cleaning up as soon as possible.

MESSAGE FROM THE PRESIDENT, JOHN COLLIER(cont)

In closing I would like to remind you of our sewer initiative. We can get a pressure sewer system in BQS for a fraction of what an individual septic system install and/or repair would be. In order to proceed, we will need 160 owners to sign on to this initiative before the study and design can begin. I don't have hard final figures, but generally it will cost around \$850 to hook up the system, and a monthly fee of approximately \$32, similar to our water service, to maintain the system. Simply put, the system drains into a large storage tank that is pumped out routinely and removed from the property. All of this is underground, no onsite treatment center or other odor producing facilities will enhance our environment's quality and take the worry out of aging drain fields leaching human waste into the bay

Included in this newsletter is a petition form (page 11) to sign for the sewer. This will not commit you to accessing the system, but is only an indication as to how many members are interested in seeing the sewer installed. Again, we need at least 160 of these returned ASAP to proceed with this project. Please fill it out and mail to BQS, PO Box 387, Heathsville, VA 22473, marked ATT: Survey .

TREASURER S REPORT, BECKY ROUNDS

**Bay Quarter Shores, Inc
Statement of Assets, Liabilities and Net Assets
Modified Cash Basis - February 29, 2004**

	Assets	
Current Assets		
Petty Cash	293.25	
Cash in Bank Checking	50,166.04	
Cash in Bank Savings	19,366.56	
BON Certificate of Deposit#63	18,786.16	
BON Certificate of Deposit#23	11,888.23	
BON Certificate of Deposit#51	<u>50,880.76</u>	
Total Cash	\$ <u>151,381.00</u>	
Total Current Assets		\$151,381.00
Fixed Assets		
Total Fixed Assets		0.00
Other Assets		
Replacement-Office	<u>\$ 2,662.07</u>	
Total Other Assets		<u>2,662.07</u>
Total Assets		<u>\$154,043.07</u>

A reminder from the Treasurer:

If you are selling property in Bay Quarter Shores, please remember you need to provide the prospective buyer with a disclosure package. This package contains the covenants, articles of incorporation, as well as rules and regulations of the association. This package needs to be provided by the seller to the buyer before transferring any property. Please contact Becky Rounds, Treasurer, 580-2425, to obtain this information.

VP MAINTENANCE REPORT, FRANK STEWART

I have worked with other board members to establish the upstairs area of the Barn as a temporary office and meeting room. I am in the process of procuring a weather tight bulletin board to be located at the barn for use in posting bulletins, board meetings minutes, etc. We have purchased a new mower deck for our tractor. Our original plan to close the brush disposal burn pile and restore the area has been delayed until June 15. I regret any problems caused by the short closure we had. As weather permits we are continuing to try to clean up and repair storm damage around our common areas. VDOT will be effecting repairs to the entry area at Presley Creek Drive as weather permits. All of the board members are making a concerted effort to get the pool opened by our normal opening date. We will post updates on this effort. The campground water was restored on April 1.

I would like to thank everyone who makes the extra effort to pick up trash on our roadways and help us maintain our clean roadway appearance.

COMPLIANCE COMMITTEE, F.M. FEARCE

Hurricane Isabel dealt us a devastating blow, from which some of us have yet to recover. The fall clean up was postponed, and now Spring is trying to break through. In our Spring clean-up process, we are asking all BQS residents to Help Keep BQS Looking Great . There is much to be done. Some issues that the Compliance Committee wishes to address are: (1) Exposed inoperable vehicles on private property; (2) Extended vehicle parking at private property without a valid BQS vehicle ID sticker or time-sensitive visitor pass; (3) Blightly (unsafe/rundown) properties that are identified for abatement. These are only a few of the possible violations identified. With cooperation and concerted efforts of all BQS residents, we can Keep BQS Looking Great .

BQS WEB SITE

A large thank you to Bud Hedrick who has updated our web site. Look for your forms, minutes from past board meetings and dates of up coming board meetings. Check out our Web page at www.bayquarter.com.

BOARD OF DIRECTORS MEETINGS

Board meetings will be at the Barn. at 10:00 AM. The community is welcome to join the meetings.

May 8
June 12
July 10
August 14

Semi Annual meeting at 1:00 PM on Sunday, May 30, 2004 at clubhouse site weather permitting, otherwise at the Barn.

Annual meeting at 1:00 PM on Sunday, September 5, 2004 at the Barn.

REMINDER: ELECTIONS FOR BQS BOARD

There will be three positions opening up on our board in September. If you would like to run or if you are aware of anyone that could give their time to BQS contact John Collier or Nancy Colp. The board also needs people to volunteer for the election committee, give John a call at 703-369-7444.

BOARD OF DIRECTORS MEETING MINUTES, MARCH 13, 2004

In attendance: President-John Collier; V.P. Maintenance-Frank Stewart; Member At Large- Bud Hedrick; Treasurer-Becky Rounds; Secretary-Nancy Colp; Building Control-Ron Barrier.

The meeting started at 10:00 AM.

Board members read minutes, there was a vote to approved with no changes.

Members Time:

Roger Guy presented drawings of the old clubhouse, also new building. There was an open discussion about the fire and aftermath; the clean-up cost and the temporary office and Board Meeting to be held above the Barn at 417 Barn Road.

Roger Guy lead a discussion about back dues and questioned how forcefully these would be pursued. The amount of past dues at the present time is \$21,000.00 which was \$34,000.00 in the past. The members were pleased with the current reduction in past dues. The majority of the \$21,000.00 were owed in special assessments. There was also a discussion that members pay their fair share, that there be equal payment and no special treatment for members owing more than 3 lots joined with a home - this would be one dues assessment.

Members were also concerned about the state after the storm damage and after the fire - the plans of the Board in rebuilding. John Collier responded to each point that was brought up.

The members present all gave the Board their support, in removal of remains of the clubhouse debris, and plans and decision making of the Board in the spirit of the By-Laws.

1. John Collier continued to respond to the responsibility of residents to clean up their own lots. The Board would give them the time needed to run through the spring and summer months.
2. Clarified that if a building application was turned down, members could come before the Board to appeal.
3. The amount owed in past dues was \$21,541.00 and was being actively collected by our collection agency. A motion was made to forgive past late fees under \$10.00 and this would clean up the books. There was a second and passed.
4. Question - could there be 2 billings for dues? One billing was done because it was cost effective and is stated on the bills mailed in August. There has been , in the past, a reminder in our BQS newsletter which goes out in September. This could be done again as a second reminder.

BOARD OF DIRECTORS MEETING MINUTES, MARCH 13, 2004(cont)

5. In April s newsletter, a statement about members clean up and their lots and a time frame given.
6. John spoke of the Web site and our hope that in the next two weeks, all forms, and minutes approved at this meeting would be on the web site. Bud Hedrick to give his report later in the meeting.
7. John clarified the Grandfather exemption. One does not exist. John has been going through old records - also going to the courthouse for records on BQS and a grandfather clause does not exist. The board will honor 3 lots attached with a home paying 1 fee. The Board will look at other lot owners on a case by case basis. Also stated the Board wouldn t go back and collect past dues on Grandfathered lots. The adjustment would start with the billing, which will go out in August 2004.

There was a motion placed that members in good standing could research the paperwork concerning how lot owners are billed with owning more than our 3 lot 1 house exception (this is already stated in the By-laws).

Members shared past history of how this happened with people buying many lots and going to the court house and filing those lots on the same day. These members were told this by other members. This was seen as unfair. John Collier pointed again that there are no legal documents filed at the court house regarding grandfathering.

A copier was donated to BQS by one of our members. John thanked everyone for their input and support.

The **treasurer report** was given. Becky is looking into a phone bill that seems high for running phone lines into the barn.

Secretary report was given with a reminder for everyone s update for the next newsletter. John asked that these articles be prepared in 2 weeks.

BOARD OF DIRECTORS MEETING MINUTES, MARCH 13, 2004(cont)

Clarification on dates:

- Semi-Annual meeting for members will be Sunday May 30, 2004 at 1:00 in the barn.
- Special meeting for members input on April 10, 2004. Topic will be the new club house. Time will be 10:00.
- May 20, 2004 Next board meeting at 10:00 in the Barn.
- June 12, 2004 Board meeting at 10.00 in the barn.

Compliance report was not given. Board member was unable to attend, forms have been updated on the web site.

Maintenance report was given by Frank Stewart.

1. Bill completed 18 picnic tables and 2 fishing area benches.
2. Bill currently working on signs - submit suggestions for signs to be made or repaired.
3. Continue to put gravel and do grading on Wittstat and curve at entrance to Presley Creek Drive. VDOT to permanently fix when weather permits.
4. Electric company removed some downed lines on Wittstat.
5. New Quick Connect installed on tractor, cost material and installation \$680.
6. Bill able to use tractor to realign some rocks on the waterfront, more work to be done.
7. Area map missing from Clubhouse on or about Feb. 4. Anyone know anything? Question not answered.
8. Met with Mike Steensma of Va. Dept. Of Forestry to discuss common forest management - discuss to include B logging.
9. Discuss clubhouse fire:
 - a. Feb 5 failure of furnace, repairman called, part removed to be repaired.
 - b. Feb. 6 discovery of fire, fire dept. called, etc.
 - c. Met with 2 different Travelers ins. Agents.
 - d. Had W. C. Lowery concrete inspect clubhouse pad and chimney, should not be used for part of new structure.

BOARD OF DIRECTORS MEETING MINUTES, MARCH 13, 2004(cont)

- e. Preparing temp office
 - f. 60 folding chairs, 6 tables for temp office and use in new building \$1998. carpet installed \$980. Phone installed at barn - numbers same as clubhouse. 911 address established for address at barn. Purchased vacuum cleaner.
 - g. Contacted Mr. Donnie Bell to remove clubhouse debris \$4000.
- h. 4 loads of gravel put on Barn Road to stabilize the road bed, still need one more load.
- i. Assisted in compiling a list of materials lost in the clubhouse fire, mailed to Travelers on March 8.
- j. Posted Office Assistant job at Food Lion.
- k. On behalf of the board, would like to recognize and thank Mike Silagyi. Mike is a friend and guest of Roger Guy on Circle Drive, in the process of buying land in preparation of building a home as a permanent resident. He spent several hours collecting and disposing of debris washed in by the storm from our roadways and waterfront. Offered to help whenever needed.

NEW BUSINESS

1. New mower deck \$2500 plus tax - 8 foot deck, everyone agreed good price.
2. Barn addition. 2 estimate \$6000 - tin. Asked to get a price for stick built lean to.
3. Water at barn not turned on yet. (Bottled water or cooler could be used).
4. Burn pile - open until June 15, 2004.

Building Control report given by Ron Barrier

Lot A 101, 103, 110, 111 new home approved

Lot A 33, addition to garage approved, siding and new heat pump also approved.

Lot I 28, 29, 30 new home approved.

Lot F12 garage approved

Lot O38 screened porch approved

Lot I 73 existing home purchased - informed at closing a need for a waiver - home too close to road. This will be looked into.

BOARD OF THE DIRECTORS MEETING MINUTES, MARCH 13, 2004(cont)

Member-At-Large, Bud Hedrick, gave an update on the Web Site. He will continue to update and improve the site. Bud is also looking into the purchase of our new computer for our office.

Motion passed to reinforce Board authority, seconded and approved.

State Forestry report recommended cleaning out the forest to allow for healthy regeneration. This report to be placed on the Web Site.

Motion to Adjourn.

Respectfully submitted

Nancy Colp

Sewer System for Bay Quarter Shores

Signing this form does not commit you to accessing any proposed community sewer system.

I / we, the owner (s) of section _____, lot _____ would like to undertake the initiative to study a community sewer system in and for Bay Quarter Shores, Northumberland County, VA

_____, Owner

_____, co-owner (if any)

_____ Date

Please return this form to:

BQS, Inc
PO Box 387
Heathsville, VA 22473
Att: Survey

