



THE SHORE LINE

The Official Newsletter published by
BLUE RIDGE PROPERTY OWNERS ASSOCIATION

The Shore Line

Vol T, No. 1

924 S. LAKESHORE DR.
LOUISA, VA 23093

TELEPHONE OFFICE:
(540) 967-1408

FAX:
(540) 967-4899

Official
BRPOA Website:

www.blueridgeshores.com

Official RU Website:
www.ridgeutilities.com

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

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

Office Hours:

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

Saturday
8:00 AM - 2:00 PM

Sunday
Closed

PRESIDENT'S REPORT

Hello Friends,

Mid-December brought us another storm that resulted in over 30 trees falling in the neighborhood. Thank you to our maintenance crew and General Manager for working late into the night to clear trees. The crew is completing clean up from this storm.

We had our first virtual board meeting on January 9, 2021. Thank you to Curt Heidel for updating our system to accommodate this format. We will continue with virtual meetings until the Governor changes the statewide guidelines. We will send out email blasts announcing the login for each meeting. Please call or email the office with your email address if you are not currently listed.

There have been inquiries about rental of the community center in 2021. We are not currently renting out the center due to statewide guidelines. The maximum allowed is now 10 individuals. We have received quotes for sanitizing the community center for \$600 to \$800 per event. Our rental fee of \$150 and the state's guideline does not make it feasible now. The Board will reassess the situation when Covid-19 restrictions are lifted.

Please join me in welcoming the following new members: Harley Sue Anderson, Autumn Artale, Steven and Shazia Begin, David Palmer, Logan and Sierra Gunsallus, Sara Harris, Chance and Cheyenne Younker, Anthony and Sandra Scarola and Lee and Lori Noffsinger. Blue Ridge Shores continues to attract new members. We are so happy to see our members making improvements in their properties. This just adds to our beautiful neighborhood.

Sincerely,

Jane Sleight
BRPOA President

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**UPCOMING
2021 BRPOA
MEETINGS**

February 13, 2021

March 13, 2021

April 10, 2021

May 8, 2021

BRPOA/RU Joint Annual Meeting—May 15, 2021

June 12, 2021

July 10, 2021

August 14, 2021

September 11, 2021

October 9, 2021

November 13, 2021

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

COMPLIANCE

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

Suspend Privileges.

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

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

**BRPOA Board of Directors Meeting
January 09, 2021**

In Attendance: Jane T. Sleight, Hal Davis, Ken White, Bill Earhart, Dan Kilcoyne, Mary Mainland, Anthony Gallardy, Michael Burnett, Dave Kronander, and GM Curt Heidel.

Approval of Agenda: Motion by Ken White, seconded by Hal Davis to adopt amended agenda to include an Executive Session for discussion of personnel and benefit matters. Motion approved unanimously.

Approval of Minutes: Motion by Dan Kilcoyne, seconded by Hal Davis to approve the minutes, with correct spelling of Maria Canaday’s name, from the Nov 14, 2020 BRPOA Board Meeting. Motion approved unanimously.

2021 Preferred Vendor List: Motion by Ken White, seconded by Tony Gallardy to approve 2021 Preferred Vendor List. Motion passed unanimously.

Chief Inspector of the 2021 Elections: Motion by Dan Kilcoyne, seconded by Michael Burnett to approve Ed Wright as Chief Inspector of 2021 Elections. Motion passed unanimously.

Chair of the 2021 Proxy Committee: Motion by Dan Kilcoyne, seconded by Ken White to approve Judy Brown as Chair of the 2021 Proxy Committee. Motion passed unanimously.

Update to Personnel Manual: Motion by Hal Davis, seconded by Tony Gallardy to approve a procedural change in personnel manual of the pay date. Motion passed unanimously.

Camviso Variance Request: Motion by Dan Kilcoyne, seconded by Tony Gallardy to approve variance request for boat dock. Motion passed unanimously.

Berg Variance Request: Motion by Dan Kilcoyne, seconded by Dave Kronander to deny building request variance. Motion passed unanimously; Bill Earhart abstained.

Enter Executive Session: Motion by Dan Kilcoyne, seconded by Bill Earhart to enter Executive Session to discussion of personnel and benefit matters. Michael Burnett and Tony Gallardy left the meeting before entering Executive Session. Motion passed unanimously.

Exit Executive Session: Motion by Hal Davis, seconded by Ken White to exit executive session with no Board action taken. Motion passed Unanimously.

BRS 2021 BUDGET IS SPENT ON THE FOLLOWING:

RESERVES—Dam and Bridge, replacement & improvement reserves, per approved 5 year plan	23%
ADMINISTRATION—Admin. Salaries & benefits, insurance, property taxes, legal, audit, office expense, elections, printing & postage, utilities, telephone, communications, equipment maintenance and other.	27%
MAINTENANCE—Salaries & benefits, fuel, equipment repairs, building & common area maintenance	18%
ROAD PAVING—Road paving per adopted 12 year paving plan	10%
TRASH SERVICE—Annual trash pick-up contract and Louisa County Tipping Fees	7%
BAD DEBTS—Annual reserve for uncollected accounts	2%
CONTINGENCY & OTHER—Reserve for unforeseen items, fireworks & CSC contribution	2%
LAKE AND DAM MANAGEMENT—Maintenance of the dam & lake, including debt service on silt removal	7%
SAFETY & SECURITY—Security services, signs, electronic gates	4%
TOTAL	100%

2021 Fee schedule available at blueridgeshores.com



Serving Blue Ridge Shores

NOMINATIONS TO THE BRPOA BOARD OF DIRECTORS

We, the undersigned members of Blue Ridge Property Owners Association, Inc., do hereby endorse the nomination of _____ for election to the Board of Directors of the Blue Ridge Property Owners Association, Inc., in the May 15, 2021 election.

Name: _____ Lot# _____

Name: _____ Lot# _____

Name: _____ Lot# _____

Name: _____ Lot# _____

Name: _____ Lot# _____

I am in compliance with all BRPOA, Inc., rules and regulations and have no delinquent monetary obligations to BRPOA, Inc., and/or Ridge Utilities, Inc.

I am not involved as a party in any legal proceedings in which BRPOA, Inc., and/ or Ridge Utilities, Inc., as an adverse party.

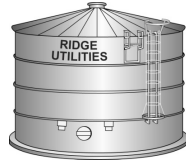
If elected, I agree to serve as Director of the Board to the best of my ability for the term of my election or my sooner resignation or disqualification.

Candidate _____ Date _____

(Signature)

**Nominations accepted in the Association office
through 12 Noon Saturday, April 3, 2021.**

RIDGE UTILITIES



Serving Blue Ridge Shores

**NOMINATIONS TO THE
RIDGE UTILITIES, INC. BOARD OF DIRECTORS**

We, the undersigned members of Blue Ridge Property Owners' Association, Inc., do hereby endorse the nomination of _____ for election to the Board of Directors of Ridge Utilities, Inc. in the May 15, 2021 Election.

Name: _____ Lot# _____

Name: _____ Lot# _____

Name: _____ Lot# _____

Name: _____ Lot# _____

Name: _____ Lot# _____

I am in compliance with all BRPOA, Inc., rules and regulations and have no delinquent monetary obligations to BRPOA, Inc., and/or Ridge Utilities, Inc.

I am not involved as a party in any legal proceedings in which BRPOA, Inc., and/ or Ridge Utilities, Inc., as an adverse party.

If elected, I agree to serve as Director of the Board to the best of my ability for the term of my election or my sooner resignation or disqualification.

Candidate _____ Date _____

(Signature)

**Nominations accepted in the Association office
through 12 Noon Saturday, April 3, 2021.**

Blue Ridge Shores Property Owners' Association

MEMBERSHIP DUES 2021

Invoices for 2021 membership dues were mailed on 1/4/21. One-half of your invoice amount is due by 2/28/2021. The second-half is due by 4/30/2021. On July 1, 2021 a penalty of 5% will be imposed on balances not paid in full by April 30, 2021.

You can now pay your invoice online by going to www.blueridgeshores.com and using our online payment portal. You may pay by credit, debit or with a check. There will be a 2.5% convenience fee per credit or debit transaction. There is no fee for checks.

Please call the office at (540) 967-1408 if you would like to set up a monthly payment arrangement.



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, none of which are good for animals living in the water or those of us who use it for recreation.

PARKING of VEHICLES

The area between the edge of the roads and the RU black meter box is BRPOA property and normally referred to as right-of-way. WE are seeking your cooperation and 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, when maintenance employees are trying to move snow. Vehicles obstructing the roadways may be removed without notice. Thanks in advance for your assistance. Let's all be safe!

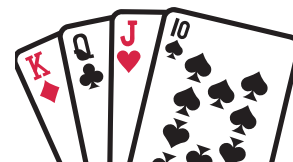
MARINA GAS SALES

Many of you have already used our new self service fuel pump during 2020. We no longer have an attendant at the pump. You may buy your gas by going to the office and obtaining a key fob. This fob will allow you to prepay for a stated amount of gallons of gas at the current pump price. Remember you are prepaying for gallons and not dollars when you make your purchase. After prepaying for the gas during office hours you can then use the fob at any time to fuel your boat with gas. This new pump has made it more accessible for our members to fuel boats at their leisure instead of on fixed days and hours in the past.

Ladies and Gentlemen, just a gentle 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):

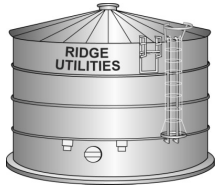
1. Water Leaks
2. Gates not working or a broken gate board
3. Tree down blocking a road
4. Items in the lake or loose boats
5. Problems with a boat located in one of the marinas
6. Lost & Found Animals
7. Cattle that may escape from local farms

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



Bridge Players

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

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

March 20, 2021

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 in the Com-
munity Center unless
otherwise specified.**

Ridge Utilities, Inc. Board Meeting Motions January 16, 2021

BOARD MEMBERS PRESENT: Alex MacCormack, William Munday, Stephen Tompkins, Bill Haase, Al Fortune, Molli Ellis & Steve Burrill. Curt Heidel, GM was also in attendance.

MOTION: Molli Ellis made a motion, seconded by Al Fortune to approve the agenda as presented. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by Al Fortune to approve the November 21, 2020 minutes as presented. The motion carried unanimously.

MOTION: Steve Tompkins made a motion, seconded by Molli Ellis to table the Treasurer's report until next meeting. The motion carried unanimously.

MOTION: Al Fortune made a motion, seconded by Steve Tompkins to approve Ed Wright as the Joint Chief Inspector of Elections. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by Steve Burrill to approve Judy Brown as the Proxy Committee Chairperson. The motion carried unanimously.

MOTION: Bill Haase made a motion, seconded by Al Fortune to remove Denny Kelly and add Curt Heidel to the bank account as signer. The motion included approval of Alex MacCormack, Curt Heidel, Stephen Tompkins, and Ed Munday as approved signers for bank accounts at Wells Fargo, Essex, and Blue Ridge banks. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by Steve Burrill to open a replacement reserve account at Blue Ridge Bank. The motion carried unanimously.

MOTION: Al Fortune made a motion, seconded by Steve Tompkins to approve the Atlantic Pump quote to pull the old pump and drop pipe and install a new stainless steel pump and drop pipe. Install a transducer to display the static level including an automatic shut off for low water level. Total cost from replacement reserves \$10,070.00. The motion carried unanimously.

MOTION: Al Fortune made a motion, seconded by Bill Haase to adjourn the meeting. The motion carried unanimously.

Due Dates for 4th qtr. 2020 Water Bills

Water bills were mailed on 12/28/2020 for the 4th qtr. of 2020. If you did not receive your bill by 1/10/2021 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. 2020 water bill is due on or before 1/31/2021.***

Past-due/Disconnect notices will be mailed on 2/2/2021 for any account that is not paid by 1/31/2021. ***WATER METERS WILL BE DISCONNECTED FOR PAST-DUE 4th QTR. ACCOUNTS ON 2/16/2021. Once water is disconnected there will be a \$50.00 fee to reconnect.***



February 2021-March 2021

- BRPOA Board Meeting, Saturday, February 13, 2021 and March 13, 2021, at 9:00 AM, BRPOA Office/Virtual Platform.
- Compliance Committee Hearing, Saturday, February 13, 2021 and March 13, 2021 at 12:00 PM, Community Center.
- Trash Clean-up on Hickory Creek Road, February 6, 2021 at 1:00 PM. The date in case of inclement weather on February 6, 2021 will be February 13, 2021 at 1:00 PM. Contact Dave Cervantes if you would like to help at cervvey1@gmail.com.

GENERAL MANAGER'S REPORT

Curt Heidel
January 2021

Goodbye to 2020, and welcome 2021! Our team is excited to put 2020 in hindsight and make new goals to improve Blue Ridge Shores this year.

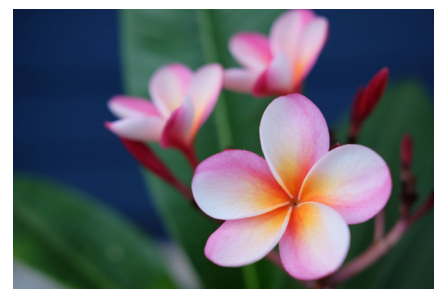
In my short time here, we endured floods, equipment failure and an ice storm. The team worked together to stay on top of everything and I want to recognize their hard work. Blue Ridge Shores strives to be a leading employer, creating a team-inspired workplace driven to serve the community.

In January, we conducted our first Board of Directors meetings for Ridge Utilities and BRPOA in a virtual setting. I invite any of the subcommittees to contact me if you would like to hold a virtual meeting. I look forward to "meeting" everyone.

BRPOA LANDSCAPE COMMITTEE 2021

Donna Cabbage, Chairperson

Warm Weather is just around the corner! The Landscape Committee needs volunteers to help keep our community looking pristine and well maintained. We are responsible for all common areas within the community. If you can donate some of your time to help us, please let me know. You can contact me at slakeshore@comcast.net or (540) 661-2378.



The Women's Club at Blue Ridge Shores

Judy Brown, Vice President

Winter greetings! I imagine you are bundled up and keeping warm during these windy cold days. I'm hoping Mother Nature is planning an early spring, aren't you? Socially isolating is much easier when your home extends out to your garden and yard.

The Blue Ridge Health District has expanded COVID-19 vaccinations to include PHASE 1B. That makes them available to residents who are 65 and over-nearly all of the members in our Women's Club. It also makes vaccinations available to community members ages 16-64 with underlying health conditions.

It is important to register with our health district! This can be done online or by phone. You can call the Blue Ridge Health District at 434-972-6261 Monday through Friday or Google the Blue Ridge Health District and click on the COVID-19 VACCINATION link to find the survey for Individuals 65+ and high risk. Fill yours out and be sure to click SUBMIT at the end. You'll receive an email almost immediately from Google Forms.

Registering online or via the telephone lets the district know that you are ready to receive your first vaccine. At a later date, you will be able to sign up for an appointment time and place as vaccines become available. As of today-Jan

20th I have not been able to make an appointment for a vaccination as there are no available clinics that show for our address yet. Patience will be a virtue in this pursuit. Let me know if you need help registering in any way. Contact information 2jbeez@gmail.com or (813) 546-9450.

The Women's Club is hoping to restart our monthly meetings in March or April. We plan to meet outdoors at first. In fact I've been eyeing the five large picnic tables near the community center where the large gazebo once stood. I can envision talking with friends, doing some crafts, and eating lunches together there. Perhaps we could do a spring garden walk one day and celebrate the arrival of Spring! Keep hoping that warm weather returns sooner rather than later!

Have you visited our book boxes lately? I know that Joe and I have used them quite regularly. Pete and Rita Davis have been acting as librarians for our two book boxes at the bus stop, thank you very much! They have let us know that there is a need for more quality children's books, no coloring books are needed. Do you have any you might considering donating? Please us know. I personally donated about twenty just the other day.

Stay well. Wear your mask. Wash your hands. Be Patient. Perhaps our world will be turning a corner before we know it!

BRPOA, Inc. Online Payment Portal

You can now pay your BRPOA invoices at www.blueridgeshores.com via our new online payment portal. You will need your BRPOA Customer ID/Account Number, which can be found on your invoice, to process your payment. Payments can be made via credit/debit card or by check. There will be a 2.5% convenience fee automatically added on credit/debit card payments.

2021 PARTIAL PAYMENT PLANS

A suggestion to Members that wish to enter into a Partial Payment Plan with BRPOA for 2021 Assessments or Ridge Utilities water bills: You are urged to do that early which will reduce your monthly payments. Please come by the office @ your convenience to make these arrangements. We are here to help.



In Memoriam



Our Deepest Sympathies and thoughts go out to the families of Danny Lucas and Donald MacKenzie.

Bus Stop Library
Want To Read A Book?
Take A Book
Done Reading A Book?
Leave A Book



Youth Books

Team Library



Sorting Books

Librarians



Adult / Young Adult

BLUE RIDGE SHORES PROPERTY OWNERS ASSOCIATION RULES OF OPERATION FOR GOLF CARTS 2021

1. Golf carts are limited to a self-propelled vehicle that is designed to transport persons playing golf and their equipment on a golf course.
2. **All golf carts must be registered with the Association and obtain an ANNUAL DECAL. The 2021 decals are available and the annual fee is \$50.00.**
3. Owners must provide evidence of insurance at Virginia minimum and maintained in the golf cart at all times.
4. Owners must possess a valid state driver's license.
5. Owners must comply with all laws pertaining to the use and possession of alcoholic beverages.
6. Only the number of people the golf cart is designed to seat may ride in the golf cart. Passengers shall not be carried on the part of the golf cart designed to carry golf bags or other equipment.
7. Golf carts shall be operated to the extreme right of the roadway and must yield to all vehicles and pedestrian traffic.
8. Golf carts shall be operated only between sunrise and sunset, unless equipped with such lights as are required in Section 46.2-1010 (Virginia Code).
9. Golf carts shall not be operated during inclement weather or when visibility is impaired by weather, smoke, fog or other conditions.
10. Golf carts shall display a slow-moving vehicle emblem in conformity with Section 46.2-1081(Virginia Code).

BOAT REGISTRATION FOR 2021



Please register your boats at the office and acquire your 2021 Boat decal. We can register your boats via mail for your convenience. As a reminder the office staff will need a CURRENT copy of your State Registration, Insurance Policy that shows watercraft liability and your Boaters Safety Certificate/Card of completion. If you renewed any of these since your previous registration with the office in 2020 please make sure to forward a copy to the office. You must have paid the first half of 2021 assessments to acquire/purchase a decal.

Trash is being picked up
weekly on Mondays

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

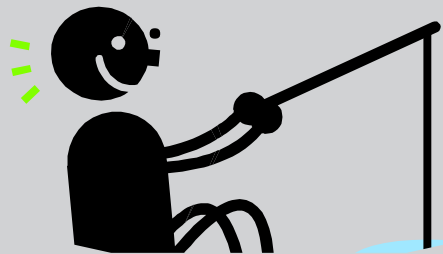
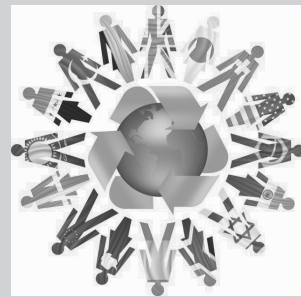


**Get your Shore Line via
e-mail!**

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

If you would like to subscribe to receive your *Shore Line* via e-mail, send a request to:

brpoaom.brs@comcast.net



**PROTECT OUR
WATERS!**

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

DID YOU KNOW?

Trees that are dead or have dead limbs are you and your insurance company's responsibility should they fall and damage a neighbor's property. Live trees that fall during a storm will not be the owner's responsibility.

If a neighbor's tree overhangs past your property line, you have the legal right to trim the "neighbor's tree" back to the property line.

Please survey your property, talk with your neighbor if necessary and remove damaged trees and limbs as needed.

Please report any trees on association property needing attention that we may have missed.

The Shore Line

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

FIRST CLASS

BRPOA Board of Directors:

Jane T. Sleight, President
Hal Davis, 1st Vice President
Ken White, 2nd Vice President
William Earhart, Treasurer
Daniel P. Kilcoyne, Secretary
Michael Burnett
Anthony Gallardy
David Kronander
Mary A. Mainland

BRPOA Inc./RU Inc.
General Manager

BRPOA Inc./RU Inc.
Administrative Assistant

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