



October/November 2019

Corrotoman Currents

Celebrating 52 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. 6 Issue III

A Message From The President

You may have noticed a lot of activity in and around the clubhouse over the summer. Your Board of Directors are working hard every day to improve communication, transparency and the overall management of Corrotoman By The Bay (CBTB) and our amenities. Your Board has accomplished much over the last several months:

- New furniture and ceiling fans in clubhouse purchased through fundraising activities, and a new stove in the kitchen that was donated by a resident.
- Updated Financial controls to include instituting two signatures on all checks and updating signature authorization cards for all CBTB Accounts.
- Conducted detailed financial forensics of the last five years worth of financial information in order to prepare more realistic budgets and long-range plans
- Conducted a Business Case Analysis and identified that transitioning to a Home/Property Owners Association (HOA/POA) Management Service would benefit CBTB members, provide increased fiscal controls and enhanced transparency
- Created a monthly Architecture Review Board report format that is included with Monthly Board meeting minutes to provide visibility of Architecture Committee Approvals to CBTB Members.
- Assessed and prioritized CBTB roads for repair/up-keep
- Requested a second assessment on the Corrotoman Extended erosion issues from the Northern Neck Shoreline Evaluation Program
- Hosted several social events in the clubhouse.

While we have accomplished a great deal and are heading into the digital age with the new management company which will provide online access to all property and Board Members for viewing account information and providing more accurate and expeditious billing and record keeping, We still need YOU! We are still actively looking for a volunteer to take over the remainder of a term left vacant by a Board Member resignation in July. If you are interested in an opportunity to try out being a Board Member for a short commitment of only six months (until the election at May Annual Meeting), please submit a short biography and your reasons for wanting to join CBTB@bay@gmail.com by November 10. The Board will select a replacement Board member at the November 16th Board meeting. In addition, we are still looking for a Social Committee Chairperson. And please consider running for the Board this Spring election time comes around.

Please join us on Saturday November 16th for a "Volunteer Appreciation Breakfast" hosted by the Board of Directors. It will start at 8:00 a.m. and continue through the Board Meeting that morning. **We ask you RSVP for the breakfast by Tuesday, November 12th so we have an idea of how much food we need.**

Also please save the dates on your calendar for the CBTB Holiday Party in the Clubhouse on Saturday, December 14 and the New Years Eve Party on December 31. Lastly, don't forget to enjoy the beautiful Fall weather and all of our great amenities!

--Deb



PASSWORD

A More Secure Clubhouse

A new router has been installed in the Clubhouse and the Wifi connection is now password protected. If you would like the password, please email CBTB@bay@gmail.com and it will be provided to property owners in good standing.

Also, parental controls have been installed and set at the 'teen level' for internet access. This will preclude downloading inappropriate content using the CBTB network. It should not interrupt regular service.

NEST cameras and additional exterior lighting are also being installed near and around the Clubhouse as an additional security measure.

In addition, the passcode to the Clubhouse door will be changing soon. Please be sure we have your email address. If you are receiving emails from CBTB@bay@gmail.com, we have your email. If you aren't receiving these messages, please send your email to CBTB@bay@gmail.com and we'll be sending out instructions regarding the new passcode soon.



Courts Closed for Repairs

The asphalt on the CBTB tennis/pickleball courts will be repaired during the latter part of October.

The asphalt company that originally put in the asphalt for Tennis Courts, Inc. has taken responsibility for the repairs to our courts and will put brand new asphalt on the courts.

Tennis Courts, Inc. will then repaint the courts and tennis and pickleball lines. CBTB is not responsible for the costs of these repairs to the courts. The courts will be closed until sometime in December while the asphalt and paint cures.

Please stay off of the courts until the closed sign is removed from the fence.

Board Meetings

Normally held monthly at 9AM at CBTB Clubhouse on the second Saturday. Get notifications by sending your email address to CBTBay@gmail.com

CBTB Board of Directors

President - Deb Beutel
540-446-1770

Vice President - Kevin Macnair
Secretary - Vacant

Treasurer - Lea Gallogly
Board Members:

Lisa Adler
Jean Ehlman
Ian Fay

Sam Longstreet
Cristian Shirilla

Email the board:
CBTBay@gmail.com

Visit us on the web

www.corrotomanbythebay.org

Send CBTB Payments To:

Sentry Management Inc.
7619 Little River Turnpike, Ste 210
Annandale, VA 22003

For questions regarding payments please call 703-642-3246.

Sentry Management manages all finances, billings and payments.

Show Me The Money!!!

Show me the money! has got to be one of my favorite lines from the movie "Jerry Maguire", and as the newly elected Treasurer for Corrotoman by the Bay it's what I intend to do—show YOU the money!

Under the leadership of the current Board, the past couple of months have seen quite a few changes and challenges to the fiscal landscape of CBTB. We have discovered we were paying for things we had not received (telephone services) and intercepted duplicate or incorrect payments on more than one occasion. We did not have current Board members on all checking/savings accounts and had not fully funded our Capital Reserve account before our operations account as required by the State of Virginia (we are fully funded now).

We are not a cash flush institute; Board members have historically tried to make wise decisions regarding the funding we receive from the collection of dues. Sometimes those decisions were not well documented, so we have been challenged in understanding the thought processes for our long-term sustainment, and sometimes it appeared to not represent the desires of the majority of the community. As the Board Treasurer, I commit to fully document how and why we spend your dollars and strictly adhere to the budget produced by the Board each year.

In order to ensure continuity and provide transparency, we are moving our current accounting/financial services to a professional homeowner's property management association, Sentry Management Inc. Services provided by Sentry will enable property owners the ability to view their billings on-line and easily determine if their dues and fees are up to date or not. There is also a "portal" for the entire Board of Directors of CBTB to view the current status of collections and expenditures offering full transparency, something that has been lacking in the past despite the Virginia State requirements for transparency.

You are probably asking "why" a professional management association and why not a "volunteer" as in previous years. The answer is simple, volunteers are a dying breed. Most of our property owners do not have the time, desire, and/or the expertise to volunteer for a position on the board much less tackle the position of accountant (not to be confused with the Board Treasurer). The demographics of the CBTB population have changed dramatically. As the next generation of property owners and retirees join the community, they are no longer inclined to spend countless hours doing tedious chores. In addition, property owner association laws and regulations mandated by the State of Virginia have very specific requirements which are best met by a professional firm familiar with the legal aspects of running a community.

As the Board Treasurer, I ask each of you to please be patient as we make this transition, there are always some bumps and blips that we may not have anticipated. We will ensure they are documented and posted in the treasurers report each month. We also invite you to attend the monthly board meetings and provide input on how we spend our/your money. We will be developing next years budgets (Operational and Capital Reserve) over the course of the next few months and look forward to your input regarding roads, facilities, and the community in general. Send your thoughts to CBTBay@gmail.com or share your thoughts when you see me. Meeting notices are emailed to the CBTB list serv (another reason we need your email address.)

Together we can turn CBTB into a thriving community where people want to live and our property values, including interior lots begin to grow. As I promised at the beginning of this article...as the Board Treasurer, I will "show you the money"!

Lea Gallogly, CBTB Treasurer



In case of a cardiac emergency, there is an automated external defibrillator (AED) located inside of the CBTB Clubhouse.

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



[facebook.com/CorrotomanBTB](https://www.facebook.com/CorrotomanBTB)