

January/February 2022



THE SHORE LINE

The Official Newsletter published by
BLUE RIDGE PROPERTY OWNERS ASSOCIATION

The Shore Line

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

Dear Neighbors,

At this writing, we are all preparing for our 2nd winter storm. Our team has prepared, and we will keep our members informed throughout this and future storms. We have developed a list of vulnerable members to check on through storms and power outages. Don't hesitate to contact the office to add family members or neighbors that need help.

I'd like to gratefully thank our maintenance team, George Kail, James Hawley, and George Sweet, for their efforts to maintain our community. Their effort was tremendous.

Thank you to all our members and nearby neighbors that assisted many through the storm. Our GM, Curt Heidel, was out with the team, clearing trees and setting up a warming station in the community center. Thanks to Curt and Alex MacCormack of Ridge Utilities, we now have a generator. We will let you know when the center is open for charging your devices, a hot drink, and a spot to warm up. Curt worked with REC to ramp up their efforts. We are currently exploring possibilities for assistance in the clean-up.

We have a tremendous community spirit, as evident by all that volunteered.

We are aggressively collecting past-due accounts. In 2021 we had over 99% collection rate. We continue to collect from past years also. When a member is listed as a member not in good standing, they are not allowed to purchase boat stickers, trash collection and access to amenities is suspended, and gate cards are limited to two. Ridge Utilities is a separate corporation. They do cut off water connections when a water bill has not been paid. BRPOA cannot cut off the water since we are two separate corporations. The Board has approved the general manager to pursue foreclosure on bad debts. Thank you to all members that pay their dues on time. This enables the association to maintain our community.

Thank you,

Jane T. Sleight
BRPOA President

GENERAL MANAGER'S REPORT

2022 came in strong, challenging our members and community with severe weather. Thank you for everyone's patience as our team worked to restore access and services. Thank you to our facilities team for their hard work. They were out when the first snowflake hit the ground. One truck stopped to clear a tree, and while cutting it, another tree came down on top of the truck. Another truck stopped due to a downed line, turned around and another line had fallen. Both of these trucks were trapped, and the guys had to walk back to the shop! True teamwork got them out and they continued for days ensuring emergency access to each residence. Thank you to all the volunteers that helped our members out. I'm proud to be part of this team and of a community with such a caring culture.

We have many projects for 2022. Storm clean-up will be a priority. We are evaluating our dam and spillway to ensure it's stable for the future. We are planning to dredge silt in the head of the lake to ensure safe depths for access and recreation. Our new software is up and running, but it will be an ongoing process to utilize all the features.

Please don't hesitate to contact our office with any questions about the community. We are here to serve the members.

Curt Heidel

Epic Snow Storm of 2022 Frida – Every picture tells a story



Thank you to all those that helped clear out trees; including Earl Palmer. Look at those trees!





gg71657793 www.gograph.com



BRPOA LANDSCAPE COMMITTEE 2022

Donna Cabbage, Chairperson



We will meet - March 19th , 2022 at 9 AM at the CSC building. This committee is always looking for new members to join! Please contact us at the main office 540-967-1408.



Community Service Committee

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

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

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



UPCOMING 2022 BRPOA MEETINGS

February 12, 2022

March 12, 2022

April 9, 2022

May 14, 2022

BRPOA/RU Joint Annual
Meeting—May 21, 2022

June 11, 2022

July 9, 2022

August 13, 2022

September 10, 2022

October 8, 2022

November 12, 2022

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 22, 2022

In Attendance: Jane T. Sleight, Hal Davis, Dave Cervantes, Reid Nicholson, Anthony Gallardy, Mary Mainland, Dan Kilcoyne, David Kronander, Ken White and GM Curt Heidel.

Motions

1. Adopt meeting agenda as written moved by Dan Kilcoyne. Passed 9 yeas, 0 nays
2. Construct beach umbrella at the North Beach by WH Construction at a cost not to exceed \$6000.00 moved by Mary Mainland. Passed 9 yeas, 0 nays.
3. Replace culvert on S. Lakeshore Dr. between 1289 and 1309 S. Lakeshore Dr by J.P Trucker Excavating at a cost not to exceed \$19,343.00 move by Dave Kronander. Passed 9 yeas, 0 nays.
4. Update security software and gate hardware by Whitecom Systems, (Quotes 2523, 2524, 2525 and 2526) at a cost not to exceed \$18,602.99 moved by Dan Kilcoyne. Passed 7 yeas, 2 nays (Nicholson and Kronander voting nay).
5. Accept By-Law Revisions after 2nd reading and publication in the November/December Shoreline moved by Reid Nicholson. Passed 9 yeas, 0 nays.
6. Dredge forebays by Lake Services Inland & Tidal Dredging at a cost not to exceed \$150,000.00 and contingent on contingent on permit approvals from VMRC and Louisa County moved by Anthony Gallardy. Passed 9 yeas, 0 nays.
7. Appoint Ed Wright as Chief of Elections for the 2022 annual election moved by Jane Sleight. Passed 9 yeas, 0 nays.
8. Appoint Judy Brown as Chair, Nancy Melchior and Mary Ann Belair as members of the Elections Committee for the 2022 annual election moved by Jane Sleight. Passed 9 yeas, 0 nays.
9. Ratify motion previously approved by electronic vote to renew insurance policies moved by Reid Nicholson. Passed 9 yeas, 0 nays.
10. Purchase additional \$5,000,000.00 in liability insurance from Ategrity Specialty Insurance Company as a cost not to exceed \$10,484.00 moved by Reid Nicholson. Passed 9 yeas, 0 nays.
11. Renovate BRS Community Center as a cost not to exceed \$40,000.00 moved by Jane Sleight. Passed 9 yeas, 0 nays.
12. Recognize Eddie Munday for his years of service with a Public Service Award moved by David Cervantes. Passed 9 yeas, 0 nays.
13. Allocate \$50,000 to the General Manager for contracting services to clear fallen and damaged trees left by winter storm "Frida", prioritizing safety, with funds to be used from the "Office Reserve Fund" moved by Reid Nicholson. Passed 9 yeas, 0 nays.



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 21, 2022 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 Friday ,April 1, 2022.**

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 21, 2022 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 Friday, April 1, 2022.**

Blue Ridge Shores Property Owners' Association

MEMBERSHIP DUES 2022

Invoices for 2022 membership dues were emailed 1/1/22 and mailed on 1/14/22. One-half of your invoice amount is due by 2/28/2022. The second-half is due by 4/30/2022. On July 1, 2022 a penalty of 5% will be imposed on balances not paid in full by April 30, 2022.

You can now pay your invoice online by going to www.blueridgeshores.com and using our online payment portal. You may pay by credit, debit or with a check. There will be a \$1.00 Charge for all ACH Charges and 2.9% plus .30 convenience fee per credit transaction. There is no fee for checks.

Please call the office at (540) 967-1408 if you have any questions..



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.

MARINA GAS SALES

Many of you have already used our self service fuel pump. 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.

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):

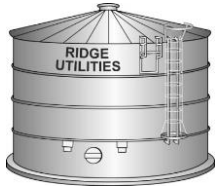
1. Water Leaks
2. Gates not working or a broken gate board
3. Tree down blocking a road
4. Items in the lake or loose boats
5. Problems with a boat located in one of the marinas
6. Lost & Found Animals
7. Cattle that may escape from local farms

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

Louisa Count Department of Fire/EMS

Thanks to the funding provided by the residents of Louisa County, Virginia and our Board of Supervisors, we now have 24/365 staffing starting today at fire station 6 covering the Trevilians and NW area of the County.

Chief R. Dube'



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 2022 RU Meetings

March 19, 2022

May 14, 2022

BRPOA/RU Joint Annual
Meeting- May 21, 2022

July 16, 2022

September 17, 2022

November 19, 2022

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

Ridge Utilities, Inc. Board Meeting Motions January 15, 2022

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

MOTION: Molli Ellis made a motion, seconded by Bill Haase, to add under old business, reconsideration of approval of the Joint Personnel Manual. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by Bill Haase, to approve the November 20, 2021 minutes as presented. The motion carried unanimously.

MOTION: Al Fortune made a motion seconded by Molli Ellis to accept the treasurer's reports for Nov. and Dec. 2021. The motion carried unanimously.

MOTION: Molli Ellis made a motion seconded by Bill Haase, to approve the selection of Ed Wright for Chief of Elections for 2022. The motion carried unanimously.

MOTION: Molli Ellis made a motion seconded by Steve Burrill, to approve the selection of Judy Brown as chairperson for the 2022 elections. The motion carried unanimously.

MOTION: Molli Ellis made a motion seconded by Al Fortune to submit the Joint Personnel Manual and 3rd party review to our attorney for review, then submit the findings to the Joint Personnel Committee for any revisions. The motion carried unanimously.

MOTION: Motion by Eddie Munday and seconded by Molli Ellis, to adjourn the meeting. The motion carried unanimously.

Due Dates for 4th qtr. 2021 Water Bills

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

Past-due/Disconnect notices will be sent on 2/2/2022 for any account that is not paid by 1/31/2022. **WATER METERS WILL BE DISCONNECTED FOR PAST-DUE 4th QTR. ACCOUNTS ON 2/16/2022. Once water is disconnected there will be a \$50.00 fee to reconnect.**



2022 Meeting Schedule

Committees:

- **Community Services:** First Tuesday of each month, in the CSC building at 7 PM.
- **Lake:** January 22nd, April 23rd, May 28th, June 25th, July 23rd, August 27th, September 24th . All meetings at 9 AM at the office and virtual.
- **Landscape:** March 19th , 2022 at 9 AM at the CSC building.
- **Security and Safety:** Quarterly, February 2nd, May 4th, August 3rd, November 2nd . 7 PM meetings, all virtual. Compliance: Following each BOD meeting at 12 PM in the CSC building.
- **Joint Personnel:** August 12th at 7 PM at the office.
- **Five-Year Plan:** August 26th at 1:30 PM in the office and virtual, at 1:30 PM.
- **Finance:** October 13th at 7 PM, all virtual.

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

- **BRPOA:** January 22nd , February 12th, March 12th, April 9th , May, 14th, June 11th, July 9th , August 13th , September 10th, October 8th, November 12th
- **Ridge Utilities:** January 15th , March 19th, May 21st(organizational meeting), July 16th, September 17th, November 19th .
- **Women's Club:** Christmas Luncheon is Wednesday, December 15.
- **Joint Annual Meeting:** May 21st . 9 AM in the CSC building and virtual.
- **Fourth of July Celebration:** July 2nd
- **Ad-Hoc:** Bylaw review: February 17th . All virtual, at 7 PM.

The Women's Club at Blue Ridge Shores

Judy Brown, Vice President

Happy New Year! 2022 came in like a lion! After a big snow and a long power outage, we are in the midst of a second snowstorm as I type this. Here's hoping you are snug as a bug in a rug.

On December 15th, the Women's Club at BRS enjoyed a Christmas Luncheon at the Wood Grill Buffet in Charlottesville. Twenty-five members were in attendance and the food, desserts, and conversation with friends were plentiful!

Many thanks to our outgoing officers: Donna Frago, Dolores Stocks, and LaVerne McCleese. We thank you for your time and dedication to our club. Welcome to our newest officers: Ellie Chambers, Nancy Melchior, Sue Moore and Tina Caputy.

January's meeting was cancelled due to Omicron concerns. (The power outage that week would have cancelled our meeting regardless.) We will look for a warm afternoon in the coming weeks for a possible lunch gathering at our pavilion area. Stay tuned as we consider what to do on Wednesday, February 2nd, as well.

Health News

We are encouraging members to drink up to 60 ounces of water each day. It sounds like a lot, but the idea is to feed the brain. Studies are showing that dementia and Alzheimer's can be slowed, and in some cases stopped, by keeping the cells in the brain from drying out. Drinking more water is actually a small step to take to keep the most important organ of our body healthy!

A good way to check on our water-drinking progress is to fill a pitcher with water each morning – and only use that water for drinking. That will give you an idea of how much you actually drink daily. Hot herbal teas are perfect ways to drink more water in the cold weather!

The Women's Club at Blue Ridge Shores is an active group of women with both a social and a service focus. Membership is open to all interested women. **NEW MEMBERS ARE JOINING EVERY MONTH!** We hope active members will invite friends or new neighbors to join us at any upcoming meeting – usually held on the first Wednesday of the month.

Stay warm. Enjoy the peaceful solitude of winter. Spring is just around the corner.

Happy **100th** Birthday to our member Barbara Brewer on January 8th!

HAPPY BIRTHDAY

2022 Payment Plans

Members that wish to enter into a Payment Plan with BRPOA or Ridge Utilities: You are urged to do that early. Please come by the office @ your convenience to make these arrangements. We are here to help

Congratulations to Keira Carlstrom D'Amato, former resident of BRS for winning first place in the Houston Marathon on January 16. Keira broke the women's US record clocking in at 2:19.12. You may recall Keira winning many races in the July 4 competitions over the years.



We now have a North Beach Library

Want To Read A Book?
Take A Book
Done Reading A Book?
Leave A Book

Fiction....Non-Fiction...Children's



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 be mindful of your neighbors, friends and family! Scoop your dog's poop. Bring a baggy with you on your walks and it makes it easy to do.

Per Bylaws and Rules - SECTION III: Policies, Rules and Regulations – B4 Pets - *Dogs may be exercised on a leash on the public right of way area abutting the roads as long as the owner picks up after the dogs.*

BLUE RIDGE SHORES PROPERTY OWNERS ASSOCIATION RULES OF OPERATION FOR GOLF CARTS 2022

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 2022 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).

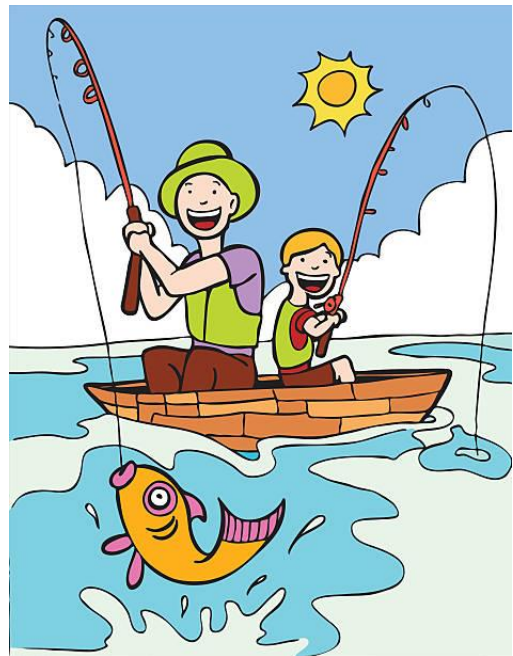
BOAT REGISTRATION FOR 2022



Please register your boats at the office and acquire your 2022 Boat decal. 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 2021 please make sure to forward a copy to the office. You must have paid the first half of 2022 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.



Protect Our Waters!

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

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 the 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!



Members Not In Good Standing (MNIGS)

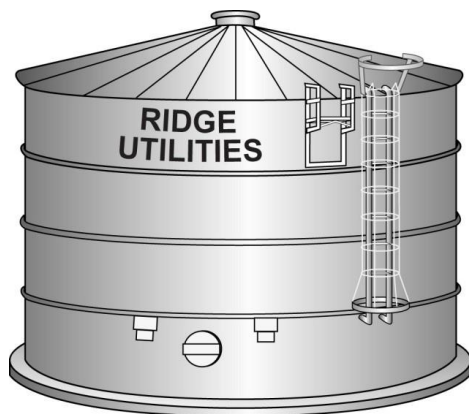
January 2022

Agosto, Richard & Susan Avery
 Bradshaw, Thomas D.
 Evans, Brian & Tara
 Harrison, Vernon & Patricia
 Hughes, Justin & Whitley
 Kammeter, Marvin & Carol
 Kelly, Makeba Gaines

Lamb, Wilda Ruth
 Libby, Walter Jr
 McKoy, Paul
 Miller, Ida Ann
 Van Horn, Andrew & Alice
 Yates, Kenneth

BRPOA Board of Directors:

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



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

BRPOA Inc./RU Inc.
General Manager

BRPOA Inc./RU Inc.
Administrative Assistant

BRPOA Inc./RU Inc.
Bookkeeper

Curt Heidel
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DeeDee Conley
brpoaom.brs@comcast.net

Debbie Omohundro
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FIRST CLASS