



The Shore Line

The Official Newsletter published by
BLUE RIDGE PROPERTY OWNERS ASSOCIATION

The Shore Line

Vol R, No. 6

924 S. LAKESHORE DR.
LOUISA, VA 23093

TELEPHONE OFFICE:
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FAX:
(540) 967-4899

Official
BRPOA Website:

www.blueridgeshores.com

Official RU Website:

www.ridgeutilities.com

Sheriff's Office
Non-Emergency:
(540) 967-1234
Emergency: 911

RU After-Hours
Water Emergency
Contact:
(540) 967-1234

Office Hours:

Office Hours:

Monday-Friday
8:00 AM - 4:00 PM

Saturday
8:00 AM - 2:00 PM

Sunday
Closed

PRESIDENT'S MESSAGE

Fellow BRS Members,

I want to wish everyone a Great Thanksgiving and a Merry Christmas!

Thanks to Mary Mainland, Pete Davis, volunteers, and the office staff support. **Our Recorded Restrictions needs have been met!** This was a long grueling process, thanks to all who sent in their forms.

Work is well under way on the new main marina! WH Construction, LLC is doing a great job! Stop by and check it out. The marina will be ready to go early this spring!

Thank you to our maintenance staff on keeping our community looking good for the fall!! We will be preparing for winter soon, let's hope we don't need the snow plows! Denny and his office staff, as always are doing a wonderful job.

Keep in mind, BRS is an HOA not a policing agency. We have no authority or the policing skills to stop a crime. We do employ Admiral Security for our basic road and lake patrols. Some of the incidences I hear of from the office should have been reported to the police. If incidents occur involving theft, terrible behavior, harassment, unleashed pets, etc. it should be reported to the authorities, and not find its way to our Compliance Committee for a \$50 fine. I have been informed of a member actually stopping a golf cart, and berating the driver and passenger for various bogus reasons. If this happens to you or a family member call the police immediately. The only way to reduce the terrible behavior of a very small percentage of our members is to involve the police. We cannot let 1% of our members continue to use up our resources to stop their bad behavior. Let's focus on what we can do to make things better for the 99% of our members that enjoy, and call BRS home.

Virginia has passed the following law; please be kind to your pets:

If you observe any animal being mistreated please report it to the proper authorities.

Tethering of animals; adequate shelter and space. Provides that in order to meet the requirement that an animal be given adequate space, a tether must be at least three times the length of the animal or 10 feet in length, whichever is greater, and not cause injury or pain, weigh more than one-tenth of the animal's body weight, or have weights or heavy objects attached to it. Current law requires that the tether be at least three times the length of the animal. The bill exempts agricultural animals from provisions of the law related to tethering. The bill defines "adequate shelter" to mean the provision of shelter that, during hot weather, is shaded and

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UPCOMING 2020 BRPOA MEETINGS

January 11, 2020
February 08, 2020
March 14, 2020
April 11, 2020
May 9, 2020
May 16, 2020
*Joint Annual
Meeting 10:00 AM
Community Center*
June 13, 2020
July 11, 2020
August 8, 2020
September 12, 2020
October 10, 2020
November 14, 2020

All Meetings will be held
at 9:00 AM in the BRS Office
Building unless otherwise
specified.

COMPLIANCE

The Virginia POA Act,
Sec 55-513, permits the
Board of Directors, or
their designated
committee to:

Suspend Privileges.

Impose fines not to
exceed \$50.00, or \$10.00
per day for offenses of a
continuing nature, not to
exceed 90 days.

Members are entitled to a
proper hearing prior to
fines and suspensions
being implemented.

BRPOA Board of Directors Meeting October 12, 2019

In Attendance: Paul Glass, Jane T. Sleight, Hal Davis, Dan Kilcoyne, Mary Mainland, Jane T. Sleight and GM Denny W. Kelly.

Absent: Rick Gray, Ken White, Dave Kronander

Approval of Agenda: Motion by Bill Earhart, seconded by Jane Sleight to approve the Oct 12, 2019 agenda. Motion approved unanimously.

Approval of Minutes: Motion by Dan Kilcoyne, seconded by Hal Davis to approve the minutes from the Sept 14, 2019 BRPOA Board Meeting. Motion passed unanimously.

5 Year Plan Amendment: Motion by Hal Davis, seconded by Bill Earhart to approve 5-year plan as amendment to include cost of main marina replacement project. Motion passed unanimously.

Bylaw Revision - Reserve Accounts Second Reading: Motion by Bill Earhart, seconded by Hal Davis to approve second reading as follows:

ARTICLE VIII

Management of the Association

Section 2. Operation of Reserve Accounts: The Association shall maintain at least ~~three~~ **two** Reserve accounts. Reserve accounts must be budgeted and funded annually to meet the amount recommended in the Five Year Plan for the budgeted year.

A. Replacement Reserves: Funds collected as outlined in the Five Year Plan for existing buildings, infrastructure, and major equipment or components costing in excess of \$3,000, which will require repair or replacement based on their condition or life expectancy.

B. Improvement Reserves: ~~Funds collected for stated goals and for improvement projects included in the Five Year Plan.~~

B. Dam and Bridge Emergency Reserves: Funds collected for the Replacement costs arising from the loss of the dam or the bridge. These funds shall not be appropriated or used for any other purpose including routine maintenance.

Motion passed unanimously.

Trash Removal Contract: Motion by Hal Davis, seconded by Mary Mainland to approve contract agreement with Updike Industries as presented in Board Package. Motion passed unanimously.

Enter Executive Session: Motion by Hal Davis, seconded by Jane Sleight to enter executive session as authorized under the code of Virginia; Section 55-510; C. for the purpose of discussing pending legal matters with a member of BRPOA. Motion passed unanimously.

Exit Executive Session: Motion by Dan Kilcoyne, seconded by Hal Davis to exit executive session and for the records affirm that no matter what was discussed other than stated, a decision in Executive Session will now be made public. Motion passed unanimously.

60 Red Cedar Rd: Motion by Dan Kilcoyne, seconded by Hal Davis to accept offer to resolve outstanding dept at 60 Red Cedar. Motion passed unanimously.

BRPOA Board of Directors Meeting November 09, 2019

In Attendance: Paul Glass, Jane T. Sleight, Rick Gray, Dan Kilcoyne, Mary Mainland, Rick Gray, Dave Kronander and GM Denny W. Kelly.

Absent: Hal Davis, Ken White

Approval of Agenda: Motion by Bill Earhart, seconded by Jane Sleight to approve the amended agenda to include addition of discussion of the Main Marina change request. Motion approved unanimously.

Approval of Minutes: Motion by Bill Earhart, seconded by Mary Mainland to approve the minutes from the Oct 12, 2019 BRPOA Board Meeting. Motion approved unanimously.

Approval of 2020 Fee Schedule: Motion by Bill Earhart, seconded by Jane Sleight to approve the 2020 Fee Schedule as presented by the Finance Committee Chairperson. Motion passed unanimously.

Approval of 2020 Budget: Motion by Bill Earhart, seconded by Jane Sleight to approve the 2020 Budget as presented by Finance Committee Chairperson. Motion passed unanimously.

Funding of Dam Reserve: Motion by Bill Earhart, seconded by Dan Kilcoyne to approve transfer of \$45,000 to our Dam Reserve for 2019. Motion passed unanimously.

2020 Membership Survey: Motion by Rick Gray, seconded by Mary Mainland to approve the 2020 membership survey for circulation to members. Motion passed unanimously.

Golf Cart Sunset Clause Report: Motion by Dan Kilcoyne, seconded by Dave Kronander to approve expiration of the Golf Cart Sunset Clause that expired as of Nov. 9, 2019. Previous rules stay intact with no further sunset clause imposed. Motion passed unanimously.

STANTEC Proposal for Revising Emergency Action Plan (EAP): Motion by Rick Gray, seconded by Jane Sleight to approve funding of \$7,700 for STANTEC study for the updated Emergency Action Plan. Motion passed unanimously.

Main Marina Plan Revision: Motion by Dave Kronander, seconded by Rick Gray to approve the change order per specification provided in Board Package for a cost not to exceed \$16,000 to allow for 8 more boat slips and extend finger piers to 20'. Motion passed unanimously.

BRS 2020 BUDGET IS SPENT ON THE FOLLOWING:

RESERVES—Dam and Bridge, replacement & improvement reserves, per approved 5 year plan	22%
ADMINISTRATION—Admin. Salaries & benefits, insurance, property taxes, legal, audit, office expense, elections, printing & postage, utilities, telephone, communications, equipment maintenance and other.	28%
MAINTENANCE—Salaries & benefits, fuel, equipment repairs, building & common area maintenance	18%
ROAD PAVING—Road paving per adopted 12 year paving plan	10%
TRASH SERVICE—Annual trash pick-up contract and Louisa County Tipping Fees	6%
BAD DEBTS—Annual reserve for uncollected accounts	3%
CONTINGENCY & OTHER—Reserve for unforeseen items, fireworks & CSC contribution	3%
LAKE AND DAM MANAGEMENT—Maintenance of the dam & lake, including debt service on silt removal	7%
SAFETY & SECURITY—Security services, signs, electronic gates	3%
TOTAL	100%

President's Message *continued from page 1*

does not readily conduct heat and, during cold weather, has a windbreak at its entrance and provides sufficient bedding material.

BRS now allows golf cart usage on our roads. You will need to drive your cart to the office to obtain a decal and rules. Your cart **MUST** have a decal to be operated. Your golf cart must have proof of liability insurance. It must be insured as a golf cart and must have a serial number on the insurance certificate. **ONLY GOLF CARTS** qualify. **No gators or other ATV's allowed.** To operate you must have a valid driver's license. **Under age driving is strictly prohibited** and may result in the loss of the owner's cart privileges. We have asked Denny and Compliance to be very strict on any violations. **You will need an annual decal.**

We on the board would like all of our members to be correctly informed, and active in our community. If you have concerns or questions the board meets every 2nd Saturday of every month, except December, at 9am. All are more than welcome. You can also volunteer on our various committees to keep you involved in the community, and its processes. We are always looking for folks to chair events. Every committee, every chairperson, every board member are all volunteers. Every activity is manned by volunteers. Thank you to all. BRS could not function without our volunteers! If you know one, thank them.

Be kind and courteous to each other and staff, and most of all enjoy your fall and winter at BRS!!! See you at the lake!

Best,

Paul Glass, President

DRIVING TIPS

1. Do not text and drive - Statistics show that if you are communicating by text while driving a vehicle, you are 23 times more likely to crash.
2. Be sure before you pass - It's not safe to pass a bicyclist going downhill, around curves, or when he is riding his bike at the same speed as traffic. Make sure there is enough room to safely pass, and you can gauge the bicyclist's direction. Do not cut off the bicyclist when turning right. When you pass, make sure it's slow and careful.
3. Acknowledge bicyclists and walkers with eye contact or a wave - This shows that you see them and are paying attention to his/her direction and intention.
4. Give them room - At least three feet of clearance gives bicyclists and walkers room and prevents accidents.
5. Don't honk your horn - Honking your horn can startle a bicyclist and send him veering off the road.

Mary Mainland

REPORT OF THE TREASURER & THE FINANCE COMMITTEE

William S. Earhart, Chair

We are pleased to report that the Board of Directors approved the 2020 budget and fee schedule as recommended by the finance committee at the monthly meeting on November 9, 2019. This budget has no increase in total revenue and expenses from the 2019 budget. Both the budget and fee schedule are included in this edition of the Shore Line for you to review.

Even though the 2020 budget had no increase, some member's dues will increase and some will decrease. This is because the finance committee developed a plan that will eliminate the undeveloped lot fees from all undeveloped lots that are adjacent and contiguous to a lot with a single family dwelling unit as long as all lots have the same ownership. This means that for dues purposes these multiple lot developed properties will be treated as a single developed lot. Owning more than one lot does not give the owner any more member benefits than a member that owns a single developed lot. This will simplify and flatten our current dues structure and will encourage members to retain undeveloped lots to act as a buffer and maintain lower build out density of our community.

In order to wean our existing revenue stream from the undeveloped lot fees the committee proposed a 3 year phase out in 2019 of the undeveloped lot fee on lots that meet this criteria. We are in the second year of the phase out and these lots will be assessed at \$70 for 2020. In addition the undeveloped fee of \$310.00 will remain on undeveloped lots that are not adjacent to developed lots.

The balance of the revenue loss from the phase out of the undeveloped lot fee on the adjacent lots is added to the single family dwelling unit fee which is \$1,135.00 for 2020. The finance committee feels that this is the best solution to

what has been a contentious issue for many members that own multi lot developed properties.

The other increase in fees for 2020 is boat slip fees raised to \$200 per slip. We will have all new slips for 2020 due to an outlay of approximately \$200,000 on new marina, docks and slips. The new boat slips will accommodate all size boats and members with pontoon boats will now only have to rent one slip.

Get your Shore Line via e-mail!

- ~ Saves Trees
- ~ Saves the Association \$
- ~ Receive your edition days sooner

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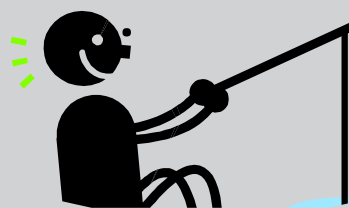
brpoaom.brs@comcast.net



Trash is
being picked
up weekly
on Mondays



Please be kind to your neighbors, and remove your containers from the curbside promptly after pick-up.



PROTECT OUR WATERS!

Please report any illegal dumping of items into our waters to the Administration Office at 540-967-1408

Blue Ridge Property Owners' Association, Inc.

2020 Fee Schedule

New Member/ Occupant Orientation Fee		\$100.00
Annual Membership Dues		\$275.00
Single Family Dwelling Unit Fee		\$1,135.00
Undeveloped Lot Fee (all adjacent and contiguous to SFDU)		\$70.00
Undeveloped Lot Fee (not adjacent or contiguous to SFDU lot)		\$310.00
Annual Rental Fee (Per Property)		\$50.00
Annual Boat Slip		\$200.00
Dry Dock Storage Fee		\$15/mo or \$120/yr
Annual Motorized Boat Fee Schedule		
1-10 Horsepower		\$50.00
11-49 Horsepower		\$75.00
50-99 Horsepower		\$125.00
100-149 Horsepower		\$150.00
150-199 Horsepower		\$175.00
200-249 Horsepower		\$200.00
250 & Above Horsepower		\$250.00
Non-motorized Boat One-Time Registration Fee		\$25.00
Lake Use Violations (Per Occurrence)		\$50.00
Gate Cards (Each)		\$25.00
Gate Damage (Per Occurrence)		\$250.00
Annual Golf Cart Registration		\$50.00
Security Violations		\$50.00
Community Center Rental (Daily)		\$150.00
Deposit for BRS Community Center Rental		\$50.00
Exclusive Pavillion Rental / Reservation	First 3 hours \$50	Each Additional hour \$25
Deposit for Pavillion Reservation		\$50.00
Disclosure Packet		\$150.00
Property Transfer Fee		\$50.00
New Member/ Occupant Orientation Fee		
Realtor Sign		\$10.00
Building Permit for House/ New Construction		\$6,000
Road Maintenance/ New Construction		\$4,000
Building Permit for Additions		\$100.00
Building Permit for Pier, Seawall, Garage, Boathouse, Shed		\$50.00
Convenience Fee, Credit Card Usage		4%
Fax In/Out		\$.50 page/\$1.00 page
Copies		\$.15 per page
Membership Mailing Labels		\$18.00

Building Permit Fee will be reduced by 10% of each year, for a maximum of 10 years, that a member in "Good Standing" has owned that lot on which new construction of a single family dwelling unit is built. There is a one-time credit and applies to owners of record prior to 1/12/13.

Approved BRPOA 2020 Budget

MEMBERSHIP DUES	172,700
SINGLE FAMILY DWELLING UNIT FEE	642,140
Lots adjacent & contiguous to SFDU	27,335
NON ADJACENT LOT FEES	56,730
REGISTRATION FEES	4,000
DISCLOSURE PACKET FEES	4,500
PROPERTY TRANSFER FEES	2,000
GOLF CART REGISTRATION FEE	1,500
BOAT SLIP FEES	8,600
BOAT REGISTRATION FEES	41,500
COMMUNITY CENTER RENTAL FEES	3,000
OFFICE RENTAL FEES	4,800
ANNUAL RENTAL FEE	2,700
ELECTRONIC GATE FEES	4,500
DRY STORAGE FEES	250
LATE PAYMENT FEES	4,500
COMPLIANCE FEES	3,500
BUILDING PERMIT FEES	1,500
MISCELLANEOUS INCOME	495
MARINA SALES	16,000
CONCESSION SALES	1,650
INTEREST OPERATING	100
CREDIT CARD FEES	2,000
TOTAL REVENUES	1,006,000
EXPENSES	
COST OF SALES-MARINA	100
COST OF SALES-GAS	13,500
COST OF SALES-CONCESSIONS	1,500
SALARIES & WAGES-ADMIN.	111,206
SALARIES & WAGES-MAINT.	87,178
SALARIES & WAGES-MARINA	5,000
OVERTIME WAGES-MAINT.	10,000
TEM/PARTTIME WAGES-ADMIN.	7,200
SEASONAL MAINTENANCE	7,500
CLEANING LABOR	4,500
FEDERAL PAYROLL TAXES	17,793
FEDERAL UNEMPLOYMENT TAXES	360
STATE UNEMPLOYMENT TAXES	60
GROUP INSURANCE	20,447
401K MATCH	4,289
UNIFORMS	3,300
WORKERS COMPENSATION INS.	4,000
GENERAL INSURANCE	37,500
STATE CORPORATION TAXES	750
PROPERTY TAXES	1,200
SALES TAX	105
BAD DEBT EXPENSE	20,000
BANK/CREDIT CARD SERVICE FEES	3,000
REGISTRATION/MEMBERSHIP FEES	3,000

ADVERTISING/RECRUITING	250
PUBLIC RELATIONS/DONATIONS	250
LEGAL EXPENSE	10,000
AUDITING EXPENSE	7,500
OFFICE SUPPLIES	5,000
JANITORIAL SUPPLIES	1,000
MAINTENANCE SUPPLIES	1,000
PRINTING	5,500
POSTAGE	5,000
ELECTION & ANNUAL MEETING	3,500
TRAVEL/GAS-ADMIN.	1,250
TRAVEL/GAS-MAINT.	5,750
DIESEL FUEL/MAINT.	1,000
ELECTRICITY	19,000
PROPANE	3,000
TELEPHONE	4,650
COMMUNICATIONS/INTERNET	2,580
TRASH COLLECTION	56,000
OFFICE EQUIPMENT RENTAL	1,832
EQUIPMENT PURCHASES-ADMIN.	2,000
EQUIPMENT PURCHASES-MAINT.	3,500
EQUIPMENT REPAIRS-ADMIN.	3,000
EQUIPMENT REPAIRS-MAINT.	1,500
VEHICLE REPAIRS-MAINT.	1,000
MAINTENANCE BUILDING-MAINT.	1,500
OFFICE BUILDING-MAINT.	1,000
COMM. CENTER-MAINT.	2,000
ROAD AND BRIDGE MAINTENANCE	100,000
RECREATION AREA MAINT.	3,500
COMMON AREA-MAINT.	27,500
DAM INSPECTION-ENGINEER	3,500
WATER QUALITY TESTING	5,500
GEESE CONTROL & OTHER LAKE EX.	1,000
SECURITY SERVICES	16,000
BOAT MAINTENANCE	1,250
SAFETY SIGNS	1,000
SECURITY EQUIPMENT	2,000
ELECTRONIC GATES MAINTENANCE	12,500
ROAD CERTIFICATION	750
FOURTH OF JULY SECURITY	750
CSC-CONTRIBUTION	5,875
FIREWORKS	15,500
LANDSCAPING	1,000
CONTINGENCY	10,665
IMPROVEMENT RESERVE	10,022
REPLACEMENT RESERVE	119,496
DAM/BRIDGE RESERVE	95,142
DEBT SERVICE ON LOAN	60,000
TOTAL EXPENSES	1,006,000

SUN	MON	TUE	WED	THUR	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Calendar of Events

December 2019 – January 2020

- Adult Christmas Dinner, Saturday, December 7, 2019, 6:00PM-9:00PM, Community Center
- Children's Christmas Party, Saturday, December 15, 2019, 2:00PM-4:00PM, Community Center
- BRS Office Closed, December 24 & 25, 2019
- BRS Office Closed, December 31, 2019 & January 1, 2020
- BRPOA Board Meeting, Saturday, January 11, 2020 9:00AM, BRS Office
- Compliance Committee Hearing, Saturday, January 11, 2020 12:00PM, BRS Office
- Lake Committee Meeting, Saturday, January 25, 2020, 9:00AM, BRS Office
- CSC Meeting, Saturday, January 25, 2020, 9:30AM, Community Center

MEMBERS NOT IN GOOD STANDING August 15, 2019

Anderson, John W.
Ashworth, Linda M.
Barber, Thayne & Lauren
Cahill, Robert J. & Dana L.
Evans, Tara & Brian
Gaines-Kelly, Makeba

Gheen, Randolph
Harrison, Vernon & Patricia
Johnston, Douglas Kevin
Libby, Walter L.
McKoy, Paul & Suzanne
Miller, Ida Ann

Mora, Wiston
Reese, Carrie & Silvia Johnson
Reiner, J. Norbert & Mary Lee
Sharkey, Danielle
White, Timothy

Revision to ByLaws, Article IV, Section 2, Guests

A gentle reminder of revisions to the Guest Policy as approved by the Board of Directors during their August and September, 2017 meetings and the two bold sentences contain those revisions:

Section 2. Guests: Each Member or Non Member Occupant shall have the right to extend guest privileges, but, subject to such regulations as may be adopted by the Board. Members and Non Member Occupants are at all times responsible and will be held accountable for their actions of their guests. Guest actions may result in complaints submitted to the General Manager, Compliance Committee, or Board of Directors potentially resulting in the member incurring a fee or a loss of privileges. Any individual who gains access to Blue Ridge Shores via the member access in any manner shall be considered the Member's guest. Any member or Non Member Occupant extending guest privileges will either accompany their guests to the common area being used or send an email to the office with the guest's name, number of people with them and type of vehicle being driven. Visitors not accompanied or identified by email will be asked to leave by the General Manager or his/her designee.

RIDGE UTILITIES

Serving Blue Ridge Shores

Telephone Office:
(540) 967-1408

www.ridgeutilities.com

Customer Service Information

**Report all
problems to
Customer Service**

**Monday—Friday
8:00 am—4:00 pm**

**Saturday
8:00 am—2:00 pm
(540) 967-1408**

**After Hours
Water Emergency
Contact
(540) 967-1234**

UPCOMING 2020 RU Meetings

February 15, 2020

May 2, 2020

May 16, 2020

*Joint Annual
Meeting 10:00 AM
Community Center*

July 18, 2020

November 21, 2020

**All Meetings will be held
at 9:00 AM in the BRS
Office Building unless
otherwise specified.**

Ridge Utilities, Inc. Board Meeting

The Ridge Utilities, Inc. Board of Directors next Board meeting will take place on February 15, 2020 at 9:00 a.m. The RU Board Meetings are held in the Conference Room of the Association Office.

WATER METER BOX

As a reminder, the water meter box is the property of Ridge Utilities, Inc. The meter box must be accessible to Ridge Utilities at all times. Please do not plant flowers, shrubbery, place lawn ornaments, etc. on or around the meter box. Should items such as these be placed on the meter box they will be removed by our staff when access is needed to the meter box, such as reading water meters.

Please never park vehicles on the meter box. Fees will be assessed for damages to the meter box caused by vehicles. Vehicles parked on the meter boxes will be subject to being towed.

IMPORTANT DUE DATES – 4TH QTR. 2019

Our maintenance personnel will begin reading meters for the 4th qtr. 2019 billing the third week of December. The following are due dates related to the 4th qtr. bills:

DUE DATES

4th Qtr. 2019 Water Bill Due Date 1/31/2020

Disconnect Date 2/18/2020

If you are experiencing hardship in meeting those due dates please contact our office for an extension or payment arrangement prior to the due date/disconnection date.

RIDGE UTILITIES, INC. BOARD MEETING MOTIONS NOVEMBER 16, 2019

BOARD MEMBERS PRESENT: Alex MacCormack, Molli Ellis, William Munday, Stephen Tompkins, William Haase, & Steven Burrill. Board Member Al Fortune was absent. Denny W. Kelly, GM and Amy Evans-Kail, Manager of Fiscal Affairs were also in attendance.

MOTION: William Munday made a motion, seconded by William Haase to approve the agenda as presented. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by William Munday to approve the July 20, 2019 minutes as presented. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by William Haase to accept the July 2019, August 2019, September 2019, and October 2019 Treasurer's Reports as presented. The motion carried unanimously.

MOTION: Steven Burrill made a motion, seconded by William Munday to approve the attached revisions to the Joint Personnel Handbook. The motion carried unanimously.

MOTION: Alex MacCormack made a motion, seconded by William Munday to accept the attached audit proposal from Robinson, Farmer, Cox Associates. For: MacCormack, Munday, Ellis, Tompkins, Haase Against: Burrill

MOTION: Molli Ellis made a motion, seconded by William Haase to approve the 2020 Budget as presented. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by William Munday to adjourn the meeting. The motion carried unanimously.

HOW TO THAW FROZEN PIPES

Keep the faucet open. As you treat the frozen pipe and the frozen pipe begins to melt, water will begin to flow through the frozen area. Running water through the pipe will help melt ice in the pipe.

Apply heat to the section of pipe using an electric heating pad wrapped around the pipe, an electric hair dryer, a portable space heater (kept away from flammable materials), or by wrapping pipes with towels soaked in hot water. *Do not use a blowtorch, kerosene or propane heater, charcoal stove, or other open flame device.*

Apply heat until full water pressure is restored. If you are unable to locate the frozen area, if the frozen area is not accessible, or if you cannot thaw the pipe, call a licensed plumber.

Check all other faucets in your home to find out if you have additional frozen pipes. If one pipe freezes, other may freeze, too.

Ridge Utilities, Inc. Budget

2020 Approved November 16, 2019

		2018	2019	2020
Account	Description	Actual	Approved	Approved
INCOME				
310	Water Service	\$279,164.06	\$282,220.00	\$288,400.00
312	Connection Fee	\$0.00	\$10,000.00	\$10,000.00
313	Reconnect Fee	\$1,000.00	\$1,000.00	\$1,000.00
336	Interest-Non Operating	\$2,242.99	\$2,000.00	\$2,500.00
360	Carryover	\$2,000.00	\$2,000.00	\$2,000.00
314	Administrative Transfer Fee	\$1,225.00	\$1,500.00	\$1,500.00
316	Credit Card Fees	\$519.58	\$425.00	\$600.00
317	Lien Fees	\$0.00	\$0.00	\$0.00
350	Other Income	\$225.00	\$0.00	\$0.00
	TOTAL REVENUE	\$286,376.63	\$299,145.00	\$306,000.00
EXPENSES				
	Administration			
420	Insurance	\$6,814.10	\$6,900.00	\$7,200.00
422	Printing	\$921.09	\$1,000.00	\$1,000.00
424	Postage	\$1,165.77	\$1,500.00	\$1,300.00
423	Annual Meeting	\$2,330.80	\$2,300.00	\$2,500.00
425	Office Expense	\$1,126.46	\$1,100.00	\$1,100.00
426	Bank Service Chrg	\$30.00	\$50.00	\$50.00
427	Credit Card Service Fees	\$772.32	\$600.00	\$600.00
430	Staff Training	\$704.00	\$1,500.00	\$750.00
432	Mileage Reimbursement	\$728.12	\$800.00	\$900.00
460	Accounting Fees	\$5,700.00	\$6,000.00	\$5,900.00
461	Attorney's Fees	\$47.50	\$500.00	\$300.00
475	Office Rent & Leases	\$4,809.00	\$4,810.00	\$4,810.00
481	Website	\$443.16	\$300.00	\$400.00
730	Miscellaneous	\$25.58	\$250.00	\$250.00
630	Billing Software	\$963.00	\$1,000.00	\$1,050.00
476	Advertising	\$0.00	\$150.00	\$150.00
	Total Administration	\$26,580.90	\$28,760.00	\$28,260.00
Account	Description			
	Taxes			
515	State Corporation Commission	\$100.00	\$100.00	\$100.00
519	Personal Property	\$298.93	\$400.00	\$400.00
520	Real Estate	\$1,676.88	\$1,750.00	\$1,750.00
525	Licenses	\$2,129.25	\$2,700.00	\$2,500.00
	Total	\$4,205.06	\$4,950.00	\$4,750.00
	Employee Related Services			
410	Salaries	\$130,066.55	\$138,000.00	\$139,000.00

		2018	2019	2020
413	Overtime	\$5,977.73	\$3,000.00	\$3,000.00
416	Health Insurance	\$11,815.15	\$12,500.00	\$13,700.00
417	Life Insurance	\$302.39	\$300.00	\$350.00
553	Payroll Taxes	\$10,098.00	\$11,000.00	\$11,000.00
419	Worker's Comp	\$2,856.40	\$2,700.00	\$2,500.00
431	Employee Awards	\$2,450.00	\$3,500.00	\$3,500.00
731	Uniforms,	\$1,395.06	\$1,500.00	\$1,750.00
735	Retirement	\$2,218.08	\$2,000.00	\$2,900.00
	Total Employee Related Services	\$167,179.36	\$174,500.00	\$177,700.00
	Utilities			
585	Electric	\$16,422.16	\$16,000.00	\$16,000.00
586	Telephone	\$1,468.84	\$1,250.00	\$1,400.00
	Total Utilities	\$17,891.00	\$17,250.00	\$17,400.00
Account	Maintenance			
710	Vehicle Maintenance	\$1,628.05	\$400.00	\$400.00
711	Equipment Purchase	\$414.86	\$300.00	\$300.00
709	RU/BRPOA Truck Repairs	\$84.24	\$250.00	\$250.00
759	Well Repair	\$2,861.00	\$6,000.00	\$6,000.00
712	Equipment Maintenance	\$937.31	\$1,000.00	\$1,000.00
720	RU Systems	\$9,163.50	\$7,500.00	\$7,000.00
719	Chemicals	\$4,994.85	\$4,300.00	\$6,000.00
715	Road Repair Materials	\$719.53	\$400.00	\$400.00
721	Valve Replacement	\$0.00	\$500.00	\$0.00
750	Water Testing	\$2,050.76	\$2,100.00	\$2,100.00
713	Backflow Prevention	\$0.00	\$150.00	\$150.00
722	Gas & Diesel Fuel	\$904.99	\$1,000.00	\$1,200.00
723	Generator Propane	\$289.82	\$700.00	\$700.00
724	Generator Service Agreement	\$1,220.00	\$1,000.00	\$1,800.00
464	Road Repair	\$11,130.00	\$5,500.00	\$6,500.00
	Total Maintenance	\$36,398.91	\$31,100.00	\$33,800.00
	Reserves			
745	Capital Water Reserve	\$0.00	\$10,000.00	\$10,000.00
746	Equipment reserve	\$29,699.67	\$32,685.00	\$34,090.00
	Total Reserves	\$29,699.67	\$42,685.00	\$44,090.00
	\$109.00 Per Quarter with use of 10,000 gallons			
	\$11.00 per 1,000 gallons use over 10,000 gallons			
	\$16.50 per Quarter for lot with connections			
	\$10000.00 New Water Connection			
	\$25.00 Administrative Transfer Fee			
	\$50.00 Reconnection Fee			
	2.5% Late fee per quarter on the unpaid balance			

Women's Club of Blue Ridge Shores

Judy Brown, President

We had a fabulous trip to American Color on October 2nd. What an experience! We saw hundreds of thousands of poinsettias being grown for the upcoming holiday season – in four, eight, and ten-inch pots. We also saw four other varieties of plants that will be combined with poinsettias to create holiday glass bowl arrangements. I'll be looking for these at Costco the next time I'm in Charlottesville. I know where they are grown – very near our own backyards!

On November 6th, the Women's Club met for dessert at 1:00 at our community center. Virginia Burrill, our out-going vice president, presided over the meeting. We welcomed new member Julie Garrett. With CSC's approval in hand, a committee was formed to create TWO HOLIDAY BASKETS that the Women's Club will raffle off at the Adult Christmas Party on Saturday, December 7th. With the help of this year's Nominating Committee – Kathi Coldren, Mary Ann Belair, and Kathleen Bergen – a slate of officers were unanimously approved by the membership. After the vote, we can congratulate:

Donna Frago — President

Judy Brown — Vice President

Sondra Feagans — Secretary

Judy Stevens — Treasurer

We thank these ladies for their willingness to serve two-year terms beginning on January 1st, 2020.

We are looking forward to our Christmas Luncheon on Wednesday, December 4th from noon-2:00 at the Blue Ridge Cafe in Ruckersville. (Those wishing to carpool should be at our community center at 11:00am.) Members are reminded to bring their holiday gifts for local seniors – UNWRAPPED – that day. Blankets, hats, scarves, gloves, toiletries, and puzzle books are among the suggested items to donate.

Membership in the BRS Women's Club is open to any interested women. New members are joining every month. Call Sandy Sierk at 540-967-1939 if you might like to be a part of this fun, productive group. Dues for the year are just \$10. Come meet your neighbors, make some new friends, and help make a difference in our community and the surrounding area. All monies raised each year are donated to local groups.

I am thankful to live in such a beautiful community. I wish you all a peaceful Thanksgiving with your family and friends and a joyful holiday season.



Bridge Players

Looking for Bridge Players.
If interested call Kathleen Bergen
at (540) 967-1554.



The newly formed BRS Book Club met on November 19 to discuss *The Boys in The Boat* by Daniel James Brown. This is a captivating account of the University of Washington's crew team as they advance through the States to win a spot in the 1936 Olympics in Berlin. We welcomed a new member, and all enjoyed a spirited discussion and refreshments.

The BRS Book Club will meet on Tuesday, January 14 at 7:00 pm in the Community Center. The January selection is *The Innocents Abroad* by Mark Twain. This humorous book covers Mark Twain's adventures with fellow travelers to the Holy Land, Paris, Italy, Greece and Egypt. This became Twain's bestselling book during his lifetime and one of the best-selling travel books of all time. Come join us for a discussion, refreshments and a chance to meet your neighbors.

The club will meet again on February 11 at 7:00 pm to discuss *S Is for Silence* by Sue Grafton.

We are open to all in our community. A variety of titles will be chosen for the upcoming months.

General Manager's Report

Denny W. Kelly

May I take this opportunity to wish each of you and your family a great 2019 Holiday Season! 2019 has been a "quick" year and we enjoyed working with the membership and look forward to a prosperous 2020.

The Lake Level should be coming back very soon as the seawall replacement marina project is about completed. We appreciate your patience with this item.

Please remember to follow all safe recommended practices with Christmas Decorations. Be sure the chimneys are properly serviced and cleaned by a licensed professional prior to the wood burning. Remember to check your smoke/ fire alarms and change the batteries.

The Ridge Utilities Board of Directors approved their 2020 Operating Budget on November 16, 2019 containing no increases.

RU has winterization tips in the office, should you need guidance. It is a good idea to exercise the valve in your meter by turning on/off during the year. **Additionally all members should periodically check your water system for leaks, including a review of the meter. Call us if you need guidance on this.**

We are very pleased to report that all water tests during 2019 as prescribed by the Virginia Office of Drinking Water were submitted and approved.

To facilitate good snow removal efforts by the maintenance employees, please do not block or impede the equipment by parking vehicles or boats on the roads or in the right of way. They will be removed at the owner's expense.

We are very pleased to report that to date, 95% of 2019 BRPOA Dues and Assessments have been collected and 98% of 2018. The Association secured seventeen judgments this week in Louisa County General District Court this week for those members that failed to meet their 2019 Financial Obligations.

A gentle reminder to all that no trash of any type is to be placed on the ground for pickup on Monday, including small items, boxes, old trash cans or any of those items that are listed in the Policy. The only can the Contractor will service are those with Updike Industries on them. Please help by removing your can from the roadside the day of service when at all possible. Thanks!

Should you witness any activity that appears unlawful, contact the Sheriff's Department immediately. Your identity will not be disclosed by them.

The weight limit for crossing the dam is 10,000 pounds or five tons! Please caution and remind all delivery people of this information and they should obey. Truck

Route Signs around North Lakeshore Drive are clearly marked. The weight limit for the Hickory Creek Bridge is 25 tons!

There has been a tremendous amount of progress during 2019 beginning with completion of the dredging project, & having our DEQ permit released and the bond from Louisa County. In conclusion for 2019 the main marina slips and seawalls are being constructed.

A special thanks to the BRPOA & RU Board of Directors and Presidents for their support this year & my very personal/special thanks to the Full and Part-time BRPOA/RU Employees for their many contributions to the success stories in 2019.

Members that may experience financial problems related to 2020 assessments please call early and make an appointment to discuss a solution, early in the year.

CSC Committee Report

We have had a busy year at Blue Ridge Shores! Many great events chaired by our wonderful volunteers. I would like to extend a very special thank you to all those that have given their time and energy to make all those events so successful! Please feel free to attend a CSC Meeting with any ideas for events in 2020 or to volunteer to help with an existing event.

The Adult Christmas Party will be held on December 7, 2019 from 6pm to 9pm. The RSVP list is full, and we have started a waiting list! If you find that your plans change, and you can no longer attend please let the office know so they can contact those on the waiting list. This is a great chance to visit with friends and neighbors and enjoy everyone's delicious food! Thank you to those that have volunteered to help with this endeavor. CSC has a homemade afghan to raffle off, picture can be seen in the office and the Women's Committee will be raffling off a few of those wonderful baskets they assemble.

Santa is coming to Blue Ridge Shores, so we will be having a Children's Christmas Party to celebrate! He will be stopping by on Sunday, December 15, 2018 from 2p to 4p. Children must be accompanied by an adult, please sign up at the office with the child's name and age for planning purposes. There will be food and treats, crafts and games.

CSC will not be meeting in November and December. The committee will be planning the events and schedule for 2020 at the January meeting. We will also need to fill the position for secretary as Janice Treacle will be stepping down but will be helping with events. Janice has been invaluable to the committee and will be greatly missed! Thank you, Janice!

We hope you have a safe, happy and healthy Thanksgiving and Christmas!

CRIME REPORT

SEPTEMBER 2019

North Lakeshore Dr

911 Hang-up – 2
Civil Paper Service - 3
Emergency Medical Services Call – 1
Narcotics/Drug Complaint – 1

Fairview Rd

Animal Control Officer calls – 2
Emergency Medical Services call – 1

Beach Rd

Civil Paper Service – 1
Disorder/Domestic-Verbal – 1
Emergency Medical Services call – 1

Dogwood Dr

Civil Paper Service – 2

Ellis Dr

911-Open Line – 1
Animal Control Officer calls – 2

Ellis Ln

Animal Control Officer call – 1

Locust Dr

Civil Paper Service – 1

Nottingham Rd

Civil Paper Service – 1
Emergency Medical Service call – 1
Suspicious Activity – 1

Ash Rd

Civil Paper Service – 3

Poplar Dr

Attempt to Locate – 1
Civil Paper Service – 2
Disorder/Domestic – 1

South Lakeshore Dr

Emergency Medical Service Call – 1
Fire Public Service – 1

Beech Nut Dr

911 Hang-up – 1

Pine Rd

Civil Paper Service – 1

Lakeview Cir

Officer Initiated-Investigation – 1
Blue Ridge Shores Stats

OCTOBER 2019

N Lakeshore Dr

Emergency Medical Services Call – 2
Noise Complaint – 1

Fairview Rd

Welfare Check – 1

Beach Rd

Animal Control Officer call – 1
Attempt to Locate – 1

Redbud Dr

Attempt to Locate – 1
Civil Paper Service – 1
Public Service Call – 1

Dogwood Dr

Civil Paper Service – 1

Ellis Dr

Civil Issue/Dispute – 1
Civil Paper Service – 1
Disorder/Domestic-Physical – 1

Ellis Ln

Disorder/Domestic-Verbal – 1

Locust Dr

Civil Paper Service – 1

Ferndale Dr

Civil Paper Service – 1
Emergency Medical Service call – 1

Nottingham Rd

Animal Control Officer call – 1
Emergency Medical Services call – 2
Public Service Call – 1
Motor Vehicle Accident-No Injuries – 1
Road Hazard – 1

Poplar Dr

Animal Control Officer call – 1

S Lakeshore Dr

Alarm-Burg-Resident – 1
Civil Paper Service – 1
Disorder/Domestic-Physical – 1
Suspicious Activity – 2
Road Hazard – 1

Pine Rd

Civil Paper Service – 3

Iris Ln

Game-Animal Issue – 1

Lakeview Cir

Civil-Eviction – 1
Civil Paper Service – 3
Threatening – 1

We would like to thank all the members who help make Blue Ridge Shores a great place to live by being thoughtful of their neighbors and abiding by the Policies, Rules and Regulations which apply to us all. No one enjoys having to deal with issues and complaints.

During the past year our General Manager dealt with hundreds of compliance issues within the Community with only a small number of those being referred to the Compliance Committee. Compliance issues encompass a wide variety of circumstances including the following:

- Speeding
- Septic System Notices
- Lake Structures
- Inoperable/Illegal Vehicles
- Trash Cleanup
- Formal Complaints
- Summonses

I would like to thank the General Manager for successfully resolving the vast majority of issues in a gentlemanly, efficient and effective manner. I would also like to thank the members of the Compliance Committee for their service this year.

Sincerely,
Ken White, Chair

BLUE RIDGE SHORES POA RULES OF OPERATION FOR GOLF CARTS

1. Golf carts are limited to self-propelled vehicle that is designed to transport persons playing golf and their equipment on a golf course.
- 2. Must be registered with the Association and obtain an annual decal.**
3. Must provide evidence of insurance at Virginia minimum and maintained in the golf cart at all times.
4. Must possess a valid state driver's license.
5. Must comply with all laws pertaining to the use and possession of alcoholic beverages.
6. Only the number of people the golf cart is designed to seat may ride in the golf cart. Passengers shall not be carried on the part of the golf cart designed to carry golf bags or other equipment.
7. Must be operated to the extreme right of the roadway and must yield to all vehicles and pedestrian traffic
8. Shall be operated only between sunrise and sunset, unless equipped with such lights as are required in Section 46.2-1010 (Virginia Code)
9. Shall not be operated during inclement weather, or when visibility is impaired by weather, smoke, fog or other conditions.
10. Shall display a slow-moving vehicle emblem in conformity with Section 46.2-1081 (Virginia Code)

I, _____, the undersigned member of BRPOA have read and received a copy of these rules for operation of a golf cart on Association roadways. I understand that if I or my guests violate these rules I will be subject to a fine and/or suspension of my privilege to operate a golf cart.

Signed Member: _____ Date: _____

Address: _____

Decal Number: _____

How to Stay Green

When the Leaves Change Color

Autumn lawn care tips for keeping our waterways healthy.

Don't over-fertilize your lawn.

Excess nutrients from fertilizer are a major source of water pollution when they are carried by rain runoff into stormdrains and local waterways. Apply fertilizer based on a soil test.



Don't rake leaves down storm drains or into streams.

When leaves are washed into streams they decompose there and degrade water quality. Compost them or bag for proper disposal.

When you mow your lawn, don't dispose of grass clippings down a storm drain. Like decomposing leaves, grass clippings degrade water quality. Leave them on your lawn.



www.rivanna-stormwater.org

The Shore Line

Published by the
Blue Ridge Property
Owners Association
924 S. Lakeshore Dr.
Louisa, VA 23093

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Hal Davis, 2nd Vice President
William Earhart, Treasurer
Daniel P. Kilcoyne, Secretary
Rick Gray, Director
David Kronander, Director
Mary Mainland, Director
Ken White, Director

BRPOA Inc./RU Inc.
General Manager

BRPOA Inc./RU Inc.
Manager of Fiscal Affairs

BRPOA Inc./RU Inc.
Administrative Assistant

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Al Fortune, Vice President
Stephen Tompkins, Treasurer
Molli Ellis, Secretary
Steve Burrill, Director
Bill Haase, Director
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