



Corrotoman Currents

Celebrating 50 Years As A Community! Established 1967

The official newsletter of the Corrotoman By The Bay (CBTB) Homeowners Association

Available online at www.corrotomanbythebay.org

Vol. 4 Issue I

Annual Property Assessment/ Dues Increase Passes!

A message from CBTB President, Robert Bennett

As Corrotoman By the Bay Association, Inc. prepares to celebrate it's 50th anniversary, property owners agreed to move forward with our first annual property assessment increase in twenty years.

The process that began last fall followed the procedure to amend the CBTB Association Declaration. At the second Special Meeting on January 14, 2017, the quorum requirement was met and the Amendment to the Declaration to increase the annual property assessment to \$180 per lot passed with 145 property owners in support and 73 opposed.

The increase in annual property assessment takes effect with this year's billing enclosed and payment is due March 1, 2017.

Thanks to everyone for their dedication and leadership in our community, especially Bill Ehlman who chaired the Finance Committee and served with Craig Adler, Neal Garner, Rebecca Nelson, Vicki Bartlett, CPA, Rivers Accounting, and CBTB board members: Cristian Shirilla and Sam Longstreet – Treasurer.

Ongoing thanks to our other Board members who also contributed to this effort including Jean Ehlman, Susie Pierce - Secretary, James Allen and Roger Failmezger.

And a big round of applause to Tara Linne for her outstanding communications skills by creating newsletters, emails and a web site that helped to tell our story.

Finally, heartfelt appreciation to all CBTB members who voted and participate in our Association as we turn our attention to celebrating CBTB's 50th Anniversary on more solid financial footing.

CBTB By The Numbers:

317.5 Acres - Size of Community

591 - Number of lots in CBTB

302 - Number of Property Owners

125 - Number of Homes

1966 - American Central Corp began development of the community

1967 - Clubhouse Finished

1967 - Pool Finished

1971 - American Central deeded development to CBTB Assoc.

Next Board Meeting:

No February Board Meeting

Saturday, March 11th:

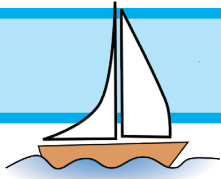
**9:00 AM CBTB Board Meeting at
CBTB Clubhouse**

Tree limbs too close to power lines? Contact Northern Neck Electric for an evaluation and/or removal at 804-333-3621



Like us on Facebook at www.facebook.com/CorrotomanBTB

For the latest updates visit our website at www.corrotomanbythebay.org



It's All About The Amenities!

“Corrotoman Country Club” Amenities Attract New Home Buyers

Amenities at CBTB are what attract many property owners to our community. Golf, tennis, pickleball, boating and swimming are traditional favorites enjoyed at country clubs but available at CBTB for a fraction of the fees. For your convenience, the 2017 CBTB Association Amenities Application is included in this packet so you can pay your fees for the amenities you enjoy at the same time as your annual property assessment. You can also add these amenities at any time throughout the year.

Only members in good standing and their guests are allowed on any community property. You must pay annual property assessments & amenity fees to use the facilities.



Have a Ball on Tennis/ Pickleball Courts

Called “the sport for a lifetime”, playing tennis has many health benefits including lowering body fat (1 hour burns about 600 calories), increasing reaction time, improving metabolic function, increasing aerobic capacities, improving muscle tone, strength and flexibility. And the beauty of tennis is that it challenges your mind and your body. Pickleball may have a silly name, but it is the fastest growing sport in America because it is a fun racket game with many of the same benefits of tennis. CBTB’s Tennis/Pickleball courts were rebuilt in 2016 and are among the best courts in the area. Get in the swing of these fun social and healthy sports for just \$5 per year for a gate key. Open year round.



Pool is Cool

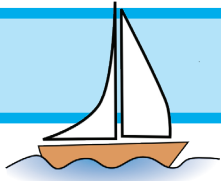
It’s ancient news that the healing effects of mineral-rich saltwater may soothe your skin, improve your circulation, and improve your immune system. Bromide in saltwater also helps relieve muscle aches and joint pain and soreness caused by arthritis, inflammation, or physical and emotional stress.

Even a brief dip in CBTB’s 80,000-gallon concrete pool that was renovated in 2014 with new pumps, sand filters, piping, cover and salt water chlorination may be beneficial to your overall health. And don’t forget we have the kiddie pool for the little ones to play in. For just \$100 per year per household, it’s a fun way to get rejuvenated and a great neighborhood gathering place on a hot summer day. Open Memorial Day to Labor Day.



Home Port at Dock and Boat Slips

Our boat ramp makes it easy and convenient to get your boat in and out of the water without ever leaving the community - and there is no charge to use it or the dock for community members in good standing. Need a place to keep your boat? Boat slips are available year-round on a first come basis with an annual slip fee of \$150 and keyed access. Whether you rent a slip or just need to use the ramp, keys are provided by Rocky Boykin, Dockmaster, email CBTBay@gmail.com A copy of boat insurance policy must be received before a slip is assigned.



More - It's All About The Amenities.....



Rack Your Kayak

Kayaking is a great way to get out on the water and enjoy nature, all while getting a relaxing workout. For easy in and out of the water, there is kayak rack space near the boat ramp in the dock area. It is available on a first come basis with an annual fee of \$20 and access provided by Rocky Boykin, Dockmaster, CBTBay@gmail.com Cable and lock shall be provided by kayak owner. Open year round.

Clubhouse - The Community Hub

The CBTB Clubhouse is open to all members in good standing. Please email CBTBay@gmail.com for the entry code. Inside you will find exercise equipment, WIFI, a large screen TV and DVD player and a kitchen. Also, in the event of a power outage or emergency, the Clubhouse is powered by a generator that automatically kicks on to provide heat, air, and electricity.

The Clubhouse is also available to CBTB property owners in good standing for private events, when not otherwise booked for a community event, for a refundable deposit of \$100. The deposit will be returned to you after your event if the Clubhouse is found clean and free of damage. To reserve the Clubhouse, please email CBTBay@gmail.com Open year round.

Golf Course

Golf, one of the most popular sports in the world, spans all ages and abilities. Play CBTB's 9-hole golf course, located in the common area around the pool, at no additional fee. Open year round.

Fitness Equipment & Classes

Fitness equipment including treadmill, elliptical, stationary bike and other exercise equipment are available in the Clubhouse for your workouts and improved fitness. In addition, yoga and Pilates classes are forming, so check our closed Facebook group and email list for in the future for further information. Open year round.

Parties and Happy Hours

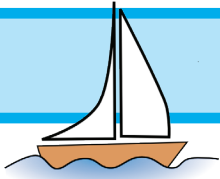
Meet old friends and neighbors and make new ones at our parties and happy hours advertised on our closed Facebook group and email list. Celebrations include New Year's Eve, Memorial Day, July 4th, Labor Day, Oktoberfest, Christmas, Super Bowl and others when we are inspired to party!

Pavilion, Ping Pong & Basketball

The pavilion next to the clubhouse is a great place for outdoor picnics, grilling and entertaining. And when you use the Pavilion, you can also enjoy ping pong and basketball. Having such wonderful open space in the common area beckons playing softball, soccer, Frisbee, flying kites, and stargazing. It's yours to enjoy with your ownership in our fantastic community.

Stay Connected

Whether you live in the community or haven't visited your property in years, get the latest information. Send your email address to CBTBay@gmail.com to be added to the email distribution list. Join in the conversation on our closed Facebook group. Send the email address your Facebook account is under to CBTBay@gmail.com to be added to the group.



Board Meetings

Held at 9AM CBTB Clubhouse
No February Meeting
March 11th

CBTB Board of Directors

President - Robert Bennett
804-761-7647

Vice President - Vacant
Secretary - Vacant

Treasurer - Sam Longstreet
Board Members:

James Allen
Jean Ehلمان
Roger Failmezger
Cristian Shirilla
Susie Pierce

Email the board:
CBTBay@gmail.com

Visit us on the web
www.corrotomanbythebay.org

Stay Connected!

Sign up for the CBTB email distribution list by sending your name, lot number and CBTB street address to CBTBay@gmail.com

Send CBTB Payments To:

Rivers Accounting
P. O. Box 406
White Stone, VA 22578.

For questions regarding payments please call 804-436-9211. Rivers Accounting manages all finances, billings and payments.

Corrotoman Currents is a newsletter for property owners of Corrotoman by the Bay Homeowners Association.
Editors:
Tara Linne and Susan Simmers

Three Board Positions To Be Elected

The CBTB Board of Directors is made up of nine elected CBTB property owners in good standing. Volunteering many, many hours of their time each month, the Board makes business decisions regarding the maintenance of all our common grounds, facilities, and roads and managing the Association. They are elected to represent the community as a whole.

The term for a board member is three years and three board positions rotate out every year. Each May at the Annual Property Owners Meeting, we elect three new board members and they join the board at that time. Immediately following the election, the Board then meets to appoint the officers for the year. Any property owner in good standing and that is interested in serving your community may run for a position on the CBTB Board of Directors.

To be placed on the ballot, please submit a short resume about yourself and why you would like to be a board member to the Board at CBTBay@gmail.com by March 1, 2017. This information will be included in the annual meeting notice with the ballots. Votes then will be counted and elected Board members will join the Board at the Annual Meeting on Sunday, May 7, 2017 at 2 PM.

Happy Anniversary - To Us



In the 1840s, CBTB was a 300-acre farm owned by the Sullavan family. In 1966 by American Central Corporation (formerly Northern Neck Recreational Development Corp.) purchased the property then bought an additional 17.5 acres called Woodbine from the Chambers family to complete what we now know as Corrotoman By The Bay. Development began in 1967 and by 1971 American Central deeded the community to the CBTB Association.

This summer we will be celebrating with a community picnic! Currently we are looking for volunteers for the 50th Anniversary planning committee. Susie Pierce and Tara Linne are the chairs. If you are interested in joining the committee or helping out in any way, please send an email to CBTBay@gmail.com. We need your help and we look forward to celebrating with you!

In addition, we would like to put a presentation together with old pictures of the community and any historical information you may have, other than what is on the "About" page of www.corrotomanbythebay.org. Please send them to CBTBay@gmail.com.

AED Fundraiser - Sudden cardiac arrest is one of the leading causes of death in the U.S. Over 350,000 people will suffer from sudden cardiac arrest this year. It can happen to anyone, anytime, anywhere and at any age. An Automated External Defibrillator (AED) is the only effective treatment for restoring a regular heart rhythm during sudden cardiac arrest and is an easy to operate tool for someone with no medical background. Deb Beutel and Tara Linne began a fundraising effort at the New Year's Eve party and thanks to your generous donations, they have raised close to \$1,000. The goal is \$1500 for the AED, wall storage box, and supplies for the Clubhouse. Then training CPR/AED classes will be offered at the Clubhouse this Spring. If you would like to make a donation, please email CBTBay@gmail.com or see Deb or Tara and thanks again for the generous donations we've received!