



August 2018

Corrotoman Currents

Celebrating 50 Years As A Community! Established 1967

Available online at www.corrotomanbythebay.org

Vol. 5 Issue III

Corrotoman Currents is the official newsletter for property owners of Corrotoman by the Bay Homeowners Association (CBTB). President - Deb Beutel. Editor - Tara Linne

A Note from the President...

By Deb Beutel

It's hard to believe that summer is almost over and we are getting ready for back to school and pumpkin spice! We had a busy summer with a Memorial Day picnic, big CBTB Community Yard Sale, an impromptu pool happy hour and at this writing - a planned kayak trip to Yankee Point!

Hoping you all had an opportunity to enjoy summer in CBTB even if we've had to dodge the raindrops and you can come out and join us for the end of summer Labor Day Picnic on September 2nd.

Despite a vacant social committee chair position, in addition to Labor Day weekend we have several other fun activities planned for the fall and winter that we hope you can join us for, including the Halloween Costume Party, Holiday Party and New Year's Eve Party, which we sold out of last year! If you are interested volunteering to be the Social Chair, please send an email to CBTBay@gmail.com as we would love some additional help.

The Board has been working diligently to address maintenance issues with the pool and we have established a Pool Committee that Lisa Adler has volunteered to chair. The committee will be responsible to review the report prepared this summer by the Leak Detection Company and investigate, recommend and help plan and budget for the required repairs. If you are interested in joining the pool committee, please email Lisa at lkadler@cox.net.

In addition, this committee will be looking at developing a maintenance plan and budget for pool operations for next fiscal year. Lastly, they will be charged with preparing a 3-5 year plan to determine the most cost effective plan for long term pool operations. We are also looking into options for replacing the chairs in the clubhouse with the funds we have raised over the last year. As we continue to look at maintaining and updating our facilities we ask that you remember to lock the tennis courts, clubhouse and marina gate after use and be observant to any unusual or suspicious behavior. If we all work together we can keep CBTB safe and our amenities in operational order for years to come.

Lastly, we would like to remind folks that the Board Meetings are normally held second Saturday of the month at 9:00 a.m., unless otherwise noted. To the right are dates for the upcoming Board Meetings.

- Deb



www.facebook.com/CorrotomanBTB
For the latest updates visit our website
at www.corrotomanbythebay.org



**The pool will stay open
through September 16th!**

Labor Day Weekend Picnic

**Sunday, September 2nd
starting at 4 p.m.**

At the pavilion (or the clubhouse in case of rain). Cost - \$5 per person for chicken, dogs, and oysters. (Kids 12 and under - free). Our resident DJ Will Linne will spin tunes for us!

Paypal Payment/RSVP due by
August 26th to CBTBay@gmail.com.
Questions? Email CBTBay@gmail.com or
call 703-966-7307.

Save the Dates!

October 27th - Halloween Costume Party

December 8th - Holiday Party

December 31st - New Year's Eve Party

All events held at CBTB Clubhouse.

CBTB Board Meetings

Saturday, September 8th

Saturday, October 13th

Saturday, November 10th

Saturday, December 8th

Saturday, January 12th, 2019

Saturday, February 12th, 2019

Saturday, March 9th 2019

Saturday, April 13th, 2019

All meetings held at CBTB Clubhouse at 9 a.m.



CBTB Pickleball on the Road!

CBTB pickleball property owners took their game on the road to the Indian Creek Yacht and Country Club's Tennis/ Pickleball indoor facility for a pickleball clinic. The indoor facility has AC which added to pleasure of the clinic on a very hot August day.

Pat Abenante, Tennis pro and three experienced pickleball players conducted the clinic on Saturday, August 11th. Afterwards some of the CBTB Pickleball players had food and drinks at the Skip Jack restaurant at ICYCC. A fun day! We are better players after this clinic.

Back at CBTB's tennis/pickleball courts, we ask you please keep the gate to the courts locked. We continue to experience vandalism to the community paddles.

New to the Neighborhood?

We welcome you to what we think is the best neighborhood in the Northern Neck! We hope to see you at one of the upcoming community functions soon! We ask you first please contact Rivers Accounting at 804-436-9211 and provide them with your CBTB lot numbers and mailing address. Then please email CBTBay@gmail.com to be added to the community email distribution list for the most recent updates. (Don't worry -we won't spam you or share your email address.) Also visit www.corotomanbythebay.org and click on the "New to CBTB?" tab at the top for more information about the neighborhood and community.

Are Those Really Dolphins?

No, you aren't seeing things! Those really are dolphins you are seeing out in the Rappahanock, in the Corrotoman - and even in Senior Creek!

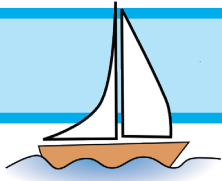
The Chesapeake Bay hasn't been this healthy in 33 years. A healthier Bay means our rivers and creeks are healthier with a prolific amount of fish, which makes for prime feeding for dolphins!

If you do see a dolphin pod out on the river or creek, enjoy them from a distance—300 feet between humans and marine mammals is required by federal law. However, passive interaction—when dolphins willingly swim around or approach you or your boat—is perfectly legal. Dolphins may even choose to playfully surf swells generated by a vessel. As fall approaches, dolphin spotting will become few and far between before venturing toward warmer waters for the winter. Enjoy them while you can! And when you do see them, please help the University of Maryland track them by reporting your sightings here: <https://chesapeakepodwatch.com>.

Speaking of a Healthy Bay . . .

Since we are a waterfront community (whether you fish or crab off the CBTB dock or have waterfront property), it is your responsibility to help keep the water clean and report both water contamination, like improper dumping, or watercraft violations to the Virginia Marine Resources Commission.

By land you can reach them at 800-541-4646 or by boat on Channel 16.



Annual Assessment Collection Update

Final reminder letters have been sent to those CBTB Association property owners who have failed to pay their 2018 assessment plus fees etc. which were due March 1, 2018. We request all payments be to Rivers Accounting by September 1, 2018.

Accounts not brought up to date by that date will be turned over to our attorney William Hubbard of Hubbard, Terry and Britt. This turnover takes the collection process out of our hands and puts it into the legal system resulting in liens, judgments and potentially foreclosures along with the negative impact on individuals credit ratings. In addition, additional costs and expenses are added by the legal system.

CBTB's actions towards two property owners of foreclosure at this time have resulted in one party paying the Association/Attorney the amount due thereby eliminating that foreclosure. The parties involved in the other foreclosure declared bankruptcy thereby delaying the foreclosure until the bankruptcy court rules.

Needless to say CBTB does not desire to turn any property owner's account over to the attorney, much less go forward with the foreclosure process. We ask all our property owners to be responsible and pay the annual assessment in a timely manner so that your Association does not have to incur the additional expenses of the collection and legal process.

If you find yourself in a hardship situation, contact Vicki at Rivers Accounting 804-436-9211 and work out a plan of payment.

Please pay your CBTB assessments. We do not desire to cause you and your Association more expense by turning your account over to the attorney.

What Does My Pool Fee Cover Anyway?

We often get questioned about the \$100 annual pool fees and what it covers. More or less this money helps offset the day-to-day cost of operating and maintaining the pool.

For Fiscal Year 2018, (our fiscal year runs March to February), CBTB budgeted \$4,325 for pool operations (chemicals, cleaning, etc.), \$2,000 for repairs and \$956 for water for a total of \$7,281, which is pretty close to the \$7,100 collected in pool fees.

Actual costs, of course, may, and will for this year, exceed budgeted costs. Pool repairs for this year have already exceeded \$4,000 and we may be looking at more after the pool closes. Likewise, the leak that was found will increase water usage beyond the amount budgeted.

These unanticipated costs will not affect this year's pool fees but hopefully will be covered by other budget savings.



Are You Ready?

Being a coastal community, we sometimes experience heavy rains, strong winds, flooding - and yes, even the occasional hurricane. The Atlantic hurricane season runs from June 1 to November 30, with the peak occurring between mid-August and late October. Here are some tips from the Virginia Department of Emergency Management to prepare for a storm:

Prepare Your Home

- Bring loose, lightweight objects such as patio furniture, garbage cans and bicycles inside.
- Anchor objects that would be unsafe to bring inside (e.g., gas grills and propane tanks).
- Trim or remove damaged trees and limbs close enough to fall on structures.
- Secure loose rain gutters and downspouts and clear any clogged areas or debris to prevent water damage to your property.
- Purchase a portable generator or install a whole-house generator for use during power outages.
- Keep alternative power sources, such as a portable generator, outside, at least 20 feet away from the house, and protected from moisture.
- Document the condition of your home prior to the storm.

And if you wondered, here are the hurricane categories and wind speeds:

Category	Wind Speed	Damage
1	74-95 MPH	Some
2	96-110 MPH	Extensive
3	111-129 MPH	Devastating
4	130-156 MPH	Catastrophic
5	157+ MPH	Catastrophic

And let's hope we don't need it, but in the event of a power outage (storm or otherwise), remember the CBTB Clubhouse has an automatic generator so you can charge your electronics and step into air conditioning (or heat). And it is a good idea to program the number to report power outages to Northern Neck Electric into your phone 866-663-2688. And for their power outage map go to: <http://outages.nnec.coop>



Board Meetings

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

CBTB Board of Directors

President - Deb Beutel
540-446-1770

Vice President - Susan Lindeman

Secretary - Rebecca Nelson

Treasurer - Sam Longstreet

Board Members:

Lisa Adler

Robert Bennett

Jean Ehlman

Cristian Shirilla

One Vacant Seat

Email the board:

CBTBay@gmail.com

Visit us on the web

www.corrotomanbythebay.org

Send CBTB Payments To:

Rivers Accounting
P. O. Box 406

White Stone, VA 22578.

For questions regarding payments please call 804-436-9211.

Rivers Accounting manages all finances, billings and payments.

Are You Connected?

Whether you are new to the neighborhood, have a house in the community or haven't visited your property in years, get the latest information.

Send your email address to CBTBay@gmail.com to be added to the email distribution list. Join in the conversation on our closed Facebook group. Send the email address your Facebook account is under to CBTBay@gmail.com to be added to the group.



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

CBTB Board Vacancy

Sadly, Maurice Chesley has submitted his resignation from the CBTB Board of Directors due to personal scheduling conflicts with other commitments, which means we are looking for a volunteer to fill his spot and serve the remainder of this three-year term.

Article VII, Section 3. of the CBTB By-Laws states, "The Directors shall fill all vacancies created by death or resignation. Directors so chosen shall hold office until the next annual election and until their successors are duly elected and shall qualify." In addition, an amendment was added to Article VII, Section 3, of the Bylaws in 1998 that states: "Directors so chosen shall complete the term of office."

So if you are interested in representing CBTB property owners by serving on the Board, please submit a short bio about yourself (background, years as a CBTB property owner, why you would like to be part of the board) to cbtbay@gmail.com no later than August 30th so the Board can select a replacement Board Member during the executive session at the September 8th Board meeting.

Board Members' duties are defined in Articles VI and VII of the By Laws, and at a minimum, elected Board Members are expected to attend monthly Board Meetings and participate in Board activities on a recurring basis.



Looking for a (Social) Chair!

Like planning parties and fun events? Want to get to know more of your CBTB neighbors? Why not join the CBTB Social Committee?

We are looking for volunteers and also someone to take the lead as the Social Committee Chairperson. We usually have about eight events a year, along with some impromptu gatherings in between planned events.

If interested please email CBTBay@gmail.com or call Tara Linne at 703-966.7307. You do not have to be a Board Member to be the Social Committee Chair or a volunteer as a committee member.



Currents Classifieds

In search of recommendations for a gutter (third floor) cleaner and a plumber. 804-296-8462

One set of wood bunk beds. Hardly used. Free to good home. Contact Maria Grimes at 703-969-5937.

FOR SALE -- Lots 302 and 303, \$8,000. The lots have been perked approved for a 4 Bedroom, two bath home, and have engineering drawing for the septic system. Contact David Reynolds 703-901-2338 or pr22309@verizon.net

Rental available 1493 Corrotoman Drive. 3 bedroom/2 bath. Call 732-840-2841 to discuss

FOR SALE
CBTB Car Magnets - \$5 ea
CBTB Coozies - \$3 ea
CBTB T-Shirts - \$15 ea

(T-shirts in limited sizes) Proceeds go to the Clubhouse furniture fund.

Email CBTBay@gmail.com to order or purchase at the Labor Day weekend picnic.