



November/December 2022

# THE SHORE LINE

The Official Newsletter published by  
BLUE RIDGE PROPERTY OWNERS ASSOCIATION

924 S. LAKESHORE DR.  
LOUISA, VA 23093

TELEPHONE OFFICE:  
(540) 967-1408

FAX:  
(540) 967-4899

Official  
BRPOA Website:  
[www.blueridgeshores.com](http://www.blueridgeshores.com)

Official RU Website:  
[www.ridgeutilities.com](http://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

BRS Members,

The dues for 2023 will **not** be increasing! This is due solely to the fact that Curt, Debbie, and our attorney, worked hard throughout the past two years to collect past due debt owed to BRS. In a year where we are seeing rising costs in everything we buy, keeping dues the same demonstrates BRPOA's commitment to operate efficiently. It is likely we will see an increase in 2024 dues.

Due to the fact that our spillway does not meet current dam safety standards set by the Virginia Department of Conservation and Recreation (VA DCR), we have contracted with Schnabel Engineering to design and manage replacing our existing auxiliary spillway. At this time, Schnabel Engineering has completed 30% of the design phase. Once the design is complete, Schnabel will obtain permits, bids for construction, and oversee the rebuilding of the new spillway. Estimated time for construction to begin will be the fall of 2023. We will keep members updated on the construction timeframe and its impact on our community. Unfortunately, we have been informed that BRS is not eligible for the BRIC Grant with FEMA. Louisa County is currently suspended from participating with the National Flood Insurance Program. This creates a conflict with our application to FEMA since our spillway is in a Special Flood Hazard Area. Although we have the option of a loan to finance this project, we will continue to research grants and other financial support options available.

Our office and maintenance staff work hard under Curt Heidel's direction making our private community a place to be proud of and call home. Please be thankful and respectful of all they do! If you would like to better understand what it takes to manage BRS and understand why decisions are made, consider getting involved. Attend Board meetings, run for an open Board position, or volunteer for one of the many committees. Community member involvement is critical in achieving a better sense of our current needs and future goals.

As always, please contact the office with questions or concerns. Keep in mind that our official method of communication is by way of Board meetings, emails/letters, the Shoreline, and the BRS website [www.blueridgeshores.com](http://www.blueridgeshores.com).

**"Be kind, be thoughtful, be genuine, but most of all be thankful."**

**Anonymous**

Mary Mainland,  
BRPOA President



## GENERAL MANAGER'S REPORT

*Curt Heidel*

Our BRPOA and RU teams have been working hard to serve the community. Brush pickup and dumpster days were a success.

The team completed routine maintenance on the water system and made several repairs. We thank everyone for keeping an eye on their property and reporting water leaks to the office.

Thank you to the Community Services Committee for putting on the fantastic Halloween and Lasagna Cook-Off events. Events like these really exhibit the culture Blue Ridge Shores has. We are so fortunate to have such caring neighbors!



Happy Thanksgiving

## BRS Office Holiday Schedule

Thanksgiving we are closed November 24<sup>th</sup> – 26<sup>th</sup>

Christmas we are closed December 24<sup>th</sup> – 26<sup>th</sup>

For our BRPOA/RU Team Holiday Party we are closed December 21<sup>st</sup> from noon to 2:00 p.m.

New Year's Eve we are closed December 30<sup>th</sup> – January 2<sup>nd</sup>, 2023

## **The Women's Club at Blue Ridge Shores**

*Judy Brown, Vice President*

Looks like the real autumn temperatures are on their way. I hope you've enjoyed the occasional warmer weather in October and November, but the days have gotten quite short, haven't they? The trees have shed most of their leaves. It's nearly time to come inside and enjoy quieter pursuits for a few months.

The Women's Club had an excellent outing on October 5<sup>th</sup>. The tour of the Paul Stefan Regional Home and Education Center in Orange, VA was interesting and inspiring. We found that there are many ways that we can support their efforts. Lunch at PROVISIONS was fresh and delicious. If you're out for lunch in Orange, we highly recommend it!

The ladies gathered at our community center on November 2<sup>nd</sup> for brunch. This was a working meeting – holiday gift bags were stuffed for JABA participants and a plan was put in place to brighten the holidays for some of our local residents. Handwritten cards and holiday bows topped off each bag. Many thanks to our Christmas Gifts committee members - spearheaded by Susan Fletcher.

At the November meeting, we also revisited our Standing Committees and discussed increasing our donations at the end of 2022 since our fundraising efforts have been successful. We are thankful for the support of our community.

We are looking forward to our Christmas Luncheon coming up on December 14<sup>th</sup>. We are thankful that Tricia Crawford has opened her home to our group. I know it will be a time to share warm friendships and good food as we reflect on the friends who have left us in 2022 as well as the successes of another year.

The Women's Club at BRS is an active group of women with both a social and a service focus. Membership is open to all interested women and dues are just \$10 per year. NEW MEMBERS ARE JOINING EVERY MONTH! We hope to see YOU at one of our future gatherings – perhaps on January 4<sup>th</sup> – the first Wednesday of 2023.

Happy Thanksgiving, all.

We wish you a joyous holiday season as well.





# Upcoming EVENTS

## 2023- Meeting Schedule

### Committees:

**Community Services:** The CSC will meet every other month at 7:00 p.m. in the Community Center and via Teams: January 3rd, March 7th, May 2nd, July 5th, September 5th, November 7th

**Lake:** January 21st, April 22nd, May 27th, June 24th, July 22nd, August 26th, September 23rd. All meetings are at 9 AM in the office conference room, and virtual.

**Landscape:** March 18th at 9 AM in the Community Center. Other working meetings as needed.

**Security and Safety:** Quarterly, February 1st, May 3rd, August 2nd, and November 1st. 7 PM meetings, all virtual.

**Compliance:** Following each BOD meeting at 12 PM in the office conference room.

**Joint Personnel:** August 7th at 7 PM In the Community Center.

**Five-Year Plan:** April 6<sup>th</sup>, August 16<sup>th</sup>, and December 6th at 1:30 PM in the office conference room, and virtual.

**Finance:** October 5th at 7 PM, all virtual.

**Board of Directors Meetings 2023:** 9 AM in the office conference room

**BRPOA:** January 14th, February 11th, March 11th, April 8th, May, 13th, June 10th, July 8th, August 12th, September 9th, October 14<sup>th</sup> and November 11<sup>th</sup>.

**Ridge Utilities:** January 21st, March 18th, May 20th (organizational meeting), July 22nd, September 16th, and November 18th.

**Joint Annual Meeting:** May 20th. 9 AM in the CSC building and virtual.

**Fourth of July Celebration:** July 1st.

***Please contact the office for a link if you wish to attend virtually.***




# Special Salute to our BRS Veterans

This is the first annual recognition of our Veterans. Unfortunately, we may not be aware of all our Vets. Please share the names of our Veterans with the Office Staff so we increase our appreciation spectrum. Thank you.

Herb Bauer served in US Navy	1952-1983
James Finn served in US Navy	1961-1966
Steve Markovits served in US Coast Guard	1962-1964
Kay MacCormack served in US Army	1962-1965
Gene Conley served in the US Air Force	1962-1966
Alex MacCormack served in US Army	1963-1969
Jonathan Tustin served in US Navy	1966-1968
Dennis Harbin served in the US Air Force	1968-1972
Jose V. Ortiz served in US Marine Corps	1968-1973
Bud Jankiewicz served in US Marine	1968-1993
Craig Melson served in US Air Force	1969-1973
James Amiss served in USAF	1971-1974
Vernon Harrison served in the US Army	1971-1975
Stephen Cadle served in US Navy	1976-1979
Steve Harper served in US Army	1977-1998
Steve Burrill Sr. served in US Army Retired	1980 – 2000
Reid Nicholson served in US Navy Retired	1980 – 2000
Chuck Lutes served in US Air Force	1982-2010
Jim Heaton US served in US Army	1984 – 2014
Jason Cole served in US Army	1989-1998
Steven Burrill Jr. served US Marine Corps	2006 – 2014
Peter Beckett US Army (Active Duty)	2021 – Present

**We love and honor our Veterans**





# JOIN US

CSC CHRISTMAS DINNER  
AT  
THE COMMUNITY CENTER

Please join CSC for a Christmas Dinner  
on Saturday, December 10 at 6:00 PM.

Dinner Will be provided but bring BYOB.

You are welcome to bring a dessert to  
share.

We are also going to do a Cookie Swap  
if you would like to take part.  
Bring a plate of your favorite cookies to  
swap with a neighbor.

Please RSVP by December 5<sup>th</sup> to  
Geraldine Cornelius. Phone: (727)366-  
4979 or email to  
CSCEVENT9@OUTLOOK.COM

## **CSC Report for Board Meeting, November 12, 2022**

The Community Services Committee met on November 1, 2022.

- The Halloween Party was a big success with over 80 families attending.
- 11/12 sees the return of the popular Lasagna Cook-off.
- Very happy to report that Geraldine Cornelius answered our call for a chair for the Adult Christmas Dinner. That event will take place December 10.
- Children's Christmas Party is scheduled for December 11.
- We've scheduled six meetings for 2023. Meetings will be available in person and via Teams. The dates and times are on the BRS website.

**News from the Community Service Committee**  
**brscscvolunteers@gmailcom**



**CSC 2023 Meetings**

**Would you like to help plan and run 2023 events? All are welcome to attend!**

**The CSC will meet every other month at 7:00 p.m. in the Community Center and via Teams**

**January 3, Tuesday**

**March 7, Tuesday**

**May 2, Tuesday**

**July 5, Wednesday**

**September 5, Tuesday**

**November 7, Tuesday**

**What a fun fall at the lake!**

**BRS knows how to have fun.**

**Danke to Emily and Mike Moore for hosting Oktoberfest.**

**Thank you to Nancy Burrer, Kendra Good, Peggy Naylor and Jeannine Burrer for helping organize, provide goodies and clean up for the Halloween Party. Thanks to Emily Moore for organizing the parade and DadBod BBQ for the delicious food.**

**Grazie to Joe and Judy Brown for organizing the Lasagna Cook-off.**



**Golf Cart Halloween Contest Winner**  
**W. D. Smith – Congratulations!!! Very cool looking!**



## Blue Ridge Shores Property Owners' Association

### MEMBERSHIP DUES 2023

Invoices for 2023 membership dues will be emailed 1/1/23 and those that are mailed will be sent out on 1/3/23. One-half of your invoice amount is due by 2/28/2023. The second half is due by 4/30/2023. On July 1, 2023 a penalty of 5% will be imposed on balances not paid in full by April 30, 2023.

You can now pay your invoice online by going to [www.blueridgeshores.com](http://www.blueridgeshores.com) and using our online payment portal.

### Boat Stickers and Golf Cart Sticker Fees for 2023

These are calendar year fees and are not prorated. Please make sure to get your new stickers before you take your boat or golf cart out in 2023. The office has 2023 stickers available now!

### No more Credit Card or ACH Check Fees!

We have great news for our members and customers. Both BRPOA and Ridge Utilities have decided to absorb the Credit Card and ACH Check fees going forward in 2023! We encourage you to use the PayHOA system. One reason we can absorb the costs is that using the system is more efficient and accurate, allowing us to save money on other office expenses.

### 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.

## 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 our Standard Operating Procedure. Once the dispatcher is contacted, they will notify the 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 with road maintenance, line of sight, etc.

## Members Not In Good Standing (MNIGS)

December 2022

Estate of Thomas Bradshaw  
Canotti, Daniel & Jessica  
Fix Pads Holdings, LLC. N/A  
Jenkins, Paul Andrew

Makeba Gaines-Kelly  
Reiner, J. Norbert & Mary Lee  
Rivera, Harry Luis  
Rivera, Josephine Pappalardo

Estate of Nancy Wheeler



## Fish Limit:

### Bass

18"/1 per day

### Walleye

14"/2 per day

### Channel Catfish

14"/4 per day



## MARINA GAS SALES

You may buy your gas by going to the office and obtaining a key fob. This fob will allow you to prepay for gallons of gas. After prepaying for the gas during office hours you can then use the fob at any time to fuel your boat with gas.

## Gate Reminders

Did you know? To get a gate code, you can now go to their PayHOA account and select "request" to submit the form electronically.

We frequently see members swiping people in at the gate and want to remind you that if anyone uses your member credentials to enter Blue Ridge Shores, you are responsible for their actions. Do not let people in the gate that are "holding up the line".

## 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 delivery items. This is especially important during inclement weather and mowing months.

## Trash and recycling

We would like to reinforce the value of using the county recycling centers to reduce the trash Updike takes and hence our tipping fees. We are close to the Trevilians recycling center, as well as other sites if you are heading towards Mineral/Richmond. Many things can be recycled. This helps the environment and saves the community money.

All of this information can be provided by giving this link:  
<https://www.louisacounty.com/220/Refuse-Recycling-Centers>

## 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.

Please do not throw cigarette butts in the School Bus Parking Zone.





## BRPOA Board of Directors Meeting October 8, 2022

### Attendance

#### Present

President:	Mary Mainland	Secretary:	Reid Nicholson
1st V. President:	Jane Sleight	Director	Dave Cervantes
2nd V. President:	Hal Davis	Director	Rick Kilcoyne <sup>1</sup>
Treasurer:	Alesia Perry		

#### Absent

Director:	David Kronander	Director:	Ken White
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### Motions

1. Adopt meeting agenda as amended to include 2023 community survey moved by Reid Nicholson. Passed 7 Ayes, 0 Nays.
2. Accept the meeting minutes from the BRS Board of Directors Meeting held on September 10, 2022 as written moved by Reid Nicholson. Passed 7 Ayes, 0 Nays.
3. Accept the Treasurers as presented moved by Alesia Perry. Passed 7 Ayes, 0 Nays.
4. Proceed with making a covenant change to prohibit Short term rentals of 30 days or less moved by Reid Nicholson. Passed 7 yeas, 0 nays.
5. Approve Howard Rupp for membership in the Finance Committee moved by Alesia Perry. Passed 7 yeas, 0 nays.
6. Paint Pickleball lines on tennis court at a cost not to exceed \$1,050.00 moved by Rick Kilcoyne. Passed 7 yeas, 0 nays.
7. Adjourn meeting moved by Reid Nicholson. Passed 7 Ayes, 0 Nays.

### Upcoming 2023 BRPOA

#### Meetings

January 14, 2023  
February 11, 2023  
March 11, 2023  
April 13, 2023  
May 13, 2023  
June 10, 2023  
July 8, 2023  
August 12, 2023  
September 9, 2023  
October 14, 2023  
November 11, 2023

All Meetings will be held

At 9:00 am in the Office

### Compliance

The Virginia POA Act, Sec 55-513, permits the Board of Directors, or their designated committee to: Suspend Privileges. Impose fines not to exceed \$50.00 or \$10.00 per day for offenses of a continuing nature, not to exceed 90 days. Members are entitled to a proper hearing prior to fines and suspensions being implemented.

<sup>1</sup>Remote



# BRPOA Board of Directors Meeting November 12, 2022

## Attendance

### Present

President:	Mary Mainland	Director	David Kronander
1st V. President:	Jane Sleight	Director	Dave Cervantes
2nd V. President:	Hal Davis	Director	Rick Kilcoyne[1]
Treasurer:	Alesia Perry	Director	Ken White

### Absent

Secretary: Reid Nicholson |

### Motions

1. Adopt the meeting agenda as amended to add the annual survey to item 3 under new business and move wakeboarding to item 4 of the agenda moved by Jane Sleight. Passed **8** Ayes, **0** Nays.
2. Accept the meeting minutes from the BRS Board of Directors Meeting held on October 08, 2022 as written moved by Ken White. Passed **8** Ayes, **0** Nays.
3. Accept the Treasurers Reports as presented moved by Hal Davis. Passed **8** Ayes, **0** Nays.
4. Choose option 3. 25 year flood protection from the Schnabel report on control of water during spillway construction moved by Rick Kilcoyne. Passed **8** Ayes, **0** Nays.
5. To approve the use BRPOA Lots 89, 90 and 91 to stage equipment and/or materials for the dam and spillway repairs moved by Hal Davis. Passed **8** Ayes, **0** Nays.
6. Accept the 2023 BRPOA and Committee meeting schedule moved by Rick Kilcoyne. Passed **8** Ayes, **0** Nays.
7. Fund the 5-year plan for 2022 in the amount of Replacement Reserves: \$129,173 and Dam & Bridge Reserves \$95,142 moved by David Cervantes. Passed **8** Ayes, **0** Nays.
8. Approve the 2023 budget with no dues increase for 2023 as was presented at Nov board meeting moved by Alesia Perry. Passed **8** Ayes, **0** Nays.
9. Approve fee schedule for 2023 increasing boat docking fee, and Community Center rental fee moved by Alesia Perry. Passed **8** Ayes, **0** Nays..
10. Pursue amending the "Recorded Restrictions" of the association to include:  
  
"The rental of a dwelling house (or any portion of a dwelling house) in Blue Ridge Shores Subdivision for less than 30 consecutive days is prohibited. Advertising of any such rental is also prohibited."  
  
moved by Mary Mainland. Passed **8** Ayes, **0** Nays
11. Allow dock variance request for lots 211 & 212 moved by Mary Mainland. Passed **7** Ayes, **1** Nay.
12. Adjourn meeting moved by moved by Mary Mainland. Passed **8** Ayes, **0** Nays.

<sup>1</sup>Remote

## Upcoming 2023 BRPOA

### Meetings

January 14, 2023  
February 11, 2023  
March 11, 2023  
April 13, 2023  
May 13, 2023  
June 10, 2023  
July 8, 2023  
August 12, 2023  
September 9, 2023  
October 14, 2023  
November 11, 2023

All Meetings will be held

At 9:00 am in the Office

## Compliance

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# Blue Ridge Property Owners' Association, Inc.

2023

## Fee Schedule

<b><u>Fee Description:</u></b>	<b><u>Price:</u></b>
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	\$275.00
Dry Dock Storage Fee	\$15.00/mo or \$120.00 yr
<b>Annual Motorized Boat Fee Schedule:</b>	
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 MINIMUM)	\$300.00
Annual Golf Cart Registration	\$50.00
Security Violations	\$50.00
Community Center Rental (ALL DAY)	\$300.00
Community Center Rental (3HOURS OR LESS)	\$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, Dock, Deck	\$50.00
Building Permit for Fence	No Charge

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 2023 Budget

Membership Dues	179,575	Software Costs	4,000
Single Family Dwelling Unit Fee	665,280	Consulting Fees	3,000
Non Adjacent Lot Fees	49,910	Advertising/Recruiting	500
Annual Rental Fee	2,400	Public Relations/Donations	500
Registration Fees	4,000	Legal Expense	12,000
Disclosure Packet Fees	5,250	Auditing Expense	8,300
Property Transfer Fees	2,000	Office Supplies	4,000
Boat Registration fees	47,000	Maintenance Supplies	1,000
Golf Cart Registration Fees	3,400	Printing & Postage	5,000
Boat Slip Fees	13,200	Election & Annual Meeting	750
Community Center Rental Fees	6,200	Travel/Gas-Admin.	375
Office Rental Fees	4,809	Travel/Gas-Maint.	5,750
Electronic Gate Card Fees	6,000	Diesel Fuel/Maint.	1,500
Transmitter Sales	5,000	Electricity	21,280
Dry Storage Fees	2,500	Propane	3,500
Late Payment Fees	4,000	Telephone & Internet	9,500
Compliance Fees	4,000	Trash Collection	78,000
Building Permit Fees	1,500	Tipping Fees	20,500
Road Permit Fees	0	Office Equipment Rental	625
Delinquent Dues Collected	0	Equipment Purchases-Admin.	3,000
Misc. Income	4,800	Equipment Purchases-Maint.	3,500
Marina Sales	34,850	Equipment Repairs-Maint.	3,500
Interest Operating	0	Vehicle Repairs-Maint.	2,000
Credit Card Fees	0	Maintenance Building-Maint.	4,500
TOTAL INCOME:	1,045,674	Road and Bridge Maint.	110,000
		Recreation Area Maint.	
Cost of Sales-Gas	30,750	Common Area Maint.	32,000
Cost of Sales-Transmitters	5,000	Water Quality Testing	4,000
Salaries & Wages-Admin.	114,399	Geese Control & Other Lake Expense	3,500
Salaries & Wages-Maint.	96,268	Security Services	17,000
Overtime Wages-Maint.	7,500	Boat Maintenance	1,500
Tem/Part Time Wages-Admin.	12,250	Safety Signs	2,000
Cleaning Labor	5,000	Electronic Gates Maintenance	12,500
Seasonal Labor	3,500	Road Certification	880
Federal Payroll Taxes	18,277	CSC Contribution	0
Federal Unemployment Taxes	220	Fireworks	15,000
State Unemployment Taxes	137	Landscaping	1,000
Group Insurance	24,802	Contingency	10,572
401K Match	3,941	Dam/Bridge Reserve	95,142
Uniforms	5,000	Replacement Reserve	131,381
Employee Relations/Development	2,500	Debt Service on Loan	0
Workers Compensation Ins.	5,600		
General Insurance	55,000	TOTAL EXPENSES:	1,045,674
State Corporation Taxes	175		
Property Taxes	800		
Bad Debt Expense	15,000		
Bank/Credit Card Service Fee	6,000		
Registration/Membership Fees	500		



## RIDGE UTILITIES

Serving Blue Ridge Shores

Telephone Office:  
(540) 967-1408

[www.ridgeutilities.com](http://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 2023 RU Meetings**

January 21, 2023

March 18, 2023

May 20, 2023

July 22, 2023

September 16, 2023

November 18, 2023

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

## **Ridge Utilities, Inc. Board Meeting Motions November 19, 2022**

Board Members Present: Alex MacCormack, Al Fortune, Molli Ellis, and Eric Winfrey. Steve Burrill and Eddie Munday attended virtually. Also present, General Manager Curt Heidel, and Administrative Assistant DeeDee Conley. Eddie Munday left the meeting at 10:00 a.m.

### **ADOPTION OF AGENDA:**

Motion to adopt the agenda by Alex MacCormack, seconded by Molli Ellis motion carried unanimously.

### **APPROVE MINUTES:**

Motion to approve the Sept. 17<sup>th</sup> minutes by Molli Ellis, seconded by Alex MacCormack, motion carried unanimously.

### **TREASURERS REPORT:**

Motion to accept the September and October Treasurer's reports by Alex MacCormack, seconded by Steve Burrill, motion carried unanimously.

### **OLD BUSINESS:**

Motion to add the 2023 meeting schedule to the agenda by Alex MacCormack, seconded by Molli Ellis.

Motion to approve the 2023 meeting schedule as presented by Alex MacCormack and seconded by Eric Winfrey, motion carried unanimously.

Motion to ratify the electronic vote to Approve cleaning of tanks by Liquid Engineering at a cost of \$3,380.00 for spring 2023, by Alex MacCormack, seconded by Eric Winfrey, motion carried unanimously.

### **NEW BUSINESS:**

Motion to approve the proposed budget and fee schedule for 2023, option #3 with an 8.92% increase to \$122.00 per quarter and \$15.00 per 1000 gallons overage, motion by Molli Ellis, seconded by Steve Burrill, motion carried unanimously.

Motion to approve fee scheduled as amended with 2 rate changes \$117.00-\$122.00 and \$15.00 per 1000 gallons overage, by Molli Ellis , seconded by Eric Winfrey, motion carried unanimously.

**ADJOURNMENT:** Motion to adjourn by Molli Ellis, seconded by Alex MacCormack, motion carried



# GENERAL MANAGER'S REPORT

*Curt Heidel*

Ridge Utilities Customers,

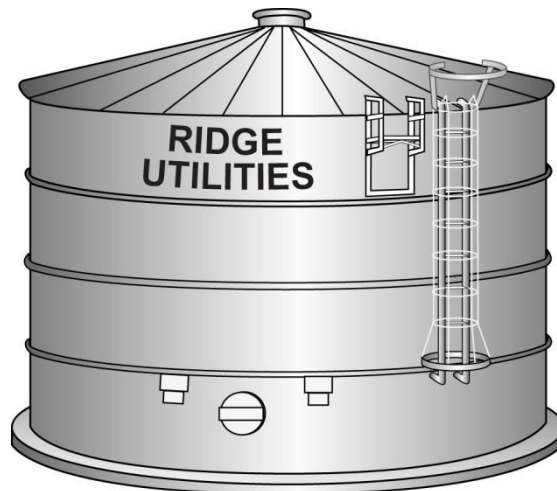
With inflation hitting everyone hard this year, the Board of Directors had to make the difficult decision to raise water rates this year. We do our best to keep operations as efficient as possible. The operating budget only has a 1.78% increase!

The price of maintaining the water system for Ridge Utilities continues to climb. We conducted a reserve study this year, and the new water rates will put \$24,868 additional in reserves. If you have any questions about the new budget, fee schedule, or Ridge Utilities operations, please get in touch with Curt Heidel at the office or attend a Board of Directors meeting.

Although our rates are going up, we are very similar to comparable local water rates. Blue Ridge Shores residents will pay \$122/quarter for 10,000 gallons of water. In comparison, Lake Caroline residents pay \$117.33/per quarter, and Lake Holiday and Lake Wilderness residents both pay \$132.93/per quarter.

## **No more Credit Card or ACH Check fees!**

**We have great news for our members and customers. Both BRPOA and Ridge Utilities have decided to absorb the Credit Card and ACH Check fees going forward in 2023! We encourage you to use the PayHOA system. One reason we can absorb the costs is that using the system is more efficient and accurate, allowing us to save money on other office expenses.**



## Ridge Utilities, Inc. Payment Reminders

**JUST A REMINDER:** Quarterly water bill payments are due for the following quarters by the dates listed:

**4th qtr. Due by January 31<sup>st</sup> Disconnects are 02/15/23**

Past-due/Disconnects for 4<sup>th</sup> quarter are sent by 2/1/2023 for any account that is not paid by 01/31/2023.

If you do not receive your bill by the 10th of January for 4<sup>th</sup> quarter, please call our office at (540) 967-1408 for a replacement bill. Failure to receive your bill does not relieve you of your obligation to pay for water bill or any late charges that may incur for past due accounts. Once water is disconnected, **there will be a \$50 fee to reconnect.**

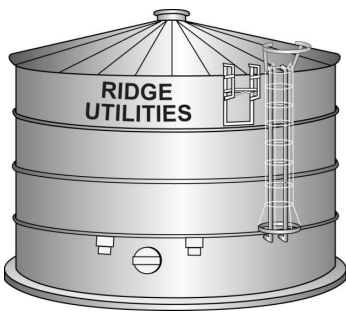
**If you need assistance with payment arrangements,  
please contact our office prior to the due date.**



<b>RIDGE UTILITES, INC.</b>	
<b>2023 Budget</b>	
	<b>2023</b>
<b>Description</b>	<b>Approved</b>
Late Fees	\$3,200.00
Lot with Hookup	\$2,310.00
Water Service	\$335,985.00
Overage Gallons	\$0.00
Connection Fee	\$0.00
Reconnect Fee	\$1,100.00
Administrative Transfer Fee	\$1,000.00
Credit Card Fees	\$0.00
Interest-Non Operating	\$500.00
Other Income	\$0.00
Carryover	\$2,000.00
<b>TOTAL REVENUE</b>	<b>\$346,095.00</b>
<b>Administration</b>	
Insurance	\$7,050.00
Annual Meeting	\$750.00
Postage & Printing	\$1,000.00
Office Expense	\$500.00
Bank Service Chrg	\$240.00
Credit Card Service Fees	\$2,000.00
Staff Training	\$1,500.00
Mileage Reimbursement	\$200.00
Accounting Fees	\$6,500.00
Attorney's Fees	\$300.00
Rent	\$4,810.00
Website	\$300.00
Miscellaneous	\$250.00
Billing Software - RVS	\$1,175.00
Billing Software - PayHOA	\$1,200.00
Billing Software - Sage	\$1,200.00
Advertising	\$150.00
<b>Total Administration</b>	<b>\$29,125.00</b>
<b>Taxes</b>	
State Corporation Commission	\$100.00
Personal Property	\$900.00
Real Estate	\$1,800.00
Licenses	\$2,500.00
<b>Total taxes</b>	<b>\$5,300.00</b>

<b>Employee Related Services</b>	
Salaries	\$140,151.20
Overtime	\$3,500.00
Health Insurance	\$14,056.00
Life Insurance	\$400.00
Payroll Taxes	\$11,750.00
Worker's Comp	\$3,750.00
Employee Awards	\$3,500.00
Uniforms	\$2,460.00
Retirement	\$2,000.00
<b>Total Employee Related Services</b>	<b>\$181,567.20</b>
<b>Utilities</b>	
Electric	\$16,000.00
Telephone	\$1,600.00
<b>Total Utilities</b>	<b>\$17,600.00</b>
<b>Maintenance</b>	
Vehicle Maintenance	\$250.00
Equipment Purchase	\$300.00
RU/BRPOA Truck Repairs	\$250.00
Well Repair	\$6,000.00
Equipment Maintenance	\$3,000.00
RU Systems	\$4,500.00
RU 2020 Chevrolet 2500	\$0.00
Chemicals	\$7,000.00
Road Repair Materials	\$500.00
Valve Replacement	\$0.00
Water Testing	\$2,000.00
Backflow Prevention	\$150.00
Gas & Diesel Fuel	\$2,000.00
Generator Propane	\$850.00
Generator Service	\$500.00
Equipment Replacement	\$0.00
Road Repair	\$10,000.00
<b>Total Maintenance</b>	<b>\$37,300.00</b>
<b>Reserves</b>	
Capital Water Reserve	\$31,917.80
Equipment reserve	\$36,517.00
Generator Protection Plan	\$6,768.00
<b>Total Reserves</b>	<b>\$75,202.80</b>
<b>Total Expenses</b>	<b>\$346,095.00</b>





## **RIDGE UTILITIES, INC. 2023 FEE SCHEDULE**

**Water Connection Fee** \$10,000.00

### **Quarterly Water Rates**

\*\*\*Lot with dwell (zero to 10,000 gallons) **\$122.00**

Overage Charge **\$15.00 per 1,000 gallons**

Lot with connection only \$16.50

**Administrative Transfer Fee** \$25.00

**Reconnect Fee** \$50.00

**Returned Check Fee** \$25.00

**Quarterly Late Charge** (Based on account balance) 2.5%

**\*\*\* Minimum quarterly charge of \$122.00 for zero to 10,000 gallons.**

**Overage charge is \$15.00 per 1,000 gallons of overage.**

Quarterly water bill payments are due for the following quarters by the dates listed:

1<sup>st</sup> Qtr. Due by April 30<sup>th</sup>

2<sup>nd</sup> Qtr. Due by July 31<sup>st</sup>

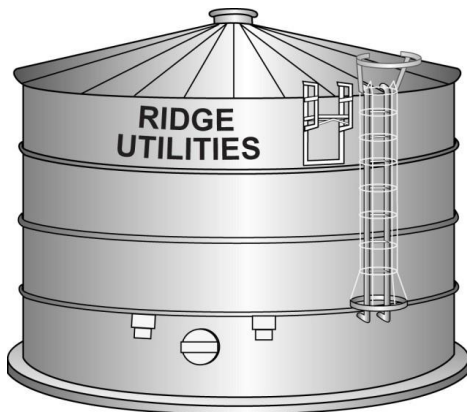
3<sup>rd</sup> Qtr. Due by October 31<sup>st</sup>

4<sup>th</sup> Qtr. Due by January 31<sup>st</sup>

If you do not receive your bill by the 10<sup>th</sup> of the above months, please call our office at (540) 967-1408 for a replacement bill. Failure to receive your bill does not relieve you of your obligation to pay for waterbill or any late charges that may incur for past due accounts.

**BRPOA Board of Directors:**

Mary A. Mainland, President  
Jane T. Sleight, 1<sup>st</sup> Vice President  
Hal Davis, 2nd Vice President  
Alesia Perry, Treasurer  
Thomas (Reid) Nicholson, Secretary  
Rick Kilcoyne  
Dave Kronander  
Ken White  
David Cervantes

**Ridge Utilities Board of Directors:**

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

**BRPOA Inc./RU Inc.**  
**General Manager**

**BRPOA Inc./RU Inc.**  
**Administrative Assistant**

**BRPOA Inc./RU Inc.**  
**Bookkeeper**

**BRPOA Inc./RU Inc.**  
**P/T Admin. Assistant**

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## FIRST CLASS