



November/December 2021

THE SHORE LINE

The Official Newsletter published by
BLUE RIDGE PROPERTY OWNERS ASSOCIATION

The Shore Line

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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:

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

Saturday
8:00 AM - 2:00 PM

Sunday
Closed

PRESIDENT'S LETTER

Dear Neighbors,

I am pleased to announce that the board has approved the 2022 budget with **NO** dues increase. Thank you to Anthony Gallardy, Treasurer and Bill Earhart, Curt Heidel and the Finance Committee for their assistance in this process. In November, we also approved a contract for engineering services with Schnabel Engineering to perform critical testing on our spillway and embankment. This process has been studied and testing will begin in early 2022. PAYHOA was installed as our new business program. Please take the time to review and set up your account. This program will enable our staff to process bills, payments and send member notices promptly through a secure online system. Neither the office, nor PAYHOA retains any of your personal banking information. All January 2022 statements will be sent through both USPS and PAYHOA. If you do not have computer access, you can request paper bills only by notifying the office. You may continue to pay by check or in person. The staff will be happy to assist you.

We have reviewed our bylaws and adapted them to allow for virtual meetings and an online voting procedure. This will be adopted on second reading at the January 8 board meeting. All revised bylaws follow the POA Act in Virginia and have been reviewed by legal counsel. You will receive information about voting well in advance of the May election. This online voting system will save us in printing and postage costs for the annual meeting.

Our staff is compiling and printing the Shore Line in house now. The result is another savings for the membership.

Our past due accounts have been aggressively collected this year. We have an all-time high of 99% collection rate for 2021. Thank you to Curt and his team and all our members for their prompt payments. The Finance Committee was able to lower the bad debt reserve account thus enabling no increase in dues. We continue to study the Verizon monopole contract. Curt Heidel will obtain professional advice on the contract details, and both property value and health concerns. The proposed site is on the old ball field/dry dock storage area. Thank you to all the members that completed the survey. We value your input. Happy Holidays,

Jane Sleight, BRPOA Board President



CALENDAR of Events

2021/22 BRPOA/Ridge Office Closure Dates for the Holidays

Office Closed: The office will be closed Friday December 24, 2021 through Monday December 27, 2021 in observance of Christmas.

Office Closed: Friday December 31, 2021 through Monday January 3rd, 2022 in observance of the New Year Holiday.

We hope everyone has a wonderful holiday season and remember we are here to serve you.

2022 Meeting Schedule

Committees:

Community Services: First Tuesday of each month, in the CSC building at 7 PM.

Lake: January 22nd, April 23rd, May 28th, June 25th, July 23rd, August 27th, September 24th. All meetings at 9 AM at the office and virtual.

Landscape: December 4th, 2021 and March 19th, 2022 at 9 AM at the CSC building.

Security and Safety: Quarterly, November 3rd, February 2nd, May 4th, August 3rd, November 2nd. 7 PM meetings, all virtual.

Compliance: Following each BOD meeting at 12 PM in the CSC building.

Joint Personnel: August 12th at 7 PM at the office.

Five-Year Plan: August 26th at 1:30 PM in the office and virtual, at 1:30 PM.

Finance: October 13th at 7 PM, all virtual.

Board of Directors Meetings 2022: 9 AM in the office conference room and virtual

BRPOA: January 8th, February 12th, March 12th, April 9th, May, 14th, June 11th, July 9th, August 13th, September 10th, October 8th, November 12th

Ridge Utilities: January 15th, March 19th, May 21st (organizational meeting), July 16th, September 17th, November 19th.

Women's Club: Christmas Luncheon is Wednesday, December 15.

Joint Annual Meeting: May 21st. 9 AM in the CSC building and virtual.

Fourth of July Celebration: July 2nd.

Ad-Hoc: Bylaw review: February 17th. All virtual, at 7 PM.

Verizon Pole Update

The BOD's surveyed the community, and with about 200 responses, there was about 80% in favor of pursuing installing a Verizon pole in the shop area. The BOD's is conducting due diligence to ensure they have met their fiduciary duties for a project like this that impacts the community. Verizon has indicated they are weighing this site with another nearby, and when selected the site is budgeted to be built in 2024. We will keep the community informed on the progress.

GENERAL MANAGER'S REPORT

Curt Heidel

Thank you to all that have set up and used their new PayHOA account to make Ridge Utilities or BRPOA payments. Making payments through this system saves the association time and money.

You can set up payments with a credit card, or ACH (checking). If you are linking your bank account, it can be done with Plaid (a secure method that asks for your bank login/password), or you can click "set up manually". This will verify your account by asking you to confirm micro-deposits. One of these two methods is needed to verify you are allowing these payments to come out of your account.

BRPOA Annual billing for 2022 will go out by electronic means (email) AND mail. Please be on the lookout. The 1st half of your dues for 2022 are due by Feb. 28th. The 2nd half of the dues is due by April 30th. On May 1st, if not paid in full, members can be assigned Member Not In Good Standing (MNIGS) status. Penalties are added to accounts on July 1.

Ridge Utilities completed its first billing cycle with PayHOA. All customers received both email and paper bills, and late notices (if applicable). The December (4th Quarter) billing will also be email and paper. Going forward, in 2022, all customers will receive their bills electronically ONLY. Note: if you still need a paper bill sent to you, please notify the office. The new statements will not show your gallon usage, however: a quick call to the office, and we will be happy to provide you that information. Any accounts that use over 10,000 gallons will receive the gallon usage to help customers in troubleshooting possible leaks. The new system will show your billing history going forward.

Remember, when you set up a PayHOA account, you can use it to access both BRPOA, and Ridge Utilities by using the drop-down in the top right of the screen. This will bring you back and forth between the two accounts.



BRPOA Motions September, October, & November



UPCOMING 2022 BRPOA MEETINGS

January 8th

February 12th

March 12th

April 9th

BRPOA/RU Joint Annual
Meeting—May 21st

June 11th

July 9th

August 13th

September 10th

October 8th

November 12th

All Meetings will be held
at 9:00 AM virtually
unless otherwise specified.

September BOD Motions

1. Adopt meeting agenda as amended to include the resolution to renew and extend a line of credit with Essex Bank moved by Ken White. Passed 9 years, 0 days Approval of Minutes:
2. Accept the meeting minutes from the Blue Ridge Shores Board of Directors Meeting on July 10, 2021 as moved by Ken White. Passed 9 years, 0 days.
3. Remove the weight limit signs across the dam and spillway based on concurring engineering reports stating that there was no functional weight limit moved by Reid Nicholson. Passed 9 years, 0 days.
4. Allow the Women's Club to build a "Book Box" on North Lakeshore moved by Ken White. Passed 9 years, 0 days.
5. Replace all 19 picnic tables at BRS at a cost not to exceed \$10,000.00 moved by Hal Davis. Passed 0 years, 0 days
6. Accept the proposal from Robertson, Farmer, & Cox to perform an audit of BRS financials moved by Anthony Gallardy. Passed 9 years, 0 days.
7. Accept the resolution to renew and extend the line of credit with Essex Bank moved by Hal Davis. Passed 9 years, 0 days.
8. Adjourn meeting moved by Reid Nicholson. Passed 9 years, 0 days.

October BOD Motions

1. Adopt meeting agenda as amended to include a request for a variance and change the description of the "cell tower" to "cell pole" moved by Hal Davis. Passed 5 years, 0 days
2. Accept the meeting minutes from the Blue Ridge Shores Board of Directors Meeting as amended on September 11, 2021 moved by Reid Nicholson. Passed 5 years, 0 days.
3. Accept the Proposal from Bagby, Foroughi and Goodpasture to inspect for VDOT compliance and signage moved by Reid Nicholson. Passed 5 years, 0 days.
4. Accept the Five-Year Plan as presented moved by Hal Davis. Passed 5 years, 0 days.
5. Adopt the new "Joint Personnel Manual" moved by Hal Davis. Passed 5 years, 0 days.
6. Approve the variance request made by the Becketts for 1397 North Lakeshore Dr. moved by Reid Nicholson. Passed 5 years, 0 days.
7. Adjourn meeting moved by Reid Nicholson. Passed 5 years, 0 days.



November BOD Motions

1. Adopt meeting agenda as amended to include the reading of the Bylaw Review moved by Dan Kilcoyne. Passed 7 yeas, 0 nays
2. Accept the meeting minutes from the Blue Ridge Shores Board of Directors Meeting as amended on October 09, 2021 moved by Dan Kilcoyne Passed 7 yeas, 0 nays
3. Accept the 2022 Fee Schedule as presented by the Finance Committee moved by Dan Kilcoyne. Passed 7 yeas, 0 nays.
4. Accept the 2022 Budget as presented by the Finance Committee moved by Dan Kilcoyne. Passed 7 yeas, 0 nays.
5. Fund the \$230,312.00 Replacement and Dam Reserves for 2021 made by Dan Kilcoyne. Passed 7 yeas, 0 nays.
6. Direct the General Manager to seek outside council to negotiate the contract and address the health concerns and financial liabilities of the cell mono-pole moved by Dan Kilcoyne. Passed 7 yeas, 0 nays.
7. Accept the proposal from Schnabel Engineering for the Lake Louisa Dam Spillway repairs and Embankment Investigation not to exceed \$148,000 moved by Dan Kilcoyne. Passed 6 yeas, 0 nays.
8. Accept the first reading of changes to the Bylaws moved by Dan Kilcoyne. Passed 6 yeas, 0 nays.
9. Direct the General Manager to suspend trash collection of Members Not in Good Standing by reason of delinquent Dues moved by Dan Kilcoyne. Passed 6 yeas, 0 nays.
10. Accept proposal from Pyrotechnico for the 4th of July fireworks not to exceed \$15,000.00 moved by Dan Kilcoyne. Passed 6 yeas, 0 nays.
11. Deny the variance request for fence, 6' high and 5' into the setback/easement along Nottingham Rd, from the homeowner at lot 1029 moved by Dave Kronander. Passed 6 yeas, 0 nays.
12. Permit dogs on the West Beach from the Tuesday after Labor Day until the Sunday before Memorial Day moved by Reid Nicholson. Failed 1 yeas, 5 nays.
13. Accept the Member 5-Year Survey as written with allowance for the general manager to modify for readability moved by Hal Davis. Passed 6 yeas, 0 nays.
14. Adjourn meeting moved by Reid Nicholson. Passed 6 yeas, 0 nays.

Mary Mainland left the meeting prior to this vote.

Blue Ridge Property Owners' Association, Inc.

2022

Fee Schedule

<u>Fee Description:</u>	<u>Price:</u>
New Member/Occupant Orientation Fee	\$100.00
Annual Membership Dues	\$275.00
Single Family Dwelling Unit	\$1,155.00
Undeveloped Lot Fee adjacent (and contiguous to SFDU)	\$0.00
Undeveloped Lot Fee (not adjacent or contiguous to SFDU lot)	\$310.00
Annual Rental Fee (Per Property)	\$50.00
Annual Boat Slip	\$225.00
Dry Dock Storage Fee	\$15.00/mo or \$120.00 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
Disclosure Packet	\$150.00
Property Transfer Fee	\$50.00
Realtor Sign	\$10.00
Building Permit for House/ New Construction	\$6,000.00
Road Maintenance/New Construction	\$4,000.00
Building Permit for Additions	\$100.00
Building Permit for Pier, Seawall, Garage, Boathouse, Shed	\$50.00
Fax In/Out	\$.50 page/\$1.00 page
Copies	\$.15 per page

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 the 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 2022 Budget

MEMBERSHIP DUES	176,825
SINGLE FAMILY DWELLING UNIT FEE	654,885
NON ADJACENT LOT FEES	56,110
REGISTRATION FEES	4,000
DISCLOSURE PACKET FEES	4,500
PROPERTY TRANSFER FEES	2,000
GOLF CART REGISTRATION FEE	2,700
BOAT SLIP FEES	10,350
BOAT REGISTRATION FEES	45,000
COMMUNITY CENTER RENTAL FEES	1,500
OFFICE RENTAL FEES	4,800
ANNUAL RENTAL FEE	2,400
ELECTRONIC GATE FEES	4,500
DRY STORAGE FEES	1,500
LATE PAYMENT FEES	4,000
COMPLIANCE FEES	3,500
BUILDING PERMIT FEES	1,500
MISCELLANEOUS INCOME	2,480
MARINA SALES	30,000
INTEREST OPERATING	50
TOTAL REVENUES	<u>1,012,600</u>
COST OF SALES-GAS	26,250
SALARIES & WAGES-ADMIN.	106,513
SALARIES & WAGES-MAINT.	89,576
OVERTIME WAGES-MAINT.	7,500
TEM/PARTTIME WAGES-ADMIN.	10,982
SEASONAL LABOR	2,500
CLEANING LABOR	4,500
FEDERAL PAYROLL TAXES	17,371
FEDERAL UNEMPLOYMENT TAXES	250
STATE UNEMPLOYMENT TAXES	153
GROUP INSURANCE	22,368
401K MATCH	2,872
UNIFORMS	5,000
EMPLOYEE RELATIONS	2,000
WORKERS COMPENSATION INS.	3,750
GENERAL INSURANCE	40,650
STATE CORPORATION TAXES	500
PROPERTY TAXES	500
BAD DEBT EXPENSE	15,000
REGISTRATION/MEMBERSHIP FEES	500

SOFTWARE COSTS	4,500
CONSULTING FEES	3,000
ADVERTISING/RECRUITING	500
PUBLIC RELATIONS/DONATIONS	500
LEGAL EXPENSE	15,000
AUDITING EXPENSE	7,800
OFFICE SUPPLIES	6,000
MAINTENANCE SUPPLIES	1,000
PRINTING & POSTAGE	10,000
ELECTION & ANNUAL MEETING	1,500
TRAVEL/GAS-ADMIN.	750
TRAVEL/GAS-MAINT.	5,750
DIESEL FUEL/MAINT.	1,000
ELECTRICITY	19,000
PROPANE	3,000
TELEPHONE & INTERNET	6,000
TRASH COLLECTION	50,390
TIPPING FEES	20,500
OFFICE EQUIPMENT RENTAL	1,832
EQUIPMENT PURCHASES-ADMIN	3,000
EQUIPMENT PURCHASES-MAINT.	3,500
EQUIPMENT REPAIRS-MAINT.	3,500
VEHICLE REPAIRS-MAINT.	1,000
BUILDING MAINTENANCE	4,500
ROAD AND BRIDGE MAINTENANCE	100,000
RECREATION AREA MAINT.	6,000
COMMON AREA-MAINT.	27,500
WATER QUALITY TESTING	5,000
GEESE CONTROL & OTHER LAKE EX.	1,000
SECURITY SERVICES	16,000
BOAT MAINTENANCE	1,500
SAFETY SIGNS	2,000
ELECTRONIC GATES MAINTENANCE	12,500
ROAD CERTIFICATION	400
FIREWORKS	15,000
LANDSCAPING	1,000
CONTINGENCY	8,128
REPLACEMENT RESERVE	129,173
DAM/BRIDGE RESERVE	95,142
DEBT SERVICE ON LOAN	60,000
TOTAL EXPENSES	<u>1,012,600</u>

PROPOSED BYLAWS CHANGES

OF

BLUE RIDGE PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE IV: Membership

Section 1. Members:

The Association shall have one class of membership. Every ~~o~~Owner of a ~~l~~Lot which is part of Blue Ridge Shores shall be a member of the Association. Membership shall be appurtenant to and shall not be separated from the ownership of a Lot. Immediate family (children, parents residing with a member) shall have the rights of guests as defined below. No ~~o~~Owner shall resign, exempt himself/herself from liability for dues assessments and other charges by waiver of the use or enjoyment of the common areas of Blue Ridge Shores or by abandonment of ~~his/her~~their lot, terminate or forfeit memberships in the Association, or responsibility for said financial obligation.

Section 2. Guests:

Each member or ~~non-member~~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~~Non-Member Occupants are at all times responsible and will be held accountable for the 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 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 ask to leave by the General Manager or his/her designee. a letter via mail or electronic means to the BRS office with the guest's name, number of people with them and the type of vehicle being driven. Visitors not accompanied or identified by letter will be asked to leave by the General Manager or a designated representative.~~

Section 3. Termination of Membership:

Membership privileges of an Owner shall terminate automatically upon the transfer, by operation of law or otherwise, of all such Owner's Lots at Blue Ridge Shores. Notwithstanding such termination of membership, such Owner shall remain personally liable for all dues, assessments and other charges incurred as the result of ~~his/her~~their membership status. It shall be the obligation of this transferor of any Lot to give notice in writing to the Association of such transfer together with the transferee's mailing address. Until such notice is given, the Association shall have the right to treat the transferor as the sole legal owner for all purposes herein.

PROPOSED BYLAWS CHANGES – (Continued)

ARTICLE V: Meetings of Members

Section 1. Annual Meeting of Members:

The annual meeting of the members of the Association shall be held at Blue Ridge Shores, or at such other place in Louisa County, Virginia, as may be determined by the Board and designated in the notice of said meeting, ~~and shall be held on the third Saturday of May of each year.~~

~~The Board of Directors may determine that any meeting of members may be held solely by means of remote communication. The Board of Directors may use technology to the fullest extent permitted by the Virginia Code with respect to the conduct of the Association's business including meetings of members and shall usually be held on the third Saturday of May of each year.~~

Section 3. Notice of Meetings:

~~Notice stating the place, day, and hour of every meeting of the members, including the purpose of the meeting shall be given not less than ten (10) nor more than sixty (60) days before the date of the meeting, by or at the direction of the President or Secretary calling the meeting, to each member. Distribution may be mailed or sent using electronic means. In addition, notice will be posted in the Shore Line, the official publication of the Association, which may be mailed or sent using electronic means.~~

~~Written or printed notice stating the place, day and hour of every meeting of the members and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be mailed not less than ten (10) nor more than sixty (60) days before the date of the meeting, by or at the direction of the President or Secretary calling the meeting, to each member, at his address which appears in the records of the Association. Such notice shall consist of a letter or card mailed to each member and shall be published in The Shore Line, the official publication of the Association which is mailed to all members. Such further notice shall be given as may be required by law, but, meetings may be held without notice if all the members entitled to vote at the meeting are present in person or by proxy.~~

Section 7. Conduct of Meetings:

Meetings of the members shall be presided over by the President or, ~~if he/she is not present in the~~ President's absence, by the Vice-Presidents or, if neither is present, by a Chairman to be chosen at the meeting by the Board. The Secretary of the Association or, in ~~his/her~~ their absence, an Assistant Secretary, who may be appointed by the presiding officer, shall act as Secretary of all meetings of the members.

Section 8. Voting of Members:

Members that are in good standing shall be entitled to vote for the election of Directors and on any issues, which are proper subjects for a membership vote under the non-stock corporation law of Virginia. On issues other than the election of the Board which are proper subjects for a membership vote, any member in good standing may vote either in person or by proxy.

~~All proxies, written or transmitted electronically. All proxies shall be in writing,~~ shall be filed with the Secretary of the Association no later than forty-eight hours prior to the meeting at which they are to be voted and by the Secretary shall be entered of record in the minutes of the meeting at which such proxy is voted. No proxy shall be valid after the expiration of forty (40) days from the date of its execution and every proxy shall be revocable at the pleasure of the person executing it.

PROPOSED BYLAWS CHANGES – (Continued)

Section 9. Elections:

Members of the Board shall be elected in accordance with the following requirements and procedures:

A: Nominations:

For every election of members to the Board, the last date on which nominations for election may be submitted for election shall be noon on the first Saturday of April each year. All nominations must be received by the General Manager at the Association office by the required time and date. The membership shall be notified of this requirement not less than thirty (30) days prior to the deadline. The names of members receiving the required number of nominations for an office shall be placed on the ballot; provided, however, that the member receiving nomination shall certify in writing as part of ~~his or her~~ the nomination petition, which certification shall be verified by the General Manager, ~~the President, the Treasurer and the Chair of the Compliance Committee~~, as follows: "I am in compliance with all BRPOA policies, rules and regulations and have no delinquent monetary obligations to BRPOA and/or Ridge Utilities, Inc. I am not involved as a party in any legal proceedings in which BRPOA and/or Ridge Utilities, Inc., is an adverse party. If elected, I will adhere to the approved Code of Conduct and will serve in the office of which I am elected." Any member of the Association in good standing receiving the nomination of five (5) or more memberships for the Board and signs the required certificate shall have ~~his or her~~ their name placed on the ballot.

B: Write-in Nominations:

Each ballot shall contain space for write-in votes. This space will have the word "OTHER" and room for at least three write-in candidates. Members that are write-in candidates must be members in good standing including being in compliance with all BRPOA Policies, Rules and Regulations and have no delinquent monetary obligations to BRPOA and/or Ridge Utilities, Inc., nor be involved as a part in any legal proceedings in which BRPOA and/or Ridge Utilities, Inc., is an adverse party as of noon on the first Saturday of April each year. The ~~Inspectors of Election~~ Committee and the General Manager will verify and certify these aforementioned qualifications. All write in candidates for the Board of Directors must have at least five (5) votes to be elected.

Section 2. Terms of Office:

In the annual elections, three (3) members shall be elected to succeed the three (3) members of the Board whose terms are scheduled to end, and the members so elected shall serve for a period of three (3) years. If more than three (3) members are to be elected as the result of vacancies, the three (3) members receiving the highest numbers of votes cast shall serve for a term of three (3) years, and the member or members receiving the next highest numbers of votes cast shall fill remaining vacancies, with the longer term, if any, being filled by the member with the higher number of votes, providing that the member complies with Article V - Section 9A.

- A. No member of the Board shall serve more than two (2) consecutive elected terms. However, a member may again stand for election to the Board after ~~he or she has~~ they have been off the Board for a period of one (1) year. No member at any time may be a director of BRPOA and Ridge Utilities, Inc., Boards concurrently.

PROPOSED BYLAWS CHANGES – (Continued)

E. Should the Board require an officer to provide a bond for the faithful performance of ~~his/her~~ their duties, the cost shall be borne by the Association.

~~E.F. Only one individual per membership may serve on the BRPOA Board.~~

Section 5. Motions of the Board:

~~Amending the Bylaws and/or Policies, Rules and Regulations, the Board shall take action through motions that are duly made and seconded. The Director making the motion shall submit the motion in writing. The Board shall then vote and a majority of members present voting in favor of the amendment shall constitute approval. The motion will not be in force until the next meeting when a majority vote will be required to approve the precise language to be entered into the formal and official record, and then published for the membership.~~

When amending the Bylaws and/or Policies, Rules and Regulations, the Board shall take action through motions that are duly made and seconded. The Director making the motion shall submit the motion in writing. The Board shall then vote and a majority of members present voting in favor of the amendment shall constitute approval and passage on First Reading. The motion will not be in force until it passes on Second Reading. A motion may not be voted upon until the membership has been informed of the potential changes. At the next meeting, a majority vote will be required to approve the precise language to be entered into the formal and official record, and then published for the membership. These motions made by the Board will be distributed either electronically or by the U.S. Postal Service after the meeting.

Section 8. Committees:

There will be EIGHT standing committees which shall include Compliance, Finance, Personnel, Lake, Community Service, Landscape, Security and Safety & Five-Year Plan. The Board shall appoint additional ongoing committees as needed, including select, special and ad hoc committees. Committees shall be chaired by a board member, or other persons as appointed by the Board. The Board may terminate a committee(s) and/or remove chairpersons with or without cause. A Board member or other person appointed by the Board shall not serve as Chairperson or member of a committee on more than two standing committees and one ongoing committee, including select, special and ad hoc committees, simultaneously. The Board President being a non-voting ex-officio member of all committees of the Association is not eligible to serve as a Committee Chairperson or as a voting Committee member. All persons serving on committees must be members in good standing.

All committees established by the Board, standing and ongoing committees, including select, special and ad hoc committees, shall have a Charter before conducting any business. Existing Charters shall be provided by the Board to the Chairperson. Proposed Charter changes must be approved by the Board. Charters shall include a minimum number of committee members and what constitutes a quorum.

All committee members shall be selected by the Board appointed Chairperson who will submit ~~his/her~~ their selections to the Board for approval before conducting any committee business.

An exception to the provision of submitting committee member selections is the Community Service Committee which consists of all members of the Association in good standing and which conducts their own elections. The Community Service Committee shall notify the Board of their officers on an annual basis.

PROPOSED BYLAWS CHANGES – (Continued)

ARTICLE VII: Officers

Section 1. Election of Officers:

- A. The Officers of the Association shall be a President, First and Second Vice-Presidents, a Secretary, a Treasurer and such other officers as may be elected or appointed by the Board. All officers shall be elected at the Board meeting, which shall be held as soon as practicable after the annual meeting of members. Each officer shall hold office until ~~his/her~~their qualified successor shall have been duly elected or until ~~his~~ death, resignation in writing or removal in the manner hereinafter provided. All officers shall be chosen from among the directors. No director may hold more than one office. A vacancy in any office because of death, resignation in writing, removal, disqualification or any other cause shall be filled for the unexpired portion of the term by the Board.
- B. Election of President Pro Tem: Immediately after the annual meeting closes, the board will meet to elect from the newly elected current Board, a president pro tem. At this time the duties of the officers will be distributed in writing. The Board will have a special meeting as soon as possible to elect officers for the ensuing year.

Section 3. Duties of the President:

The President shall be the chief executive officer of the Association and shall have direct supervision of the General Manager. ~~He/she~~The President, along with one other officer of the Board, may sign and execute in the name of the Association deeds, mortgages, bonds, contracts or other instruments authorized by the Board. In addition, the President shall perform all duties incident to ~~his/her~~the office and all such other duties as may be assigned him/her by the Board. The President is a non-voting, ex-officio member of each committee of the Association.

Section 6. Duties of the Secretary:

The Secretary shall act as secretary at all meetings of both the Board and the members of the Association and shall keep the minutes thereof in the proper book or books to be provided for that purpose.

The Secretary shall:

1. Give a monthly report on correspondence sent to and received by the Association to the Board
2. See that all notices required to be given by the Association are duly given and served.
3. Be custodian of the seal of the Association and shall affix the seal or cause it, or a reasonable facsimile thereof, to be affixed to all documents, the execution of which on behalf of the Association under its corporate seal is duly authorized in accordance with the provisions of these Bylaws
4. Have custody of all deeds, leases, contracts and other important corporate documents
5. Have charge of the books, records and papers of the Association relating to its organization and management as a corporation
6. See that the reports, statements and other documents required by law are properly filed
7. Perform both the duties incident to the office of Secretary and all such other duties as may be assigned to him/her by the Board or the President from time to time.

PROPOSED BYLAWS CHANGES – (Continued)

~~The Secretary, along with another officer of the Board, may co-sign and execute in the name of the Association deeds, mortgages, bonds, contracts, and other instruments authorized by the Board. He/she They shall provide oversight of information management systems and Association Bylaws, rules and regulations and operational procedures to ensure that they are current and properly documented.~~

~~; he/she shall give a monthly report on correspondence sent to and received by the Association to the Board; he/she shall see that all notices required to be given by the Association are duly given and served; he/she shall be custodian of the seal of the Association and shall affix the seal or cause it, or a reasonable facsimile thereof, to be affixed to all documents, the execution of which on behalf of the Association under its corporate seal is duly authorized in accordance with the provisions of these Bylaws; he/she shall have custody of all deeds, leases, contracts and other important corporate documents; he/she shall have charge of the books, records and papers of the Association relating to its organization and management as a corporation; he/she shall see that the reports, statements and other documents required by law are properly filed; and in general, he/she shall perform both the duties incident to the office of Secretary and all such other duties as may be assigned to him/her by the Board or the President from time to time. The Secretary, along with another officer of the Board, may co-sign and execute in the name of the Association deeds, mortgages, bonds, contracts, and other instruments authorized by the Board. He/she shall provide oversight of information management systems and Association Bylaws, rules and regulations and operational procedures to ensure that they are current and properly documented.~~

Section 7. Duties of the Treasurer:

The Treasurer shall be the chief financial and accounting officer of the Association.

The Treasurer shall:

1. Collect all dues and assessments due the Association
2. Have charge and custody of and be responsible for all funds and securities of the Association
3. Cause all such funds and securities of the Association to be deposited in such banks and depositories as the Board from time to time may direct.
4. Oversee the maintenance of records of all assets, liabilities and transactions of the Association in accordance with generally accepted accounting practices and shall exhibit the accounts and records to any member of the Board at the Association office upon such Director's request.
5. Provide a Treasurer's Report to the Board and the officers of the Association at each regular monthly meeting of the Board and shall give the members an annual Treasurer's Report at the annual meeting of the members.
6. Be the Chair of the Finance Committee.
7. Be responsible for the preparation of the annual budget that will be presented to the Board.
8. The Treasurer, along with another officer of the Board, may co-sign and execute in the name of the Association deeds, mortgages, bonds, contracts, and other instruments authorized by the Board.

PROPOSED BYLAWS CHANGES – (Continued)

The Treasurer shall, in general, perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned by the Board or the President.

~~He/she shall collect all dues and assessments due the Association; he/she shall have charge and custody of and be responsible for all funds and securities of the Association; and he/she shall cause all such funds and securities of the Association to be deposited in such banks and depositories as the Board from time to time may direct. The Treasurer shall oversee the maintenance of records of all assets, liabilities and transactions of the Association in accordance with generally accepted accounting practices and shall exhibit the accounts and records to any member of the Board at the Association office upon such Director's request. In addition, the Treasurer shall give a Treasurer's Report to the Board and the officers of the Association at each regular monthly meeting of the Board and shall give the members an annual Treasurer's Report at the annual meeting of the members. The Treasurer, along with another officer of the Board, may co-sign and execute in the name of the Association deeds, mortgages, bonds, contracts, and other instruments authorized by the Board. He/she shall, in general, perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him/her by the Board or the President. The Treasurer shall be responsible for the preparation of the annual budget that will be presented to the Board. He/she shall be Chairperson of the Finance Committee.~~

ARTICLE VIII: Management of the Association

Section 1. Powers of the Board:

Management of the Association is vested in the Board. Subject to proper action duly taken by the membership at any annual or special meeting of the Association, the property, affairs and business of the Association shall be managed, operated and controlled by the Board. The Board shall provide for the holding and conducting of its meetings and shall keep a record of its meetings. The Board shall have the power in accordance with revised "Robert's Rules of Order":

- A. To make, adopt, modify and amend such Bylaws, Policies, Rules and Regulations of the Association as may be reasonable and necessary. Such Bylaws, Policies, Rules and Regulations and other board actions affecting the rights and responsibilities of the members/~~non-~~member occupants shall be published by the Board in the Shore Line and otherwise made available to members/~~non-~~member occupants.
- B. To fix the amount of dues, fees, penalties and assessments to be paid by members pursuant to Article VIII, Section 3, of these Bylaws.
- C. To employ a General Manager and such other employees as it deems necessary.
- D. To suspend any or all privileges of membership or to deny use of Association facilities, in whole or in part, to a member/~~non-non-~~member occupant, or to deny a member/~~non-non-~~member occupant the use of the roads in Blue Ridge Shores, other than as required for direct access to his/her/their property, for violation of Association Bylaws, Policies, Rules and Regulations or for conduct detrimental to the best interests of the Association or its members; provided, however, that any member charged with an offense which subjected him/her to any of the aforementioned sanctions for a period of more than sixty (60) days shall be entitled to have a hearing before a majority of the Board.

PROPOSED BYLAWS CHANGES – (Continued)

ARTICLE IX: Limit on Liability and Indemnification

Section 1. Limit on Liability:

To the full extent that the Virginia Non-Stock Corporation Act, as it exists on the date hereof or may hereafter be amended, permits the limitation or elimination of the liability of directors or officers, a director or officer of the Association shall not be liable for monetary damages in an amount which exceeds \$100.00.

Section 2. Indemnification:

- A. To the full extent permitted and in the manner prescribed by the Virginia Non-Stock Corporation Act, and other applicable law, the Association shall indemnify a director or officer of the Association who is or was a party to any proceeding by reason of the fact that ~~he/she is or was~~they are or were such a director or officer or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust, employee benefit plan or other enterprise. The Board is hereby empowered, by majority vote of a quorum of disinterested directors, to contract in advance to indemnify any director or officer.
- B. The Board is hereby empowered, by majority vote of a quorum of disinterested directors, to cause the Association to indemnify or contract in advance to indemnify any person not specified in Section 2(A) of this Article who was or is a party to any proceeding, by reason of the fact that ~~they are or were he/she is or was~~they are or were an employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust, employee benefit plan or other enterprise, to the same extent as if such person were specified as one to whom indemnification is granted in Section 2(A).
- C. The Association shall purchase and maintain insurance to indemnify it against the whole or any portion of the liability assumed by it in accordance with this Article and may also procure insurance, in such amounts as the Board may determine, on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or trust of another corporation, partnership, joint venture, trust, employee benefit plan or other enterprise, against any liability asserted against or incurred by any such person in any such capacity or arising from ~~his~~their status as such, whether or not the Association would have power to indemnify him/her against such liability under the provisions of this Article.

POLICIES, RULES AND REGULATIONS

A. Duties of General Manager

The Board has established the position of General Manager, whose duties are to implement policy decisions of the Board, to enforce the Policies, Rules and Regulations, to supervise general management and maintenance, and to assist the other officers and directors of the Association in carrying out their duties. Further duties of the General Manager will be contained in a Job Description and Standard Operating Procedures (S.O.P.) retained at the Blue Ridge Property Owners Association, Inc., Office. In addition to other specific duties included in the Policies, Rules and Regulations and the Job Description and S.O.P.'s, The General Manager ~~he~~ is specifically charged and empowered as follows:

PROPOSED BYLAWS CHANGES – (Continued)

1. Contracts: The General Manager shall, along with one authorized officer of the Board, negotiate all contracts for services or performance of work authorized by the Board for Blue Ridge Property Owners Association, Inc. The General Manager is not authorized to sign any contract on behalf of BRPOA unless under the threshold set by S.O.Ps or a passed Motion of the Board. All contracts must be signed by two officers of the Board. ~~He/she~~The General Manager shall supervise the performance of all work to assure compliance with the contract specifications. ~~He/she~~The General Manager shall inspect the work and certify as to its proper completion in accordance with contract specifications before payment is made. The Board shall, prior to contract approval, specify what type of advisory or supervisory services by professionals (such as engineers) shall be obtained to assure that a proper job will be done and that contract specifications will be complied with. Any contract presented to the Association may be reviewed by the legal advisor to the Association before such contract is normally entered.
2. Guest Privileges: The General Manager shall determine the applicability of any regulations regarding guest privileges and. ~~He/she shall~~ use reasonable judgment both in determining whether to extend or to withhold privileges that are being abused.

C. Official Publication - The Shore Line

The membership shall be kept advised on a timely basis of any changes to the Bylaws, Policies, Rules and Regulations, decisions of the Board and other matters of importance to them. The Shore Line, an official publication of Blue Ridge Property Owners Association, Inc., shall be published a minimum of 6 times a year. The Shoreline will be delivered using electronic means or mailed to the member's Address of Record. delivered to each member on the odd numbered months of the year at his/her home address of record with Blue Ridge Property Owners Association, Inc. or via Email based on the member's request. Members are encouraged to read The Shore Line to keep abreast of current events.

D. Lake Control

The water level of the lake shall be determined by the Board. The General Manager has the responsibility and authority to adjust the water level (without notice to the membership if time does not permit such notice) if required by an emergency. This decision must be concurred in by the President of the Board or by a ~~Director~~director acting on ~~his/her~~their behalf.

E. Support Agreement

For efficiency and mutual benefits of Ridge Utilities, Inc., and the Blue Ridge Property Owners Association, the Boards shall enter into an agreement for sharing personnel, equipment, facilities, administrative and maintenance services.

F. Annual Meeting/Voting Procedures

All meetings and elections referred to in this section shall comply with the "Virginia Nonstock Corporation Act" and the "Virginia Property Owners Association Act."

PROPOSED BYLAWS CHANGES – (Continued)

1. Order of Business:

The order of business at annual meetings shall include the following:

- a. Establishment of Quorum
- b. Announcement of the Election Committee and Chief of Elections and call for Ballots.~~Announcement of Inspectors of Election and call for Ballots~~
- c. Approval of the previous meeting Minutes~~Reading of Minutes.~~
- d. Reports of Officers and Committees
- e. Old Business
- f. New Business
- g. Announcement of Election Results
- h. Adjournment

2. Casting of Ballots:

A packet containing materials for election of members to the Board shall be mailed to each member of the Association thirty (30) days before the annual meeting of members. Each packet shall contain at least the following items:

- a. Members of the Association will be sent a proxy and ballot by mail or electronic means at least thirty (30) days before the meeting date.
- b. Members will have the option to vote electronically or by returning the proxy/ballot to the office by hand or mail by noon on Friday preceding the meeting. Members may also vote in person by attending the annual meeting.
- c. Results will be tallied by the office administration. A master list of each Membership, proxy designation, and votes will be kept.
- d. The Election Committee will audit the results on Friday before the Annual Meeting.
- e. The Chief of Elections will take in-person votes the morning of the meeting and present the final results to the GM. In the event of a tie ballot, a vote of those memberships in good standing present at the meeting shall be cast to break the tie
- f. ~~Once a member has marked his/her official ballots, he/she shall place them in the "plain envelope" and the "plain envelope" shall be sealed.~~
- g. ~~The sealed "plain envelope" shall then be placed in the "outer envelope" and the "outer envelope" shall be sealed, stamped, and mailed or hand delivered to the independent escrow agent whose name appears on the "outer envelope."~~

PROPOSED BYLAWS CHANGES – (Continued)

- ~~h. Ballots which are cast in the manner prescribed above must be received by the independent escrow agent no later than 5:00 p.m. on the Friday immediately preceding the annual meeting, which is scheduled for the 3rd Saturday in May of each year.~~
- ~~i. Members may, in lieu of casting their ballots by mail, cast their ballots at the annual meeting in the manner described in subparagraph 3.~~

~~3. Casting of Ballots at the Annual Meeting and Conduct of Election:~~

~~The casting of ballots at the annual meeting and the conduct of the election in general shall be as follows:~~

- ~~a. Official ballots shall be used by members to cast their vote for election of members to the Board.~~
- ~~b. Once the member has marked his/her official ballots, he/she shall place them in the “plain envelope” and the “plain envelope” shall be sealed.~~
- ~~c. The sealed “plain envelope” shall then be placed in the “outer envelope” and the “outer envelope” shall be sealed and cast in the manner provided.~~
- ~~d. The Board at its regular meeting (or at a special meeting) immediately preceding the annual meeting shall designate at least four (4) inspectors of election, taking care to ensure that no director of the Association, officer of the Association or candidate for election to the Board shall be designated as an inspector of election.~~
- ~~e. Having been designated, the inspectors of election shall have full authority to act and shall take charge of the polls commencing at 5:00 p.m. on the Friday immediately preceding the annual meeting held on the 3rd Saturday of May and shall call upon the independent escrow agent to turn over all mail ballots in his possession. Once the independent escrow agent has turned over all mail ballots in his possession to the inspectors of election, he shall be relieved of all responsibility for said mail ballots. It shall be the responsibility of the inspectors of election to verify, count and tally all ballots cast by mail during the evening hours of the Friday immediately preceding the annual meeting which is held on the third Saturday of May each year. Such tallies shall be held in strict confidence between the inspectors of election once completed.~~
- ~~f. The presiding officer, shortly after the call to order at the annual meeting, shall call upon all members in attendance that hold ballots and that wish to cast said ballots in person to deliver their ballots to those designated inspectors of election. The inspectors of election shall accept these ballots, taking care to see to it that ballots have been cast in the manner prescribed by these Policies, Rules and Regulations and that no ballot is cast in person which has also been cast by mail. In the event that the inspectors of election determine that a ballot has been cast by one member, both in person, and by mail, then the person casting the ballot in person shall designate which one of the two ballots is to be counted. The presiding officer shall allow a reasonable time for members to come forward with ballots to be cast. Once the time for casting has elapsed, the presiding officer shall declare the polls closed and the in-person ballots shall no longer be accepted.~~

PROPOSED BYLAWS CHANGES – (Continued)

- ~~g. Once polls are closed, inspectors of election shall take all those ballots cast in person, count them and associate said ballots with those mail ballots cast, counted and determined the evening before. All ballots, whether cast by mail or in person, shall determine the results of the election. The inspectors of election shall certify the results of the election in writing and deliver the results to the presiding officer who shall announce the results of the election to the meeting.~~
- ~~h. In the election of members to the Board each membership shall be entitled to cast one vote for each of the Director positions to be filled and such votes shall not be cumulative. A plurality of votes cast shall elect.~~

~~4. Replacement of Ballots:~~

~~If members do not receive their ballot packets in the mail, the General Manager of the Association shall be authorized to give members replacement ballot packets provided, however, that members must give the General Manager written affirmation that their ballot packet has not been received by mail. Written affirmation by a member shall be made to the General Manager at least seven (7) days prior to the annual meeting and a replacement ballot packet, properly marked and identified, shall be promptly issued by the General Manager. In the event that a replacement ballot packet is issued, the General Manager shall notify the inspectors of election of such issuance.~~

~~5. Tie Ballot:~~

~~In the event of a tie ballot for the third (or last) open seat for the Board of Directors, in any annual election, a secret ballot of those members in good standing present at the meeting, shall be cast to break the tie.~~

SECTION II: Membership Requirements and Fees

A. Members

All members will be required to complete an Annual Registration Form and new members will meet personally with the General Manager or a Director of the Board for orientation.

1. An Orientation Fee, in addition to the annual dues and other assessments, shall be paid by all new Members. A member, who disposes of his/her/their property at Blue Ridge Shores but acquires another property at Blue Ridge Shores within one year, shall not be required to pay the processing fee. At the discretion of the Board, the orientation fee may be waived in cases of transfer of property between members of a single family.
2. Orientation shall be accomplished by scheduling an appointment with the General Manager or a director on the Board at a mutually convenient time.

B. ~~Non-~~Member Occupants

~~Non-~~Member Occupants may enjoy certain rights and privileges of membership in the association, as shall be prescribed by the board from time to time, except voting. Orientation shall be provided by the General Manager or a Director of the Board at a mutually convenient time.

PROPOSED BYLAWS CHANGES – (Continued)

C. Dues, Assessments and Rental Fees

1. Membership Dues:

Membership dues are subject to change by the Board. Collection of delinquent dues, fees, and/or assessment shall be initiated by the General Manager. In addition, all unpaid dues, fees, membership dues, fees and/or assessments due from any member, together with interest thereon and the costs of collection thereof, including attorney's fees, shall be secured by a lien on the Lot of the member. All such membership dues, processing fees, rental fees and assessments together with interest thereon and costs of collection thereof, and such attorney's fees, shall also be the personal obligation of the member who was the owner of such Lot at the time when the assessment fell due.

2. Member Responsibility:

The member who is selling his/her their property at Blue Ridge Shores is responsible to pay all dues, fees, assessments, etc., as provided in BRPOA Bylaws Article IV, Section 4, which fell due while such member was the owner of the property.

5. Failure to pay dues and developed/undeveloped lot fees in full by April 30 due date.

Any member who fails to pay dues and developed/undeveloped lot fees in full by April 30 will be subject to the following procedures:

- (a) On July 1st a 5% penalty as defined in section II, C, 3 (a) of the Policies, Rules and Regulations, will be added to the unpaid balance. Within 60 days after May 1st, the membership will be limited to two (2) gate cards, ~~will lose the right to vote in Association elections as defined in Article IV, Section 4, of the By-laws of the Blue Ridge Property Owners Association~~ and will be referred to the Board of Directors for suspension of the other membership privileges and imposition of monetary fees or penalties under Article IV, Section 5 of the By-laws of the Blue Ridge Property Owners Association. The suspension of privileges may remain in effect until the member has satisfied all outstanding debts owed to the Association.
- (d) Once the Court has given a judgment to the Association and this judgment has been filed in land records, foreclosure proceedings ~~shall automatically~~ may be initiated by the General Manager on any account in "Warrant in Debt" status that complies with the "Virginia Property Owners' Act". exceeds 2 years.

PROPOSED BYLAWS CHANGES – (Continued)

6. Partial Payment Plans

Any member who wishes to pursue a Partial Payment Plan ~~of membership dues and developed/undeveloped lot fees must contact the General Manager to set up this program. For property owners who are in a payment plan as of August 1, 2010 and are not paying at a rate to have a \$0 balance as of December 31, 2011 for all past, 2010 and projected 2011 dues and developed/undeveloped lot fees must renegotiate their payment plans by December 1, 2010 or they will be referred to the Board of Directors for a Member Not In Good Standing hearing. For all partial payment plans, the 5% late penalty as defined in Section II, C, 3 (B) of the Policies, Rules and Regulations is automatically calculated on July 1st. Any member who is paying on a partial payment plan and is in default for 30 days shall be referred to the Board of Directors for a Member Not In Good Standing hearing. The procedure outlined in Section II, C, 5, of the Policies, Rules and Regulations will be followed. For payment plan agreements entered into after August 1, 2010, the minimum payment which can be agreed to shall equal an amount which will result in a \$0 balance of all past, current and future dues and developed/undeveloped lot fees and associated fees and penalties at the end of the current calendar year. should please see the General Manager.~~

SECTION III: Policies, Rules and Regulations

A. Policy and Authority:

Every member, ~~non-non~~-member occupant and guest will comply with the intent of the Policies, Rules and Regulations. It is the responsibility of the Board to enforce them. Appropriate action will be taken by the Compliance Committee and/or Board for non-compliance with these Policies, Rules and Regulations.

B. General

1. Noise:

Any Noise that may disturb members, ~~non-non~~-member occupants and guests shall not be allowed before 7:00 a.m. nor after 11:00 p.m., except on Friday, Saturday, Holidays and nights proceeding Holidays, when it shall stop at 1:00 a.m. Operation of boats is covered under Section E., Boats.

- (a) Auto radios/stereos must at all times be played in a manner that restricts the radio/stereo from being heard fifty feet past the exterior of a stationary vehicle.

4. Pets

- (b) Dogs Running at Large: Dogs shall be subject to the Louisa County Code, which governs as follows: The running at large of all dogs at any time is prohibited within the confines of Blue Ridge Shores Subdivision, Louisa County, Virginia. All members and ~~non-non~~-member occupants on sighting dogs running at large should report the situation to the Louisa Animal Warden (894-3477). For the purpose of this ordinance, a dog shall be deemed to run at large while roaming, running, or self hunting off of the property of its owner or custodian and not under its owner's or custodian's immediate control; provided, however, that no dog shall be deemed to be running at large in violation hereof if it shall be engaged in lawful hunting outside of the said subdivision under the direction of its owner or custodian and shall

PROPOSED BYLAWS CHANGES – (Continued)

thereafter stray into said subdivision, provided that such owner or custodian shall place such dog under ~~his~~ immediate control within a reasonable time. Any person who permits ~~his~~ their dog to run at large in violation of this ordinance shall be subject to a county fine of not more than \$100 for each occurrence. (See Section IV - C). Dogs may be exercised on a leash on the public right of way area abutting the roads as long as the owner picks up after the dogs. Further, it shall be the owner's responsibility to see that ~~his or her~~ their dog is not a nuisance to the community.

5. Owners/~~Non-Non~~ Member Occupants:

All members and ~~non-non~~ member occupants in good standing shall have equal rights to use all common areas of BRPOA, Inc., property.

C. Member Property Maintenance:

3. Signs:

No signs of any kind except those indicating the owner's name, address number and conservative property title and having an area of not more than two (2) square feet shall be displayed on any lot without the written permission of the Board. The Board has provided the General Manager ~~at his/her~~ discretion, ~~the right to~~ to approve signs having an area not more than two square feet for home alarm systems or for special needs by the Law Enforcement Community's employees living in Blue Ridge Shores. The 9-1-1 house number, assigned by the Louisa County Planning Office, shall be displayed in 3" numbers, clearly visible from the street, within 60 days of assignment. The 9-1-1 number must be displayed on the same side of the street as the house and adjacent to the entryway/access to your house from the street. If more than one residence shares a driveway or access road, the 9-1-1 number must be displayed also on each dwelling.

5. Removal of Debris, Garbage and Trash:

~~(e)~~ (a) Garbage/Trash Collection: Regular household garbage/trash collection is provided by the Association once per week. A container provided by the vendor is the only container that can be used. Other trash cans, trash bags, ~~etc~~; may not be placed at the road and will not be picked up. All trash must fit inside the container with the lid closed. Garbage pick-up does not include leaf collection, bicycles, sinks, exercise equipment, tires, large items, ~~etc~~. It is the Member's responsibility to properly dispose of large items that do not fit inside the container.

The container may be placed at the street property line no earlier than the day before the scheduled pickup and should be returned to a location shielded from view within the property line by the end of the pickup day.

Trash container holders should shield the trash containers from public view from the BRS roadway; and conform to all setback requirements (i.e., no structure inside the front 20 foot setback from the BRS right-of-way). In special cases, the GM may consider granting a waiver and permitting a shielded container holder inside the front 20 foot setback line, but only in a location and manner approved by the GM.

~~(f)~~ (b) The trash barrels in the parks and picnic areas are for the exclusive use of picnickers and are not to be used by homeowners in Blue Ridge Shores as a receptacle for general household garbage and/or trash.

PROPOSED BYLAWS CHANGES – (Continued)

~~(g)~~(c) Outside burning must be done in accordance with existing state and county laws and the dumping of trash on BRPOA property is prohibited.

~~(h)~~(d) Debris, bottles, cans or other debris shall not be thrown into the lake, on the beaches, in picnic areas, the roads or on any BRPOA property.

D. Boats:

5. Registration:

- (h) In the interest of safety, the Board of Directors of Blue Ridge Shores requires completion of the Virginia Boating Safety Education Requirements or the equivalent for operation of a boat with ten (10) horsepower or greater on Lake Louisa. The member is required to submit proof of compliance for their file in order to receive their annual boat registration. A member who does not or cannot operate their boat may register the boat if they present proof for their file that a family member has met the Boater Safety Education Requirements and specify that the family member will operate the boat. All members are required to carry proof of completion of the course while on the lake operating a boat as prescribed in this section. The Association will comply with sections of the State Code on this issue.

If a boater shows evidence of completion of a safety course in ~~his or her~~their home state and is in Virginia for less than 90 days, ~~he or she is~~they are not required to take the Virginia course. Also, an individual under direct supervision of an individual who has met the requirement is also not required to take the course. While completion of a boating safety course is no guarantee that an individual will operate a boat in a safe manner, awareness of what constitutes safe boating is important and could make Lake Louisa a safer place for all to enjoy.

6. Personal Watercraft:

Personal Water Craft (PWC) as defined by the VADGIF are not permitted on the lake with the exception of law enforcement, state and local agencies in an official capacity, or rescue services for emergency situations only.

7. Right-of-Way and Other Limitations:

- (a) Any authorized watercraft not under motor power, (i.e., canoes, rowboats, paddleboats, kayaks, sailboats, etc.) always have the right-of-way; refer to Virginia's Watercraft Owner's Guide.
- (b) Gas powered motorized boat traffic is required to travel only in a counterclockwise direction. Each boat owner is responsible for ~~his~~ the boat's wake as well as for the boat itself.

PROPOSED BYLAWS CHANGES – (Continued)

8. Reporting Violations:

In the interest of safety, members who witness boat operators violating any rules and/or regulations are encouraged and expected to report such violations to the Association Office.

9. Storage, Docking, Launching:

~~(i)~~(a) Boats shall only be docked, launched and stored at authorized places. Storage of boats is at the owner's risk. Boats may be stored on Association property only as outlined below. Any other docking or storage of boats at Association facilities or property is a violation of this rule and the boats will be removed and stored by the Association at the owner's risk and expense.

~~(j)~~(b) Boat Trailers and Trailers with Boats:

Boat trailers or trailers with boats with current registrations and Blue Ridge Shores Boat stickers may be stored on Saturdays, Sundays and holidays in the area opposite the Association Community Center on a space available basis without charge. They shall not be parked in such a manner that will block ingress or egress to the Association boat ramp or Community Center parking area.

~~(k)~~(c) Slip Rentals

~~(l)~~(d) Slips are available for rental to members and ~~non-non~~ member occupants in good standing upon the payment, in advance, of an annual fee to be set by the Board.

~~(m)~~(e) It is the responsibility of the member or ~~non-non~~ member occupant to remove ~~his/her~~their boat in the event of a drawdown of the lake.

~~(n)~~(f) The fee shall not be prorated for periods less than the designated rental period as set by the Board.

~~(o)~~(g) Dry Storage

~~(p)~~(h) Dry storage for small boats (size determined by the General Manager) is available to members in good standing upon payment, in advance, of an annual fee to be set by the Board.

~~(q)~~(i) The rental fee for each dry storage space shall not be prorated for periods of use less than the designated rental period as set by the Board.

F. Lake:

3. Fishing regulations:

Fishing on Lake Louisa is limited to members, ~~non-non~~ member occupants, family members and authorized guests who are properly licensed. Rules and Regulations promulgated by the Virginia Department of Game and Inland Fisheries will be observed at all times. Special restrictions as to keeper size and numbers are posted around the lake and published from time to time in The Shore Line.

PROPOSED BYLAWS CHANGES – (Continued)

H. Guests:

This is a gated community. Guests are obliged to contact their hosts via the _____ intercom device provided at each entry.

I. Group Outings and Use of the Community Center:

1. The use of Association beach facilities by groups in excess of fifteen (15) persons shall be limited to Monday through Friday and then only on non-holidays during the period of Memorial Day through Labor Day, inclusive. This does not preclude the use of the Community Center or the pavilion._____. Special arrangements for family sponsored affairs can be arranged.
2. The sponsoring member or ~~non-non~~-member occupant must be an active participant of the group sponsored and present at the time of the activity and responsible for all actions of the group.
3. Members and ~~non-non~~-member occupants are responsible for their guests complying with BRPOA Policies, Rules and Regulations.
4. Use of the Community Center is available under the sponsorship of members and ~~non-non~~-member occupants. The responsibilities for use are published in BRPOA Standard Operating Procedures.

SECTION IV: Complaint and Rule Enforcement

A. Policy:

It is the responsibility of members, ~~non-non~~-member occupants, guests, _____ and others authorized to enter Blue Ridge Shores to comply with the intent of the Bylaws, Policies, Rules and Regulations of the Association.

When a condition exists which is detrimental to the purposes of the Association or when the Bylaws, Policies, Rules and Regulations, Recorded Restrictions or Building Regulations of the Association are not being complied with, the General Manager has the right, _____ duty and responsibility to initiate a complaint against the offender(s). A Warning of Violation or Citation of Violation may be issued by the General Manager or ~~his/her~~their designees.

Any member, ~~non-non~~-member occupant or employee of the Association may initiate a complaint and bring it to the General Manager or the Board.

C. Complaint and Violation Process:

Complaints concerning an individual, group or the Association shall be in writing and initially processed by the General Manager for resolution._____. If the complaint concerns the General Manager, it shall be directed to the President of the Board._____. When a complaint cannot be resolved by the General Manager, it shall be sent to the Compliance Committee for adjudication.

1. Immediately after receiving the written complaint, the General Manager shall attempt to remedy the condition which is the subject of the complaint._____. If the General Manager feels that ~~he/she has resolved the issue~~issue is resolved, the complaining party(s) shall be notified of the action taken within two (2) weeks of the date the complaint was received.

PROPOSED BYLAWS CHANGES – (Continued)

D. Compliance Adjudication

1. Compliance Committee:

The Compliance Committee shall have as its purpose the adjudication of complaints and violations related to the Association Bylaws, Policies, Rules and Regulations, Recorded Restrictions and Building Regulations. The Compliance Committee shall be a standing committee that has a minimum of three (3) members and maximum of seven (7).

- (a) The Chairperson, who shall be a past or current member of the Board, shall be appointed by the Board for a one (1) year term.
- (b) No member of the Compliance Committee may participate in any case or action before the Compliance Committee which involves ~~his or her family or who has~~ a conflict or potential conflict of interest.

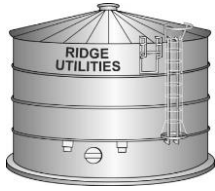
2. Scheduling Hearings:

The Chairperson of the Compliance Committee in coordination with the General Manager shall schedule all Compliance Committee hearings of complaint and violation cases. Notice of the scheduled hearing must be sent to all involved parties by certified mail (return receipt requested) and hand delivered if possible (receipt required) and regular U.S. mail. Delivery by electronic means Email can also be used whenever possible.

E. Assessment of Charges

- 1. The administration of charges shall be fair and equitable. The Compliance Committee has the authority to impose charges for violations. A general guideline is provided as follows:
 - (a) A written warning may be issued for a first violation of any Bylaw, Policy, Rule and Regulation, Recorded Restriction or Building Regulation; however, charges may be assessed for more serious first offenses.
 - (b) Violators who fail to remedy the violation(s) and/or pay charges within fifteen (15) days and/or ignore charges assessed by the Compliance Committee and have not submitted an appeal to the Board are subject to additional charges and all legal fees.
- 2. Members/~~non-non~~-member occupants are responsible for their guests and charges may be assessed for violations committed by the guest(s) and/or the member/~~non-non~~-member occupant responsible for the guest(s) and to abide by any decisions made by the Compliance Committee including right to appeal.

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 2021 RU Meetings

May 1, 2021

BRPOA/RU Joint Annual
Meeting- May 15, 2021

July 17, 2021

September 18, 2021

November 20, 2021

**All Meetings will be
held at 9:00 AM virtually
unless otherwise
specified.**

Ridge Utilities, Inc. Board Meeting Motions

November 20, 2021

BOARD MEMBERS PRESENT: Alex MacCormack, Bill Haase, Eddie Munday, Steve Burrill, and Molli Ellis.

MOTION: Steve Burrill made a motion, seconded by Bill Haase to approve the agenda as presented. The motion carried unanimously.

MOTION: Eddie Munday made a motion seconded by Steve Burrill to approve the September 18, 2021 minutes as approved. The motion carried unanimously

MOTION: Eddie Munday made a motion seconded by Molli Ellis to approve the September & October treasurer's report. The motion carried unanimously.

MOTION: Motion by Steve Burrill, seconded by Bill Haase to approve the 2022 budget & fee schedule. Motion carried unanimously.

MOTION: Motion by Molli Ellis, seconded by Steve Burrill to amend the by-laws to allow for electronic communications. Motion carried unanimously.

MOTION: Motion by Eddie Munday, seconded by Molli Ellis to adopt the new joint personnel manual. Motion carried unanimously.

2022 Water Rates & Fees

\$112.00 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 connection only (no meter)
\$10,000.00 New Water Connection
\$25.00 Administrative Transfer Fee
\$50.00 Reconnection Fee
2.5% Late fee per quarter on the unpaid balance

Due Dates for 4th Quarter 2021 Water Bills

Water bills will be mailed on 12/28/2021 for the 4th qtr. Of 2021. If you do not receive your bill by 1/10/2022 please contact our office to receive a replacement bill. Failure to receive your bill does not negate any late charges that may incur.
Your 4th qtr. 2021 water bill is due on or before 1/31/2022.

Past-due disconnect notices will be mailed on 2/2/2022 for any account that is not paid by 1/31/2022. **WATER METERS WILL BE DISCONNECTED FOR PAST-DUE 4TH QTR ACCOUNTS ON 2/16/2022.**

Make payments at www.ridgeutilities.com

Ridge Utilities 2022 Approved Budget

Description	Approved	Employee Related Services	
Water Service	\$297,000.00	Salaries	\$139,000.00
Connection Fee	\$10,000.00	Overtime	\$3,300.00
Reconnect Fee	\$550.00	Health Insurance	\$12,550.00
Interest-Non Operating	\$1,300.00	Life Insurance	\$400.00
Carryover	\$2,000.00	Payroll Taxes	\$11,500.00
Administrative Transfer Fee	\$1,000.00	Worker's Comp	\$2,500.00
		Employee Awards	\$3,500.00
Credit Card Fees	\$250.00	Uniforms,	\$2,400.00
Lien Fees	\$0.00	Retirement	\$1,800.00
Other Income	\$0.00	Total Employee Related Services	\$176,950.00
TOTAL REVENUE	\$312,100.00	Utilities	
Administration		Electric	\$18,000.00
Insurance	\$7,200.00	Telephone	\$1,675.00
Printing	\$500.00	Total Utilities	\$19,675.00
Postage	\$800.00	Maintenance	
Annual Meeting	\$1,000.00	Vehicle Maintenance	\$125.00
Office Expense	\$1,100.00	Equipment Purchase	\$300.00
Bank Service Chrg	\$240.00	RU/BRPOA Truck Repairs	\$250.00
Credit Card Service Fees	\$325.00	Well Repair	\$6,000.00
Staff Training	\$750.00	Equipment Maintenance	\$3,000.00
Mileage Reimbursement	\$200.00	RU Systems	\$4,500.00
Accounting Fees	\$6,300.00	Chemicals	\$7,000.00
Attorney's Fees	\$300.00	Road Repair Materials	\$500.00
Office Rent & Leases	\$4,810.00	Valve Replacement	\$0.00
Website	\$400.00	Water Testing	\$1,700.00
Miscellaneous	\$250.00	Backflow Prevention	\$150.00
Billing Software RVS	\$1,075.00	Gas & Diesel Fuel	\$1,200.00
Software PAYHOA	\$1,200.00	Generator Propane	\$850.00
SoftwareSAGE	\$1,140.00	Generator Service	\$500.00
Advertising	\$150.00	Road Repair	\$6,000.00
Total Administration	\$27,740.00	Total Maintenance	\$32,075.00
Description		Reserves	
Taxes		Capital Water Reserve	\$10,000.00
State Corporation Commission	\$100.00	Equipment reserve	\$37,835.00
Personal Property	\$975.00	Generator Protection Plan	\$2,500.00
Real Estate	\$1,750.00	Total Reserves	\$50,335.00
Licenses	\$2,500.00		
Total	\$5,325.00	Total Expenses	\$312,100.00

Blue Ridge Shores Property Owners' Association

MEMBERSHIP DUES 2022

Invoices for 2022 membership dues will be mailed on 1/4/22. One-half of your invoice amount is due by 2/28/2022. The second-half is due by 4/30/2022. On July 1, 2022 a penalty of 5% will be imposed on balances not paid in full by April 30, 2022.

You can now pay your invoice online by going to www.blueridgeshores.com and using our online payment portal.



PLEASE DO NOT PLACE LEAVES IN THE LAKE

Phosphorus in our lake can come from leaves. Raking leaves into the lake, or water flowing through leaf piles in our streets create a "leaf tea" that is rich in dissolved phosphorus. Too much phosphorus can lead to toxic algae blooms, low oxygen levels, and green murky waters.

PARKING of VEHICLES

The area between the edge of the roads and the RU meter box is BRPOA property and normally referred to as right-of-way. We are requesting that no vehicles, trailers, boats, RV's, or any item be parked there except when unloading of delivery items. This is especially important during bad weather and mowing months.

Signs

No signs of any kind except those indicating the owner's name, address number and conservative property title and having an area of not more than two (2) square feet shall be displayed on any lot without the written permission of the Board. The 9-1-1 house number, assigned by the Louisa County Planning Office, shall be displayed in 3" numbers, clearly visible from the street. The 9-1-1 number must be displayed on the same side of the street as the house and adjacent to the entryway/ access to your house from the street. Please remove any signs not meeting these guidelines.

A reminder on reporting items that require attention but are not life-threatening situations once the office is closed. Please call Louisa County Central dispatch, 967-1234 to report the following (examples):

1. Water Leaks
2. Gates not working or a broken gate board
3. Tree down blocking a road
4. Items in the lake or loose boats
5. Problems with a boat located in one of the marinas
6. Lost & Found Animals

This is Standard Operating Procedure. Once the dispatcher is contacted, they will notify appropriate BRS Staff Members to respond.

Brush Piles

Twice a year the BRS team picks up brush. Please do not place brush piles along the roadsides except for these weeks. The brush takes away from the maintained look of the community, and can cause issues for road maintenance, line of sight, etc.

Members Not In Good Standing (MNIGS)

December 2021

Agosto, Richard & Susan Avery
Cahill, Robert & Dana
Bradshaw, Thomas D.
Evans, Brian & Tara
Harrison, Vernon & Patricia
Hughes, Justin & Whitley
Kammeter, Marvin & Carol

Kelly, Makeba Gaines
Lamb, Wilda Ruth
Libby, Walter Jr
McKoy, Paul
Miller, Ida Ann
Van Horn, Andrew & Alice
White, Timothy
Yates, Kenneth

The Women's Club at Blue Ridge Shores

Judy Brown, Vice President

There is a chill in the air. November is reminding us that winter isn't far off. We will have plenty of time to be indoors now that standard time has begun. We will also celebrate our blessings as Thanksgiving approaches later this month.

November's dessert meeting at the community center saw twenty-four women actively packing donated and purchased supplies into holiday gift bags for participants in JABA's day programs held at the Betty Queen Intergenerational Center in Louisa. Holiday notes were written to each recipient as well. Thank you to our GIFTING Committee – headed by Susan Fletcher - for their efforts organizing the materials for over SEVENTY gift bags.

Congratulations to our new slate of officers for 2022-2023. They include:

Ellie Chambers – President

Judy Brown – Vice President

Nancy Melchior – Secretary

Sue Moore/Tina Caputy – Co- Treasurers



Did you know that one of our members will be 100 on January 8th? Talk about a milestone birthday! Members of the Women's Club plan to join in the celebration of Barbara Brewer's amazing life that afternoon in our community center. Stop by and share your best wishes with her. We hope to see many of you there.

A REMINDER THAT THE CHILDREN'S BOOK BOX LIBRARY AT THE BUS SHELTER HAS MANY NEW BOOKS IN IT. Our plans for a new library box on North Lakeshore Drive by the North Beach are progressing nicely too.

The Women's Club Christmas Luncheon will be held on Wednesday, December 1st. Plans are still coming together. Stay tuned for details.

The Women's Club at Blue Ridge Shores is an active group of women with both a social and a service focus. Membership is open to all interested women. NEW MEMBERS ARE JOINING EVERY MONTH! We hope that those of you who haven't participated in the club of late will find your way back into the fold again this winter. We hope active members will invite new neighbors to come along to any upcoming meeting – usually held on the first Wednesday of the month.

We are thankful for many things – spending time on our beautiful lake is one of them.



BRPOA Board of Directors:

Jane T. Sleight, President
Hal Davis, 1st Vice President
Dave Cervantes, 2nd Vice
President Anthony Gallardy,
Treasurer Thomas (Reid)
Nicholson, Secretary
Dan Kilcoyne
Dave Kronander
Ken White
Mary A. Mainland

**BRPOA Inc./RU Inc.
General Manager****BRPOA Inc./RU Inc.
Administrative Assistant****BRPOA Inc./RU Inc.
Bookkeeper****Ridge Utilities Board of Directors:**

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

Curt Heidel
cheidel.brs@comcast.net

DeeDee Conley
brpoaom.brs@comcast.net

Debbie Omohundro
office.brs@comcast.net

Dam/Spillway weight limit:

We have had concurring engineers reports that have told us there is no functional need for a weight limit on the road over our earthen dam. After consideration with the Board of Directors, we have decided to lift the weight limit.

Allowing vehicles to travel on the shortest route will reduce the wear on our roads and reduce large vehicle traffic in the community.

We have put up signs to warn of the steep angle at the spillway. We caution that low clearance vehicles still go around.

Be Safe!

We have wonderful streets in a gated community. Enjoy them safely please! Operate your golf carts with caution, obey speed and traffic signs while always being on the lookout. Bikes should stay to the right side of the road, and pedestrians should stay to the left side. There are always people out enjoying the community, so be aware at all times.



Community Service Committee

The Community Services Committee ("CSC") will meet every month on the FIRST Tuesday of the month at 7PM, in the Community Center.

All are welcome! Please come and join us at CSC meetings so that you can participate in the various discussions, planning, and coordination of upcoming community activities.

Please bring your ideas and your energy! This is your community -- we know that you are creative and talented and we want you to have the opportunity to participate in activities that interest you!

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

FIRST CLASS