



The Shore Line

The Official Newsletter published by
BLUE RIDGE PROPERTY OWNERS ASSOCIATION

The Shore Line

Vol Q, No.6

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LOUISA, VA 23093

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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:

Office Hours:

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

Saturday
8:00 AM - 2:00 PM

Sunday
Closed

PRESIDENT'S REPORT

Fellow BRS Members,

Hope all of you all are enjoying fall at BRS! Fall is here, leaves are turning and falling, and winter will be upon us. As you have probably noticed, the dock replacement projects around the lake are complete! We will now focus on bringing the main marina up to standard! The office building, community center, and the snack shack are currently receiving new siding! BRS is looking good!!

A few reminders:

Time to raise, or remove your boats from the water soon. Please do not blow leaves or put lawn debris into the lake.

As I always emphasize, our biggest concern is the safety of our members, Admiral Security using radar and observing general road rules has issued a number of citations. If you have guests please remind them of speed limits and stop signs. The member is always responsible for any violations a guest might incur. Remember the speed limit at BRS is 25 MPH, in some cases 15 MPH. The fine is \$50 per offense.

BRS now allows golf cart usage on our roads. You will need to drive your cart to the office to obtain a decal and rules. Your cart **MUST** have a decal to be operated. Your golf cart must have proof of liability insurance. It must be insured as a golf cart and must have a serial number on the insurance certificate. **ONLY GOLF CARTS** qualify. **No gators or other ATV's allowed.** To operate you must have a valid driver's license. **Under age driving is strictly prohibited** and may result in the loss of the owner's cart privileges. We have asked Denny and Compliance to be very strict on any violations. I am also asking members to report any violations they might see. We have 16 carts registered as of 11/10/18. **You will need an annual decal.**

You will be receiving a Recorded Restrictions Affidavit in the mail, and as a file via email. This needs to be done every 10 years as a requirement set in motion when the original **Recorded Restrictions** were filed in 1960 with the Clerk of Louisa County. When received simply sign in front of a notary at your bank and mail in, or at the BRS office. Amy and Jessica are both notaries.

We on the board would like all of our members to be correctly informed, and active in our community. If you have concerns or questions the board meets every 2nd Saturday of every month, except December, at 9am. All are more than welcome. You can also volunteer on our various committees to keep you involved in the community, and its processes. We are always looking for folks to chair events. Every committee, every chairperson, every board member are all volunteers. Every activity is manned by volunteers. Thank you to all. BRS could not function without our volunteers! If you know one, thank them.

Be kind and courteous to each other and staff, and most of all enjoy your fall at BRS!!!

Best,

Paul Glass, President

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UPCOMING 2019 BRPOA MEETINGS

January 12, 2019
February 09, 2019
March 09, 2019
April 13, 2019
May 11, 2019
May 18, 2019
Joint Annual
Meeting 10:00 AM
Community Center
June 08, 2019
July 10, 2019
August 10, 2019
September 14, 2019
October 12, 2019
November 09, 2019

All Meetings will be held
at 9:00 AM in the BRS
Office Building 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 October 06, 2018

In Attendance:

Paul Glass, President
Jane T. Sleight, 1st VP
William Earhart, Treasurer
General Manager: Denny W. Kelly

Dan Kilcoyne, Secretary
Mary Mainland, Director
David Kronander, Director

Absent:

Joe Brown, 2nd VP
Ken White, Director

Rick Gray, Director

Approval of Agenda: Motion by Bill Earhart, seconded by Jane Sleight to approve agenda for October 06, 2018 BRPOA Board Meeting. Motion approved unanimously.

Approval of Minutes: Motion by Dan Kilcoyne, seconded by Dave Kronander to approve minutes from September 08, 2018 BRPOA Board Meeting. Motion approved unanimously.

Approval of 5-Year Plan: Motion by Bill Earhart, seconded by Jane Sleight to approve 2019 5-Year Plan. Motion approved unanimously.

Replace Building Siding: Motion by Bill Earhart, seconded by Mary Mainland to accept bid to replace the siding on the main office, community center building and cop shop at a price not to exceed \$57,000. Motion approved unanimously.

Replace Tennis Court Fencing: Motion by Bill Earhart, seconded by Jane Sleight to accept bid to replace fencing around tennis courts for a price not to exceed \$12,000. Motion approved unanimously.

Replace Culvert on North Lakeshore Drive: Motion by William Earhart, seconded by Jane T. Sleight to replace existing culvert and clean out BRS area #9 for a price not to exceed \$15,000. Motion passed unanimously.

End of meeting - 11:01 AM

BRPOA Board of Directors Meeting November 10, 2018

In Attendance: Paul Glass, Joe Brown, Ken White, Jane T. Sleight, William Earhart, David Kronander, Mary Mainland, Dan Kilcoyne & GM, Denny W. Kelly

Absent: Rick Gray

Approval of Agenda: Motion by Jane Sleight, seconded by Ken White to approve agenda for November 10, 2018 BRPOA Board Meeting. Motion approved unanimously.

Approval of Minutes: Motion by Dan Kilcoyne, seconded by Jane Sleight to approve minutes from October 06, 2018 BRPOA Board Meeting. Motion approved unanimously.

2019 Fee Schedule: Motion by Bill Earhart, seconded by Ken White to adopt 2019 Fee Schedule as presented in the Board package. Motion approved unanimously.

2019 Operation Budget: Motion by Bill Earhart, seconded by Joe Brown to adopt the 2019 Operating Budget with an expense of \$1,006,000 and an income of \$1,006,000. Motion approved unanimously.

Lot line Vacation Request: Motion by Ken White, seconded by Joe Brown to approve property lot vacation request. Joe Brown, Bill Earhart, Paul Glass, Dan Kilcoyne, Mary Mainland, Jane Sleight, Ken White approved. David Kronander abstained. Motion approved.

2019 Firework Display: Motion by Jane Sleight, seconded by Dave Kronander to accept bid, provided by Pyrotecnico, to provide firework display for the 2019 July 4th Celebration at a price not to exceed \$6,100. Motion passed unanimously.

Refiling of Recorded Restrictions: Motion by Dan Kilcoyne, seconded by Ken White to approve charter for ad hoc committee to renewal and refile Declaration of Restrictions Covenant and strike the committee membership restriction requiring members to be a current or previous BROPA Board member. Motion passed unanimously.

2019 Membership Survey: Motion by Dan Kilcoyne, seconded by Ken White to approve proposed 2019 Membership Survey as amended during November 10, 2018 Board Meeting. Motion passed unanimously.

Enter Executive Session: Motion by Dan Kilcoyne, seconded by Jane Sleight to enter Executive Session to discuss contractual matters. Motion passed unanimously.

Exit Executive Session: Motion by Paul Glass, seconded by Ken White to exit Executive Session with no action taken. Motion passed unanimously.

Dredging Disposal Site Completion: Motion by Bill Earhart, seconded by Ken White to approve proposal provided by J.P. Tucker in the amount of \$27,756 and back charge Dock of the Bay \$12,756 and retain \$15,000 monies owed them. Motion passed unanimously.

REPORT OF THE TREASURER & THE FINANCE COMMITTEE

William S. Earhart, Chair

We are pleased to report that the Board of Directors approved the 2019 budget and fee schedule as recommended by the finance committee at the monthly meeting on November 10, 2018. This budget has an increase of \$1,000 or 1/10 of 1 percent over the 2018 budget. Both the budget and fee schedule are included in this edition of the Shore Line for you to review.

BRS 2019 BUDGET IS SPENT ON THE FOLLOWING:

RESERVES —Dam and Bridge, replacement & improvement reserves, per approved 5 year plan	22%
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	16%
ROAD PAVING —Road paving per adopted 12 year paving plan	8%
TRASH SERVICE —Annual trash pick-up contract and Louisa County Tipping Fees	7%
BAD DEBTS —Annual reserve for uncollected accounts	3%
CONTINGENCY & OTHER —Reserve for unforeseen items, fireworks & CSC contribution	3%
LAKE AND DAM MANAGEMENT —Maintenance of the dam & lake, including debt service on silt removal	11%
SAFETY & SECURITY —Security services, signs, electronic gates	3%
TOTAL	100%

Even though the revenue stream remains relatively “flat” for 2019 some members’ dues will increase and some will decrease. This is because the finance committee developed a plan that will eliminate the undeveloped lot fees from all undeveloped lots that are adjacent and contiguous to a lot with a single family dwelling unit as long as all lots have the same ownership. This means that for dues purposes these multiple lot developed properties will be treated as a single developed lot. Owning more than one lot does not give the owner any more member benefits than a member that owns a single developed lot. This will simplify and flatten our current dues structure and will encourage members to retain undeveloped lots to act as a buffer and maintain lower build out density of our community.

In order to wean our existing revenue stream from the undeveloped lot fees the committee proposed a 3 year phase out of the undeveloped lot fee on 386 lots that meet this criteria. In addition the undeveloped fee will remain on 186 undeveloped lots that are not adjacent to developed lots. This undeveloped lot fee is planned to increase from \$290 to \$350 over a three year period.

The balance of the revenue loss from the phase out of the undeveloped lot fee on the adjacent lots is added to the single family dwelling unit fee. The single family dwelling unit fee will increase as follows over the three year phase out period:

Single Family Dwelling Fee:

2018	1,050	
2019	1,100	4.8% increase
2020	1,135	3.2% increase
2021	1,170	3.1% increase

The finance committee feels that this is the best solution to what has been a contentious issue for many members that own multi lot developed properties.

Blue Ridge Property Owners' Association, Inc.

2019 Fee Schedule

		2019
New Member/ Occupant Orientation Fee		\$100.00
Annual Membership Dues		\$275.00
Single Family Dwelling Unit Fee		\$1,100.00
Undeveloped Lot Fee(all adjacent and contiguous to SFDU)		\$140.00
Undeveloped Lot Fee (not adjacent or contiguous to SFDU lot)		\$310.00
Annual Rental Fee (Per Property)		\$50.00
Annual Boat Slip		\$150.00
Dry Dock Storage Fee		\$15/mo or \$120/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
Exclusive Pavillion Rental / Reservation	First 3 hours \$50	Each Additional hour \$25
Deposit for Pavillion Reservation		\$50.00
Disclosure Packet		\$150.00
Property Transfer Fee		\$50.00
Realtor Sign		\$10.00
Building Permit for House/ New Construction		\$6,000
Road Maintenance/ New Construction		\$4,000
Building Permit for Additions		\$100.00
Building Permit for Pier, Seawall, Garage, Boathouse, Shed		\$50.00
Convenience Fee, Credit Card Usage		4%
Fax In/Out		\$.50 page/\$1.00 page
Copies		\$.15 per page
Membership Mailing Labels		\$18.00

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 that 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 2019 Budget

MEMBERSHIP DUES	174,075
SINGLE FAMILY DWELLING UNIT FEE	620,400
Lots adjacent & contiguous to SFDU	51,590
NON ADJACENT LOT FEES	57,660
REGISTRATION FEES	4,500
DISCLOSURE PACKET FEES	4,500
PROPERTY TRANSFER FEES	2,000
GOLF CART REGISTRATION FEE	650
BOAT SLIP FEES	6,300
BOAT REGISTRATION FEES	41,500
COMMUNITY CENTER RENTAL FEES	3,000
OFFICE RENTAL FEES	4,800
ANNUAL RENTAL FEE	2,500
ELECTRONIC GATE FEES	4,500
DRY STORAGE FEES	750
LATE PAYMENT FEES	4,500
COMPLIANCE FEES	3,500
BUILDING PERMIT FEES	1,500
MISCELLANEOUS INCOME	1,525
MARINA SALES	13,500
CONCESSION SALES	1,650
INTEREST OPERATING	100
CREDIT CARD FEES	1,000
TOTAL REVENUES	1,006,000
COST OF SALES-MARINA	100
COST OF SALES-GAS	12,500
COST OF SALES-CONCESSIONS	1,500
SALARIES & WAGES-ADMIN.	107,694
SALARIES & WAGES-MAINT.	85,458
SALARIES & WAGES-MARINA	5,000
OVERTIME WAGES-MAINT.	6,750
TEM/PARTTIME WAGES-ADMIN.	7,200
CLEANING LABOR	6,350
FEDERAL PAYROLL TAXES	17,018
FEDERAL UNEMPLOYMENT TAXES	332
STATE UNEMPLOYMENT TAXES	53
GROUP INSURANCE	19,605
401K MATCH	4,740
UNIFORMS	3,000
WORKERS COMPENSATION INS.	4,500
GENERAL INSURANCE	37,500
REAL ESTATE TAXES	500
STATE CORPORATION TAXES	750
PROPERTY TAXES	1,200
SALES TAX	75
BAD DEBT EXPENSE	30,000
BANK/CREDIT CARD SERVICE FEES	2,000
REGISTRATION/MEMBERSHIP FEES	2,000
ADVERTISING/RECRUITING	250

PUBLIC RELATIONS/DONATIONS	250
LEGAL EXPENSE	12,000
AUDITING EXPENSE	7,000
OFFICE SUPPLIES	5,000
JANITORIAL SUPPLIES	1,000
MAINTENANCE SUPPLIES	1,000
PRINTING	5,500
POSTAGE	4,000
ELECTION COSTS	3,200
TRAVEL/GAS-ADMIN.	1,000
TRAVEL/GAS-MAINT.	5,000
DIESEL FUEL/MAINT.	500
ELECTRICITY	18,000
PROPANE	3,000
TELEPHONE	6,750
COMMUNICATIONS/INTERNET	2,100
TRASH COLLECTION	64,500
OFFICE EQUIPMENT RENTAL	1,832
EQUIPMENT PURCHASES-ADMIN.	1,000
EQUIPMENT PURCHASES-MAINT.	2,500
EQUIPMENT REPAIRS-ADMIN.	3,000
EQUIPMENT REPAIRS-MAINT.	2,000
VEHICLE REPAIRS-MAINT.	1,000
MAINTENANCE BUILDING-MAINT.	1,000
OFFICE BUILDING-MAINT.	1,000
COMM. CENTER-MAINT.	3,000
ROAD AND BRIDGE MAINTENANCE	80,000
RECREATION AREA MAINT.	11,000
COMMON AREA-MAINT.	20,000
DAM INSPECTION-DIVER	6,140
DAM INSPECTION-ENGINEER	1,000
WATER QUALITY TESTING	2,000
GEESE CONTROL & OTHER LAKE EX.	1,000
SECURITY SERVICES	11,200
BOAT MAINTENANCE	500
SAFETY SIGNS	1,000
SECURITY EQUIPMENT	2,000
ELECTRONIC GATES MAINTENANCE	12,500
ROAD CERTIFICATION	825
FOURTH OF JULY SECURITY	1,000
CSC-CONTRIBUTION	5,875
FIREWORKS	6,300
LANDSCAPING	1,200
CONTINGENCY	9,638
IMPROVEMENT RESERVE	10,022
REPLACEMENT RESERVE	115,576
DAM/BRIDGE RESERVE	95,142
DEBT SERVICE ON LOAN	99,875
TOTAL EXPENSES	1,006,000

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 2019 RU Meetings

February 16, 2019

May 04, 2019

May 18, 2019

**Joint Annual
Meeting 10:00 AM
Community Center
July 20, 2019**

November 16, 2019

**All Meetings will be held
at 9:00 AM in the BRS
Office Building unless
otherwise specified.**

Ridge Utilities, Inc. Board Meeting November 17, 2018

BOARD MEMBERS PRESENT: Alex MacCormack, Steve Burrill, William Munday, Stephen Tompkins, and William Haase were present. Denny W. Kelly, GM and Amy Evans-Kail, Manager of Fiscal Affairs were also in attendance. Board members Molli Ellis and Al Fortune were absent.

MOTION: William Munday made a motion, seconded by William Haase to approve the agenda as presented. The motion carried unanimously.

MOTION: William Haase made a motion, seconded by Steve Burrill to approve the July 21, 2018 minutes as presented. The motion carried unanimously.

MOTION: William Munday made a motion, seconded by Steve Burrill to accept the July 2018, August 2018, September 2018 and October 2018 Treasurer's Reports as presented. The motion carried unanimously.

MOTION: Alex MacCormack made a motion, seconded by Steve Burrill to approve the 2019 Budget as presented. The motion carried unanimously.

MOTION: Alex MacCormack made a motion, seconded by William Munday to approve the revised proposal on the Well 1A Pitless Adapter Project and award Atlantic Pump \$14, 946.24 to bring Well 1A up to code with a pitless adapter. The motion carried unanimously.

MOTION: Steve Burrill made a motion, seconded by William Haase, to approve \$10, 770.00 for the replacement of Well 7 pump. Work was performed by Atlantic Pump. The motion carried unanimously.

MOTION: Alex MacCormack made a motion, seconded by Steve Tompkins to approve \$5,700 to Robinson, Farmer, and Cox to conduct the audit of our 2018 financial records and file tax return. The motion carried unanimously.

Ridge Utilities, Inc. Board Meeting

The Ridge Utilities, Inc. Board of Directors next board meeting will take place on February 16, 2019 at 9:00 a.m.

The RU Board Meetings are held in the Conference Room of the Association Office.

Due Dates for 4th qtr. 2018 Water Bills

Our maintenance personnel will begin reading meters for the 4th qtr. billing the third week of December. 4th Quarter 2018 water bills will be mailed the week of 12/26/18. If you do not receive your bill by 1/10/19 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. 2018 water bill is due on or before 1/31/19.

IMPORTANT DUE DATES

4th Qtr. Water Bill Due Date 1/31/2019
Disconnect Date 2/18/2019

If you are experiencing hardship in meeting those due dates please contact our office for an extension or payment arrangement. It is the member or registered renter's responsibility to

contact the office when such an arrangement is needed. Please do not wait until after the meter is disconnected. Once the meter is disconnected the account balance, as well as, the reconnection fee must be paid in full before service will be restored.

RU 2019 PROPOSED FEE SCHEDULE

Water Connection Fee	\$10,000.00
Quarterly Water Rates	\$109.00 (Zero to 10,000 gallons)
Overage Rate	\$11.00 per 1,000 gallons of overage
Lot with Connection Only	\$16.50
Vacuum Breaker	\$16.50
Administrative Transfer Fee	\$25.00
Reconnect Fee	\$50.00
Returned Check Fee	\$25.00
Credit Card Transaction Fee	4%
Quarterly Late Charge	2.5% of account balance

Are You Prepared for the Winter Months?

Winter weather is just around the corner, so now is the time to plan to protect your plumbing from freezing temps. The following are a few helpful tips to get you through the winter months:

- Tag and locate your main-line water valve so you can shut it off in an emergency. The valve is normally located where the water line enters your home through the foundation. Make sure everyone in your household knows how to turn off the water.
- Never try to thaw frozen pipes with an open flame or torch.
- If you'll be away from home for a few days, keep the thermostat at a reasonable temperature to protect pipes from freezing.
- Insulate pipes in unheated spaces.

For a detailed guide on winterizing your home plumbing please go to www.ridgeutilities.com and download a copy of Winterizing Your Home Plumbing for Blue Ridge Shores. Copies can also be obtained in the Association Office.

If You Suspect a Frozen Pipe

The cold weather season is upon us bringing about the possibility of frozen pipes. If you open a faucet and no water comes out, don't take any chances. If you suspect a frozen pipe call a plumber. If a water pipe bursts, turn off the water at the main line cut-off valve and the house cut-off valve; leave the faucet(s) open until repairs are completed. Don't try to thaw a pipe with an open flame as this will damage the pipe and may even start a fire.

SUN	MON	TUE	WED	THUR	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Calendar of Events

December 2018-January 2019

- **Decorate Community Center**, Saturday, December 1, 2018, 9:30AM, Community Center
- **Women's Club Christmas Luncheon**, Wednesday, December 5, 2018, 12:00PM, The Early House
- **CSC Meeting**, Saturday, December 8, 2018, 9:30 AM, Community Center
- **Adult Christmas Party**, Saturday, December 8, 2018, 6:00PM, Community Center
- **Children's Christmas Party**, Sunday, December 9, 2018, 4:00PM-6:00PM
- **BRPOA Board Meeting**, Saturday, January 12, 2019, 9:00AM, BRS Office
- **Lake Committee Meeting**, Saturday, January 26, 2019, 9:00AM, BRS Office
- **CSC Meeting**, Saturday, January 26, 2019, 9:30AM, Community Center

Ridge Utilities, Inc. Budget

2019 Approved November 17, 2018

		2018	2019
Account	Description	Approved	Approved
INCOME			
310	Water Service	\$280,000.00	\$282,220.00
312	Connection Fee	\$10,000.00	\$10,000.00
313	Reconnect Fee	\$1,000.00	\$1,000.00
336	Interest-Non Operating	\$1,500.00	\$2,000.00
360	Carryover	\$2,000.00	\$2,000.00
314	Administrative Transfer Fee	\$1,500.00	\$1,500.00
316	Credit Card Fees	\$425.00	\$425.00
317	Lien Fees	\$0.00	\$0.00
350	Other Income	\$0.00	\$0.00
	TOTAL REVENUE	\$296,425.00	\$299,145.00
EXPENSES			
	Administration		
420	Insurance	\$6,800.00	\$6,900.00
422	Printing	\$1,000.00	\$1,000.00
424	Postage	\$1,500.00	\$1,500.00
423	Annual Meeting	\$2,100.00	\$2,300.00
425	Office Expense	\$1,100.00	\$1,100.00
426	Bank Service Chrg	\$50.00	\$50.00
427	Credit Card Service Fees	\$500.00	\$600.00
430	Staff Training	\$1,500.00	\$1,500.00
432	Mileage Reimbursement	\$800.00	\$800.00
460	Accounting Fees	\$6,000.00	\$6,000.00
461	Attorney's Fees	\$500.00	\$500.00
475	Office Rent & Leases	\$4,810.00	\$4,810.00
481	Website	\$300.00	\$300.00
730	Miscellaneous	\$250.00	\$250.00
630	Billing Software	\$900.00	\$1,000.00
476	Advertising	\$150.00	\$150.00
	Total Administration	\$28,260.00	\$28,760.00
Account	Description		
	Taxes		
515	State Corporation Commission	\$100.00	\$100.00
519	Personal Property	\$375.00	\$400.00
520	Real Estate	\$1,800.00	\$1,750.00
525	Licenses	\$2,400.00	\$2,700.00
	Total	\$4,675.00	\$4,950.00
	Employee Related Services		
410	Salaries	\$133,000.00	\$138,000.00
413	Overtime	\$2,800.00	\$3,000.00
416	Health Insurance	\$12,500.00	\$12,500.00

		2018	2019
Account	Description	Approved	Approved
417	Life Insurance	\$275.00	\$300.00
553	Payroll Taxes	\$11,000.00	\$11,000.00
419	Worker's Comp	\$3,300.00	\$2,700.00
431	Employee Awards	\$3,500.00	\$3,500.00
731	Uniforms,	\$1,400.00	\$1,500.00
735	Retirement	\$2,200.00	\$2,000.00
	Total Employee Related Services	\$169,975.00	\$174,500.00
	Utilities		
585	Electric	\$16,500.00	\$16,000.00
586	Telephone	\$1,500.00	\$1,250.00
	Total Utilities	\$18,000.00	\$17,250.00
Account	Maintenance		
710	Vehicle Maintenance	\$400.00	\$400.00
711	Equipment Purchase	\$300.00	\$300.00
709	RU/BRPOA Truck Repairs	\$250.00	\$250.00
759	Well Repair	\$8,000.00	\$6,000.00
712	Equipment Maintenance	\$1,500.00	\$1,000.00
720	RU Systems	\$7,000.00	\$7,500.00
719	Chemicals	\$4,300.00	\$4,300.00
715	Road Repair Materials	\$400.00	\$400.00
721	Valve Replacement	\$500.00	\$500.00
750	Water Testing	\$2,100.00	\$2,000.00
713	Backflow Prevention	\$150.00	\$150.00
722	Gas & Diesel Fuel	\$1,100.00	\$1,000.00
723	Generator Propane	\$700.00	\$700.00
724	Generator Service Agreement	\$1,000.00	\$1,000.00
464	Road Repair	\$5,500.00	\$5,500.00
	Total Maintenance	\$33,200.00	\$31,000.00
	Reserves		
745	Capital Water Reserve	\$10,000.00	\$10,000.00
746	Equipment reserve	\$32,315.00	\$32,685.00
	Total Reserves	\$42,315.00	\$42,685.00
	2019 Proposed Water Rates & Fees	565 Connections	
	\$109.00 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 connections		
	\$10000.00 New Water Connection		
	\$25.00 Administrative Transfer Fee		
	\$50.00 Reconnection Fee		
	2.5% Late fee per quarter on the unpaid balance		
	Increase Base Rate \$1.00 per qtr \$1.00 per 1000 gallons over 10000 gallons		
	Last increase 2016		

Community Services Committee

Val Wallace, Chair

We have had a busy year at Blue Ridge Shores! Many great events chaired by our wonderful volunteers. I would like to extend a very special thank you to all those that have given their time and energy to make all those events so successful! Please feel free to attend a CSC Meeting with any ideas for events in 2019 or to volunteer to help with an existing event. Thank you Gene Conley for donating the new microwave for the Community Center kitchen, and Nancy and Al Fortune for donating the electric keyboard!

I would like to thank Judy and Joe Brown for chairing the Lasagna Cook Off; everything was delicious and well attended with many kinds of lasagna available for tasting. No one went away hungry! A special and brave Kathi Coldren chaired the Children's Halloween Party and was attended by over 35 children. It was a Spooktacular event with food, crafts, games and lots of treats. Thank you to the entire Birkhead family for helping with everything including the judging of the costumes – a very difficult task because of all the great and imaginative costumes.

Coming up on Saturday, December 8th from 6p to 9p there will be the Adult Christmas Party so please sign up and get your free tickets from the office. You must have a ticket to attend. There is a limited space so tickets are on a first come-first serve. CSC will provide the turkey and ham, so please bring a dish to share and enjoy while visiting with friends and neighbors, while listening to live music. On Saturday, December 9th from 4p to 6p Santa will be visiting Blue Ridge Shores! To celebrate there will be a Children's Christmas Party. All children must be accompanied by an adult.

For all events we ask that everyone sign up at the office so that we have an idea of the number of attendees for planning purposes.

From your CSC officers we wish you a safe, healthy and happy holiday season!

FLOOD INSURANCE

The BRPOA Board of Directors approved the acquisition of Flood Insurance Policies on the Office and the Community Center during their recent meeting. Per one of the Insurance Underwriters, this action should assist those members that are shopping for or recently purchased policies on their BRS homes. Please make your Insurance Company aware of this action.

Annual Adult Christmas Dinner



Please join us for our Annual Adult Christmas Dinner on Saturday, December 8, 2018 from 6p to 9p at the Community Center. Please bring a dish to share, turkey and ham will be provided by CSC.

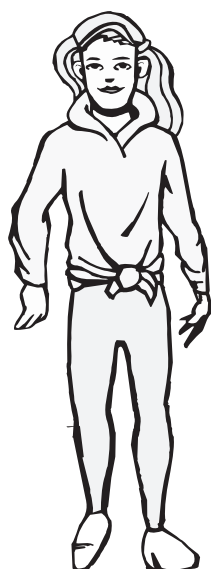
So please come and enjoy live music and fellowship of our friends and neighbors!

Children's Christmas Party

Santa is coming to Blue Ridge Shores, so we will be having a Children's Christmas Party to celebrate! He will be stopping by on Sunday, December 9, 2018 from 4p to 6p. Children must be accompanied by an adult, please sign up at the office with the child's name and age for planning purposes. There will be food and treats, crafts and games.



Safety tips for walkers in BRS



It has come to our attention that there have been a few close calls between walkers and vehicles within BRS. Drivers, please obey the speed limit, stop signs, and most of all be on constant lookout for walkers day, and night. Causing injury or death would be a life changing event for all involved. Walkers, be aware, especially around the many blind curves, for vehicles. Don't count on them seeing you first. If you walk at night wear reflective tape or clothing. This improves the odds of the driver seeing you first. The narrow roads at BRS make these safety tips especially valuable.

Thank you,
Rick Gray
Safety and Security Chair

MEMBERS NOT IN GOOD STANDING November 12, 2018

Alan Investments III, LLC

Anderson, John W.

Barber, Thayne & Lauren

Evans, Tara & Brian

Federal National Mortgage

Fuentes, Rosalie

Gaines-Kelly, Makeba

Gheen, Randolph

Gold, Danielle

Good Karen

Greenlaw, Galen & Jessica

Harrison, Vernon & Patricia

Hughes, Justin & Whitley

Johnston, Douglas Kevin

Kammeter, Carol & Marvin

Lamb, Wilda

Libby, Walter L.

McKoy, Paul & Suzanne

Mora, Winston M.

Reese, Carrie & Silvia Johnson

Weinhold, Tyler & Mandy

White, Timothy

Wright, James E. & Sharon

Our Healthy Clean Lake

Things to Know Lake Committee

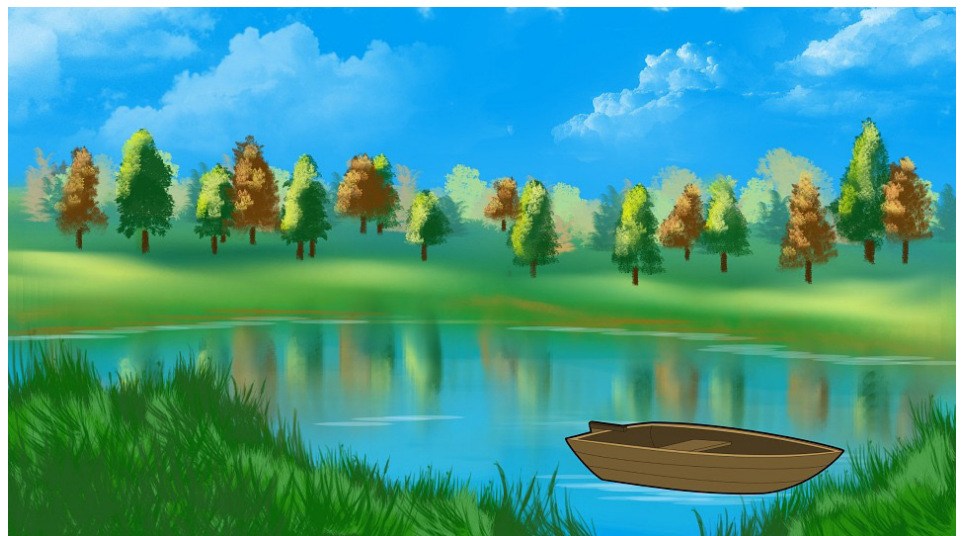
There's something a bit magical about our beautiful, clean, healthy lake. So, did you know that the lake water is routinely tested to alert us if something goes awry? Based on results of nearly 180 water samples analyzed by an independent lab since 2011, our lake is in great condition. We have healthy clean water for swimming, boating, fishing, as well as the financial benefit that our land values stay strong and marketable. Specifically, our lake water is tested for E. Coli bacteria (we collect water samples at 6 separate locations around the lake during months when the lake is used the most for swimming and boating) as well as some other generally accepted lake water quality factors. Since we are all stakeholders when it comes to keeping our beautiful lake water clean and healthy, we've listed some helpful tips to be mindful of to help ensure our lake stays that way.

- Do wash off boats, trailers, sailboats, canoes, kayaks, waterboards, even your duckie float and water wings, before placing them in our lake if they have been in other lakes to prevent an invasive aquatic weed called Hydrilla from entering our lake. This extremely fast-growing weed can cling to anything, like those water wings, that has been in Hydrilla-infested lake. All it takes is just a small piece of this weed to get into our lake and bam, our lake water could be in trouble. This aquatic weed is nasty stuff and can easily thrive to the point it can have a negative impact on fish. Also, because this weed can be so pervasive, it can cause boat troubles such as tangling boat propellers, in addition to just the unpleasantness of swimming with long green weeds at our beaches. So, please wash off everything that has been in other lake waters and do this away from the shoreline.

- Do have your septic tank inspected and pumped out every 5 years in accordance with BRS regulation to help prevent the tank's unhealthy and yucky E. Coli bacterial contents from overflowing and seeping into the lake water. The same note for doggie owners--use poop bags, not the lake, to dispose of you know what.

- Do be mindful about fertilizing, especially near the shoreline. It's best to use a slow release organic fertilizer and to fertilize in the fall when it's most effective and you can use less to achieve the desired effect.

- Do maintain your shoreline from erosion to help prevent sediment from settling into the water that could affect water quality.



- Don't rake leaves into the lake. Excessive amounts of leaves contribute to more algae growth and green murky swimming water.

- Don't feed the geese because by feeding them, it encourages them to stay during winter months rather than migrate. But, as more become permanent lake residents because of easy food, this means more poop and more poop means an increased risk of too much E. Coli bacteria in our lake. So, by not feeding the geese, you're actually contributing to our lake remaining healthy and clean!!!

How to Stay Green

When the Leaves Change Color

Autumn lawn care tips for keeping our waterways healthy.

Don't over-fertilize your lawn.

Excess nutrients from fertilizer are a major source of water pollution when they are carried by rain runoff into stormdrains and local waterways. Apply fertilizer based on a soil test.



Don't rake leaves down storm drains or into streams.

When leaves are washed into streams they decompose there and degrade water quality. Compost them or bag for proper disposal.

When you mow your lawn, don't dispose of grass clippings down a storm drain. Like decomposing leaves, grass clippings degrade water quality. Leave them on your lawn.



www.rivanna-stormwater.org

Women's Club at Blue Ridge Shores

Judy Brown, President

It seems that autumn is here to stay. Most of the leaves are off the trees, and our view of the lake has really increased due to the season. I hope everyone is keeping warm and dry!

Members of the Women's Club toured the Serenity Farm Equine Sanctuary located at 2854 Byrd Mill Road in Louisa on Wednesday, October 3rd. We were so impressed with the efforts of Serenity Farm – a local non-profit organization whose mission is to prevent equine neglect, abuse, and abandonment. With the help of many volunteers and an association with the UVA Veterinary School, they are bringing many horses back to health as well as helping some of them find new, loving homes. We were so impressed with the folks at Serenity Farm that our membership voted to make a small donation to them this year – even though our budget is tight. If you are a horse lover, please consider making a trip to see the important and loving work that is happening in our area.

A last minute change of plans found us meeting at the community center on November 7th at 10:00 in the morning for brunch! It was a productive meeting, and many enjoyed the morning meeting for a change. Perhaps we'll schedule another brunch meeting in 2019.

Our Christmas luncheon will be held at Earlyhouse in Louisa on Wednesday, December 5th at noon. The cost is \$30 – which includes beverage, dessert, tax, and gratuity. Payments can be dropped off at the BRS Office. **THEY MUST BE RECEIVED BY MONDAY, NOVEMBER 26th**, as we have to inform Earlyhouse of the number attending the luncheon that day. Please remember your Christmas gifts for the seniors who attend the day program at the Betty Queen Intergenerational Center, and bring your gifts **UNWRAPPED**. I hope to see many of you at the Christmas luncheon in the lovely Earlyhouse setting for a second consecutive year.

Membership in the Blue Ridge Shores Women's Club is open to any interested women. **NEW MEMBERS ARE JOINING EVERY MONTH**. Call Sandy Sierk, our membership chair, at 540-967-1939 if you might

like to be a part of this fun, productive group. Dues for the year are only \$10. Come meet your neighbors, make some new friends, and help make a difference in our community and the surrounding area.

I am thankful to be a part of the BRS Women's Club. I am thankful that we can be generous with local charities and groups AND especially for the many friends that I've made through my membership in this club.

Happy Thanksgiving, all!



DID YOU KNOW?

Trees that are dead or have dead limbs are your 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.

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

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

COMPLIANCE COMMITTEE REPORT

Ken White, Chair

We would like to thank all the members who help make Blue Ridge Shores a great place to live by being thoughtful of their neighbors and abiding by the Policies, Rules, and Regulations that apply to us all. No one enjoys having to deal with issues and complaints.

During the past year our General Manager dealt with hundreds of compliance issues within the Community with only a small number of those being referred to the Compliance Committee. Compliance issues encompass a wide variety of circumstances including the following:

- Speeding
- Septic System Notices
- Lake Structures
- Inoperable/Illegal Vehicles
- Trash Cleanup
- Formal Complaints
- Summons

I would like to thank the General Manager for successfully resolving the vast majority of issues in an efficient and effective manner. I would like also to thank the members of the Compliance Committee for their service this year.

POSTED SPEED LIMITS

The Association Office receives complaints routinely for people driving throughout the Community and exceeding the posted speed limits. Posted speed throughout are 25 mph, excluding the curve @ Redbud and Beach Road and the area near the Hickory Creek Bridge.

Please be considerate of yourself and others as it relates to the potential consequences of traveling too fast within the Community

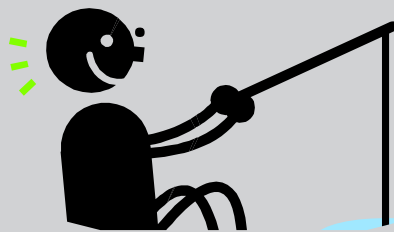
REMINDER: All Member's and Registered Renter's are responsible for their guest's and their actions.

Did you know leaves can harm our 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. Don't LEAF the LAKE!

Thank you for being considerate!

Donna Morris, Lake Committee



PROTECT OUR WATERS!

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

Trash is
being picked
up weekly
on Mondays



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



Get your Shore Line via e-mail!

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

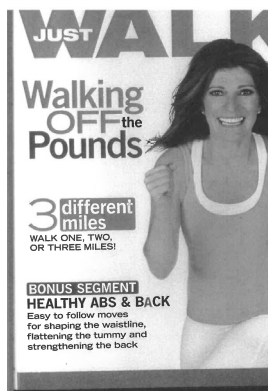
If you would like to subscribe to receive your *Shore Line* via e-mail, send a request to:

brpoaom.brs@comcast.net



Walk off the Pounds

**Mondays, Wednesdays & Fridays
9am
Community Center**



Come join your fellow members and take part in a walking workout. The exercise is conducted utilizing DVD programs on a large screen TV. There is no charge but a waiver must be signed with the understanding that participation is at one's own risk.

General Manager's Report

Denny W. Kelly

May I take this opportunity to wish each of you and your family a great 2018 Holiday Season! 2018 was a "quick" year and we enjoyed working with the membership and look forward to a prosperous 2019.

Within the pervious Shore Line, I had noted the loss of a close friend and again acknowledge the loss of two additional ones, Doug Frago & Smokie Craig. Both were dedicated to "do what was in the best interest of Blue Ridge Shores" without fanfare or accolades! Both were pleasant to be around and with no shyness. You guys will be missed and are deserving of a good rest!

The Lake will not be lowered this year other than to control the water from flowing across the spillway to prevent freezing.

Please remember to follow all safe recommended practices with Christmas Decorations. Be sure the chimneys are properly serviced and cleaned by a licensed professional prior to the wood burning. Remember to check your smoke/fire alarms and change the batteries.

The Ridge Utilities Board of Directors approved their 2019 Operating Budget on November 17, 2018 containing a modest increase of \$1.00 per quarter and a \$1.00 increase in the overage gallons. This is the first increase in 4 years and that increase will be placed in the Capitol Improvement Fund!

RU has winterization tips in the office, should you need guidance. It is a good idea to exercise the valve in your meter by turning on/off during the year. Additionally all members should periodically check your water system for leaks, including a review of the meter. Call us if you need guidance on this.

We are very pleased to report that all water tests during 2018 as prescribed by the Virginia Office of Drinking Water were submitted and approved.

To facilitate good snow removal efforts by the maintenance employees, please do not block or

impede the equipment by parking vehicles or boats on the roads or in the right of ways. They will be removed at the owner's expense.

We are very pleased to report that to date, 98% of 2017 BRPOA Dues and Assessments have been collected and 96% of 2018. The Association secured seventeen judgments this week in Louisa County General District Court for those members that made no effort to meet their 2018 Financial Obligations.

A polite reminder to all that no trash of any type is to be placed on the ground for pickup on Monday, including small items, boxes, old trash cans or any of those items that are listed in the Policy. The only cans the Contractor will service are those with Updike Industries on them. Please help by removing your can from the roadside the day of service when at all possible. Thanks!

Updike Industries will pick up trash in the Community on Monday; December 24, 2018.

Should you witness any activity that appears unlawful, contact the Sheriff's Department immediately. Your identity will not be disclosed by them.

The weight limit for crossing the dam is 10,000 pounds or five tons! Please caution and remind all delivery people of this information and they should obey. Truck Route Signs around North Lakeshore Drive are clearly marked. The weight limit for the Hickory Creek Bridge is 25 tons!

A special thanks to the BRPOA & RU Board of Directors and Presidents for their support this year. My very personal/special thanks to the Full and Part-time BRPOA/RU Employees for their many contributions to the success stories in 2018.

Members that may experience financial problems related to 2019 assessments please call early and make an appointment to discuss a solution early in the year.

CRIME REPORT

SEPTEMBER 2018

N Lakeshore Dr

Animal Control Officer calls – 1
Civil Paper Service – 1
Emergency Medical Service Calls – 1
Motor Vehicle Call-No Injury – 1

Redbud Dr

Alarm-Panic/Holdup – 1
ATL – 2
Civil Paper Service – 2

Dogwood Dr

Civil-Paper Service – 1
Info-Repo – 1
Rescue-Animal – 1

Ellis Dr

Disorder/Domestic-Verbal – 1
EMS call – 1

Locust Dr

Civil-Paper Service – 1

Ferndale Dr

Civil-Paper Service – 1

Nottingham Rd

Animal Control Officer Call – 1
Civil-Paper Service – 1
Traffic Stop – 1

Ash Rd

Civil-Paper Service – 1

Poplar Dr

Attempt To Locate – 1
Civil-Paper Service – 1
Wanted Person – 1

S Lakeshore Dr

Civil-Paper Service – 2
Emergency Medical Service Call – 1
Larceny – 1
Mental/Suicidal Subject – 1
Property Check – 61

Beech Nut Dr

Emergency Medical Service call – 1

Pine Rd

Suspicious Activity – 1

Lakeview Cir

Civil-Paper Service – 1
Emergency Medical Service Call – 1
BRS Utility Issue – 1

OCTOBER 2018

N Lakeshore Dr

Attempt To Locate – 1
Civil Paper Service – 2
Emergency Medical Services – 3
Property Issue – 1

Fairview Rd

Civil Paper Service – 2
Threatening – 1

Beach Rd

Emergency Medical Services – 1

Redbud Dr

Animal Control Officer – 2
Civil Paper Service – 2
Welfare Check – 1

Dogwood Dr

Civil Paper Service – 4

Ellis Dr

Civil Paper Service – 1

Locust Dr

Civil Paper Service – 1

Nottingham Rd

Animal Control Officer – 1
Civil Paper Service – 1
Emergency Medical Services – 1

Ash Rd

Civil Paper Service – 1

Poplar Dr

Civil Paper Service – 1
Emergency Medical Services – 2

S Lakeshore Dr

Animal Control Officer – 1
Alarm-Burg-Residence – 2
Civil Paper Service – 3
DOA/Dead Body – 1
Emergency Medical Service – 1
Fire Public Service – 2
Fire Smoke-Residence – 1
Property Check – 63

Beech Nut Dr

911-Open Line – 1

Pine Rd

Child Custody Issue – 2
Noise Complaint – 1
Property Issue – 1

Lakeview Cir

Alarm-Burg-Resident – 1
Civil Paper Service – 1

EMS-Emergency Medical Call

MVC- Motor Vehicle Call

ACO-Animal Control Officer

BOLO-Be on the Lookout

B&E- Break and Enter

Our Deepest Sympathies and thoughts go out to the family and friends of:

Clarence (Smokie) Craig, Past BRPOA Board Member

Carolyn Lynn Finn, long time BRPOA Member

Doug Frago, Past BRPOA Board Officer & Board Member

Marie Johnson, former BRPOA Member

Alice McElhone, former RU Board President

Emma Grace Savant was 8 months old

BLUE RIDGE SHORES POA RULES OF OPERATION FOR GOLF CARTS

1. Golf Carts are limited to self-propelled vehicle that is designed to transport persons playing golf and their equipment on a golf course.
2. Must be registered with the Association and obtain an annual decal.
3. Must provide evidence of insurance at Virginia minimum and maintained in the golf cart at all times.
4. Must possess a valid state driver's license.
5. 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. Must be operated to the extreme right of the roadway and must yield to all vehicles and pedestrian traffic.
8. Shall be operated only between sunrise and sunset, unless equipped with such lights as are required in Section 46.2-1010 (Virginia Code)
9. Shall not be operated during inclement weather, or when visibility is impaired by weather, smoke, fog or other conditions.
10. Shall display a slow-moving vehicle emblem in conformity with Section 46.2-10.81 (Virginia Code)

I, _____, the undersigned member of BRPOA have read and received a copy of these rules for operation of a golf cart on Association roadways. I understand that if I or my guests violate these rules I will be subject to a fine and/or suspension of my privilege to operate a golf cart.

Signed Member: _____ Date: _____

Address: _____

Decal Number: _____

The Shore Line

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

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