



THE SHORE LINE

The Official Newsletter published by
BLUE RIDGE PROPERTY OWNERS ASSOCIATION

The Shore Line

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LOUISA, VA 23093

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(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

BRS Members,

I would like to start the New Year by thanking all of our incredible volunteers at Blue Ridge Shores. Our Community Services Committee put on amazing events in 2022 for the membership to enjoy and have a full slate of events scheduled for 2023. The Landscaping Committee works hard and gets their hands dirty to keep our gardens looking beautiful. The Lake Management Committee regularly tests and monitors the lake water quality for swim safety and the overall health of the lake. The Finance Committee members put in countless hours reviewing finances and helping to balance the books at BRS. In addition, we have a Safety and Security Committee, Compliance Committee, Joint Personnel Committee, Five Year Plan Committee, and Government Affairs Committee. Each committee consists of members volunteering to serve our community in varied capacities. Thank you volunteers!

Your Board and General Manager continue to pursue grants and financial options for funding the replacement of our spillway. This has not been an easy task by any means and we continue to hit roadblocks along the way. Please read the article in this Shore Line announcing a date for a Town Hall discussing the need for a spillway replacement and options for financing the cost of the replacement. In the meantime, the best way to stay up to date on what is happening with this project and others is to attend Board meetings in person or virtually and as always by contacting the office with questions and concerns.

"There will be obstacles. There will be doubters. There will be mistakes. But with hard work, there are no limits" -Michael Phelps

Mary Mainland

GENERAL MANAGER'S REPORT

Curt Heidel

GM report for the Shore Line Jan/Feb 2023

I hope everyone enjoyed the holidays! Our BRPOA and RU team is working hard on the maintenance of the community and water system. I would like to remind our members of the schedule of events for the year, including the CSC events and meetings. Please get involved as much as you can, we have a wonderful community that gets even better with participation! In this issue of the Shore Line, we have a great article about the dam and spillway. I encourage you to call me at the office if you have any questions at all once you have read it. It is important to convey facts and not assume anything.

Reminder: Parking is authorized only in designated areas and is prohibited on any road or road right-of-way when such vehicle parking would create a traffic hazard. BRS has narrow roads. Please ensure your vehicle is not too close to the road.

I, as the General Manager, do my best to survey the community at least once a week to look for compliance concerns. To that end, if you see something, please notify me at the office, and I'll be happy to respond. We have an excellent Compliance Committee that reviews each compliance issue and decides if fines should be levied for violations. The goal is to maintain a great-looking, safe community of which we can all be proud. Please note, our goal isn't to generate income for the association from fines. We work with members to ensure they receive proper notification and are given a reasonable amount of time to correct any issues. I appreciate your help and support keeping our community looking good.



Town Hall Meeting - Spillway Q&A

March 11, 2023

The BRPOA Board of Directors would like to invite you to a Town Hall. You will have the opportunity to ask questions and share your thoughts. We are inviting the engineer from Schnabel Engineering, the local news, Louisa County Board of Supervisors, and our GM to present and answer any questions you have. The meeting will begin at 1 PM in our Community Center!

Status Report on the Lake Louisa Spillway Project

History of the Lake Louisa Dam and Spillway

Lake Louisa was formed in 1960 with a dam across Hickory Creek. In August 1969 the dam and its emergency spillway washed out due to hurricane Camille. The dam was rebuilt with a wider spillway. With regular maintenance, this dam and spillway served BRS well for 50 years.

Several years ago, concerns about voids under the spillway, cracks in the concrete, and seepage at the bottom were documented by our P.E.(Professional Engineer). Inspections were completed by Logan Diving and Stantec engineering. Suggested repairs were approved and completed as needed.

The dam rating assigned by DCR (Virginia's Department of Conservation and Recreation) was downgraded from good to fair and eventually to poor. Meanwhile, our P.E. suggested the spillway be replaced and we began to consider that possibility. By 2021 we enlisted two additional engineering firms to get opinions and to help us decide how to move forward. After careful consideration of each firm, we selected Schnabel Engineering to provide BRPOA with a detailed evaluation and recommendation for the spillway.

Schnabel Engineering Evaluation of Spillway Deficiencies

Corey Schaal, the Schnabel P. E., summarized the Lake Louisa spillway deficiencies below:

1. There is evidence of erosion under the auxiliary spillway concrete chute slab and a history of seepage at its base. There are voids immediately beneath the slab, but the extents are unknown.
2. The seepage controls, joint construction, slab thickness, and steel reinforcement in the concrete spillway do not meet current dam safety standards.
3. The principal spillway conduit through the embankment does not have protection against concentrated seepage and therefore does not meet current dam safety standards.
4. The spillway has historically activated four to six times per year on average. Frequent hydraulic loading can exacerbate the deficiencies identified above.

BRPOA Board Spillway Replacement Decision

The decision to replace the spillway was the result of a careful review of the Schnabel Engineering evaluation and their recommendations in 2022. Your Board of Directors unanimously agreed that the replacement of the spillway now is the responsible course of action. It affirmed that safety is a priority. And that it is more cost-effective than doing expensive short-term repairs only to still replace the entire spillway in 5 to 7 years. Please consult the following FAQs for more details.

FAQs for the Spillway Project

Who is making decisions? How can I contribute and have my voice heard?

Your elected Board of Directors has the fiduciary duty to do what they believe is best for the community as a whole. They spend hours of volunteer time evaluating all the information available. The Board seeks member input at meetings, in surveys, and in comments.

What is the best source of information? Where can I get questions answered?

The Shore Line is the official publication of Blue Ridge Shores. You can get the most accurate information from there. The motions of the Board are always published. The emails sent from the Association office are official communications, and your most up-to-date source. Some information on Facebook, like re-published emails or articles from the Association, is good. Beware that other posts with opinions could contain inaccurate information and assumptions. You are encouraged to call the office, and ask for Curt Heidel, the GM, for clarity on any concerns about this, or any topic in BRS.

What is the scope of the project?

The project addresses the deficiencies identified by our professional engineer by constructing a replacement emergency spillway and an embankment filter system. No improvements are necessary for the rest of the dam.

What are the major benefits of the project?

The project will improve dam safety and reduce the risk of dam failure. Spillway capacity and dam water storage will be maintained. Property values and the integrity of our community will be protected.

Why do we need to do anything at all?

Justin Deel, P.E. Regional Dam Safety Engineer from Virginia's Department of Conservation and Recreation (DCR), explains that "Professional Engineer Inspections rated this dam as 'Poor'. Not addressing the recommendations from these inspections could have several critical negative impacts on the dam's ability to impound water safely"... "[this] impounding structural failure may cause loss of life and appreciable economic damage." Other specific impacts might well include:

1. BRPOA does not have replacement coverage if the dam fails. BRPOA could have a large increase in the cost of dam liability insurance, or lose it entirely. We do not have dam replacement insurance due to high cost, so rebuilding the spillway is a critical way to protect the existing dam.
2. We could lose our DCR operation permit for the dam. Our permit is now "conditional," based on the Spillway Project which will bring the total dam rating up to standard.
3. Property values could drop severely if the dam fails, or DCR revokes our permit to operate the dam.

Why can't we fix the spillway vs. replace it?

We have been fixing it for many years, but that option is no longer viable or cost-effective. We have identified increasing deficiencies using core sampling, monitoring wells, ground penetrating radar, and regular visual inspection. Grout was injected, and seams were sealed, but the problems grew larger and more frequent.

Now we are at the point where a major repair or replacement is needed. The price is currently estimated at just over \$2.4 million dollars to make repairs. These repairs would have a useful life of only 5-7 years. At that time, the engineer would still recommend total replacement. The cost for replacement is estimated at \$4.4 million in 2022 dollars. Repairing and then replacing the spillway is a poor return on a larger investment, compared to replacing the spillway now and saving the cost of short-term repairs.

Did we get a second opinion?

Yes. In fact, we had three independent P.E. inspections with a fourth engineer concurring.

Who is Schnabel Engineering, and are they qualified?

Schnabel Engineering will design the project and also manage the bidding and construction process. For more than six decades, Schnabel has solved unique and complex engineering challenges while managing risk and providing quality service. Their technical staff includes engineers and geoscientists with qualifications and expertise in dam safety, including geotechnical, civil, hydraulic, and structural issues. Schnabel has assisted hundreds of dam owners with inspecting, rehabilitating, and maintaining their structures to meet the requirements of state dam safety programs across the country. Their references from clients are superior.

Schnabel employs approximately 160 professionals dedicated to dams projects, and their professionals work on similar projects to Lake Louisa Dam on a daily basis. In addition, corporate headquarters are in Richmond, and there is a local office in Charlottesville, each with engineers that could be on-site with short notice should an emergency arise. Schnabel provides engineers who are certified and licensed in the Commonwealth of Virginia.

How long will the project take?

In September 2022, the BRPOA Board gave Schnabel notice to proceed with the design of the new spillway and embankment filter system. They estimate that design and bidding should be completed around Labor Day of 2023. The construction process is estimated to take another 8 to 10 months. If, (and it's a big if), all proceeds according to plan, the entire project will be complete in the late spring of 2024. However, securing the best financing option could delay the project.

How will this project impact traffic at Blue Ridge Shores?

South Lakeshore Drive at the dam will be closed in both directions for the 8 to 10-month estimated construction time. Traffic will need to go around the dam as needed. Both gates will continue to function, and instructions (signage) for alternative routes will be provided.

How will the project affect the lake level?

During the construction phase, the lake will be drawn down about 5 feet, with a cofferdam installed by the spillway to limit risk.

Can I work on my dock, or dredge around it when the lake is down?

Yes, this will be a good opportunity to repair seawalls and docks, or install a new structure. BRPOA will continue to issue Lot Site Modification permits for docks during this time. Please submit permit applications with the office for any work.

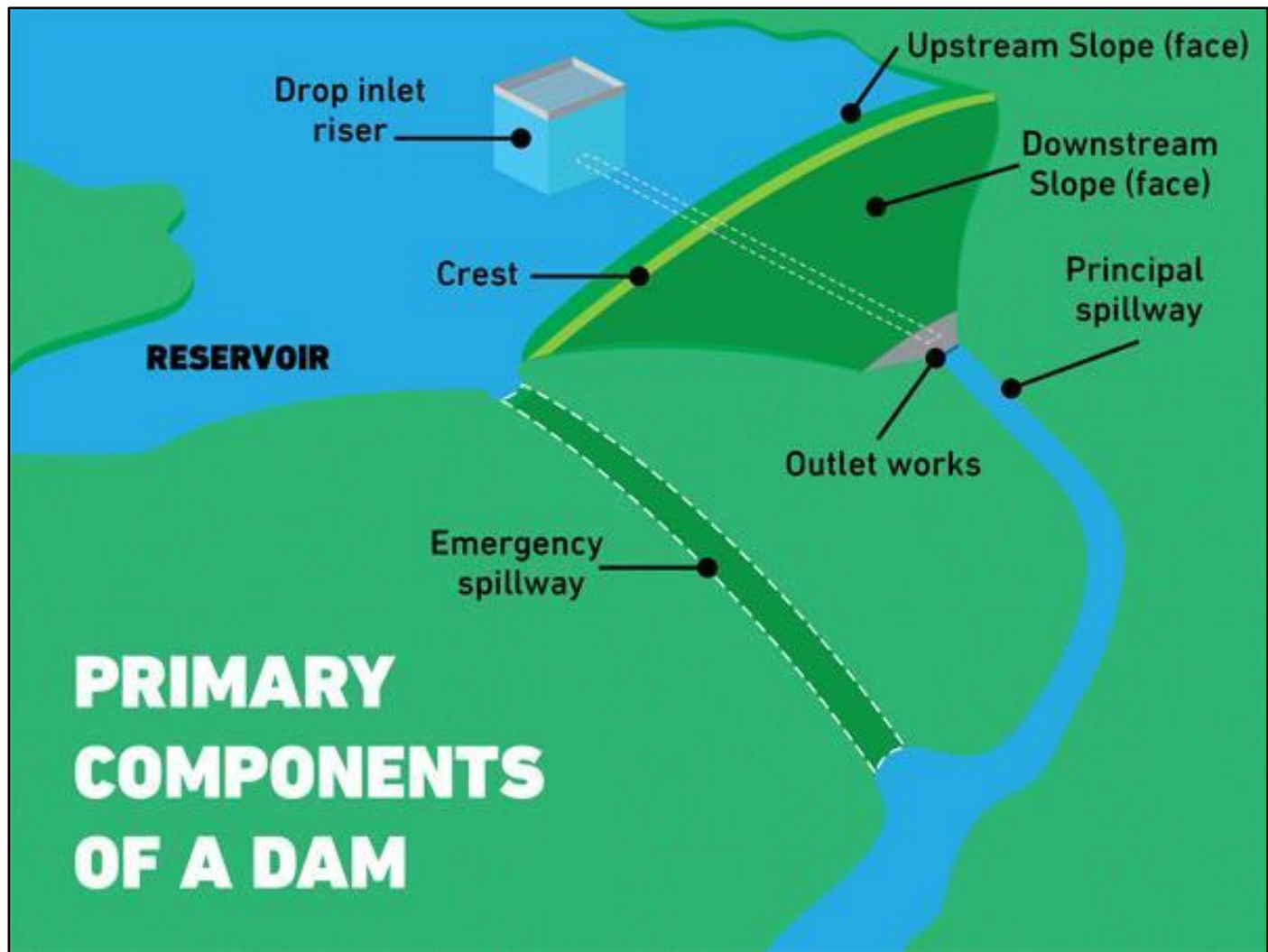
Dredging around a private dock is the member's direct responsibility. Each member must determine what permits are needed. BRPOA requires that the dredging spoil (lake bed mud, rocks, etc.) will be removed entirely from our community. We don't want spoil placed on lawns, etc., since it then can wash back into the lake.

Were the dam and spillway damaged by heavy vehicles?

No, there was no damage except as the result of normal wear and tear on a 50-year-old structure. Seepage, voids, and cracks are expected. We investigated extensively whether overweight vehicles can damage the dam or spillway. Three separate professional engineers concluded that traffic, including heavy trucks, did not have an appreciable impact. In fact, sending traffic around the lake to avoid the dam does more damage to our roads. Based on this, we removed the weight limit on the dam in 2021. We don't anticipate a weight limit after construction.

What are the components of the dam?

The dam is regulated by VA DCR as a significant hazard-potential structure and consists of a 25-foot high, 600-foot-long earthen embankment impounding an approximately 4,710 acre-feet reservoir (Lake Louisa). The principal spillway system consists of a concrete riser structure in the reservoir with a corrugated metal pipe outlet pipe, slip-lined with a steel pipe, through the embankment. The principal spillway pipe discharges into a riprap-lined plunge pool that flows into Hickory Creek and eventually into Lake Anna, about 2.5 miles downstream. The auxiliary spillway consists of a 100-foot wide, broad-crested weir concrete chute spillway with sloped concrete sidewalls and a concrete apron at the right end of the dam.



Which components of the dam are satisfactory, and which need work?

We are fortunate that the earthen dam and its components are satisfactory except for the emergency spillway. Schnabel Engineering concluded that modifications to the dam embankment are not necessary. Schnabel recommends that the emergency spillway be demolished and replaced with a new, similar structure. We have already seen that a replacement for this spillway is a better long-term solution than repairing it now and replacing it later. Schnabel also recommends constructing a new toe drain and filter diaphragm system around the principal spillway. This will improve dam safety by mitigating the potential for seepage-related failure.

Additional elements for the proposed project include a cutoff wall and under-drainage system beneath the new spillway and installing an embankment toe drain and filter diaphragm around the principal spillway conduit.

What financing alternatives did we consider?

We utilized the BRPOA Five Year Plan Committee and the Finance Committee to evaluate how to pay for this project. Many hours were put in looking for grants, low-interest loans, bonds, and other funding. A number of BRS residents contributed their time and expertise. We identified a FEMA grant as the most promising alternative. Louisa County committed to sponsoring the grant with us.

Did federal, state or county governments help?

The federal government has offered limited support. Our legislators were contacted, and they pointed us to FEMA grants. FEMA has a "BRIC" grant program that we had hoped would offer us financial support on the order of 75% grant money to 25% of our contribution. We ended up not being eligible for this grant. Virginia state legislators were also contacted and directed us to the same program. They offered a letter of support for the project to increase our chances of acceptance. VA FEMA and VA DCR worked with us on the grant application for several weeks.

Our local county government has also been supportive. Eric Purcell worked with the Louisa Board of Supervisors to get the county to sponsor the BRIC grant. Christian Goodwin and Wanda Colvin were also very helpful in getting the Supervisors' support, and getting our grant application submitted on time despite a very tight timetable.

Why haven't we received any grant money?

Our grant application was initially reviewed favorably by FEMA. Unfortunately, we were disqualified from the grant due to the project falling in a special flood hazard zone, and our county not participating in the National Flood Insurance Program (NFIP). We have asked Louisa County if they would join the NFIP.

So, how much will the project cost?

Our engineer's opinion of probable construction cost (EOPCC) was prepared using estimated quantities from the initial design process. The cost opinion should be considered a "Class 3" estimate according to the Association for the Advancement of Cost Engineering International. This type of estimate is normally accurate to within +30% to -10% of actual construction costs.

The EOPCC to construct our spillway project was estimated at approximately \$3,563,000 in 2022 dollars. Additionally, we have committed \$8,300 to inspections, and \$799,030 to the opinion and engineering phase, the bidding process, and project management. We estimate it will cost \$30,000 to secure financing, and we expect to incur legal fees associated with the loan closing. The total adds up to just over \$4.4 million. Our dam and bridge emergency reserve fund has about \$1.68 million dollars at the end of 2022. This leaves us with about \$2,720,000 that BRPOA will have to borrow.

We are negotiating with several area banks for a commercial loan, while still pursuing new grant opportunities.

How much will I have to pay and when will payment begin?

The cost per member has yet to be determined. Since we will cover design and bidding fees and initial construction from our reserves, we should not need to borrow until the calendar year 2024. This means that additional funding from members should not be required until the 2024 budget, so a Spillway Project dues increase will not be required in 2023.

Depending on how the project is funded, a dues increase or special assessment will be needed in 2024 or 2025. There are two funding options:

Dues increase: This option would happen if the Association borrows the money and pays the loan debt service out of our operating income. The dues would have to go up enough to meet the interest and principal payments to pay the loan off within 15 years.

Special Assessment: This option would be to assess a one-time fee to each member for their portion of the debt. Members could pay the full amount, or The Association would extend a loan to help those members who wish to make payments over 15 years. Only members who choose to make payments would pay the annual interest rate on the outstanding principal that our lender charges us.

Will there be more communication as the project develops?

Absolutely. This is by far the biggest infrastructure project BRPOA has ever undertaken, so providing clear and factual information is critical. There will be a Spillway Project Town Hall Meeting in our Community Center at 1:00 PM on Saturday, March 11, following the BRPOA Board meeting. Our GM and a representative from Schnabel Engineering will make a short presentation further explaining the project and answering questions. More updates in the Shoreline will appear as required. Our GM is available in the office for more answers.

As always, we want to hear your questions, concerns, and comments!

Thank you,
The BRPOA Board of Directors
Curt Heidel, General Manager

BRPOA LANDSCAPE COMMITTEE 2023

Donna Cabbage, Chairperson

Landscape Committee meets - March 18th , 2022 at 9 AM at the CSC building or via Teams. This committee is always looking for new members to join! Please contact us at the main office 540-967-1408.

Community Service Committee:

SPECIAL THANKS!!

Thank you to all the volunteers that made the Christmas Dinner a success. Special Thanks to Kate Aydin for helping with the cooking. Also thank you to Nan and Al Fortune, Lyndee Mcinnis, Jenni and Len Whitehead, Tom and Carol Lahrman, Jane Sleight and Geraldine Cornelius for doing the hall and table decorations.



The Community Services Committee ("CSC") will meet every other 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.

Super Bowl Party!

FOOD!



vs.



FUN BETS!

**Bring your camp chair and let's tailgate in the
BRS Community Center!**

Sunday, Feb. 12 @ 6pm

Snacks and non-alcoholic drinks provided - BYOB
Side dish or dessert appreciated but not necessary
RSVP to jennijo673@gmail.com

PRIZES!

A vertical poster for the Community Services Committee. The top left features a circular logo with a building and the text 'Community Services Committee'. Below this is a dark blue banner with '2023 EVENTS' in white. A list of events follows: 2/12 Super Bowl Party, 4/8 Easter Egg Hunt, 5/27 Summer Kick-off, 7/1 Independence Day, 8/12 Ice Cream Social, 9/2 Pancake Breakfast, 10/28 Halloween Party, 12/9 Christmas Dinner, and 12/10 Children's Christmas. At the bottom is a dark blue banner with 'CONTACT US' and the text: 'Would you like to propose a new event to chair or volunteer? Email us at: brscsvolunteers@gmail.com'. The right side of the poster shows a photograph of a beach with a blue umbrella and a body of water under a blue sky.

Community Services
Committee

2023 EVENTS

- 2/12 Super Bowl Party
- 4/8 Easter Egg Hunt
- 5/27 Summer Kick-off
- 7/1 Independence Day
- 8/12 Ice Cream Social
- 9/2 Pancake Breakfast
- 10/28 Halloween Party
- 12/9 Christmas Dinner
- 12/10 Children's Christmas

CONTACT US

Would you like to propose a new event to chair or volunteer? Email us at: brscsvolunteers@gmail.com

The Women's Club at Blue Ridge Shores

Judy Brown, Vice President

Winter greetings!

Members of the Women's Club at BRS enjoyed a lovely Christmas Luncheon at Tricia Crawford's home in Shenandoah Crossings on Wednesday, December 14th. Tricia has a lovely spot on the water there. It was a cozy setting for sharing food, friendship, and good cheer at the holidays. Thank you, Tricia!

Below is a list of donations made by our club in the 2022 calendar year:

Louisa Education Foundation - \$500 scholarship to a graduating senior
(This award will be increased to \$1,000 in 2023.)

Hospice of the Piedmont - \$400

Louisa Humane Society - \$200

Friendly Oaks in Mineral, VA - \$400

ACE (Adult Community Education) - \$400

Giving Words - \$300

Paul Stefan Foundation in Orange, VA - \$300

Louisa County Resource Council – Food Pantry - \$400

Louisa Arts Center – Scholarships/Art Bus for Youth - \$400

Serenity Farms Equine Rescue in Louisa, VA - \$300

Central Virginia Honor Guard - \$300

JABA – Holiday Gift Bags - \$600

With the assistance of our wonderful community, the Women's Club was also able to raise \$1,775 at a **Bake Sale for Ukrainian Relief** in April, 2022. Our donation was matched by the **World Central Kitchen** for a total of \$3,550 thanks to our everyone's combined efforts. Wow!

On January 4th, the ladies of the Women's Club gathered at our community center at lunchtime for three homemade soups and breads and some delicious desserts. We enjoyed a bread braiding demonstration from Ellie, and a card-making craft thanks to Tina.

We are meeting for lunch at the Well-Hung Restaurant/Vineyard on Main St in Gordonsville at 12:15 on Wednesday, February 1st. Everyone has been invited to check out the shops on Main Street either before or after lunch. Would you care to join us? We'd love to see you there.

The Women's Club at BRS is an active group of women with both a social and a service focus. Membership is open to all interested women and dues are just \$10 per year. **NEW MEMBERS ARE JOINING EVERY MONTH!** We hope to see YOU at one of our future gatherings – perhaps on February 1st or March 1st – as we meet on the first Wednesday of most months.

Bundle up. Keep warm. With a little luck, spring-like temperatures will arrive before you know it!



BRPOA Board of Directors Meeting January 14, 2023

Board Members Present

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

Board Members Absent

Secretary: Reid Nicholson

Upcoming 2023 BRPOA

Meetings

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

All Meetings will be held
 At 9:00 am in the Office

Compliance

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

1. Motion to approve minutes from November Board meeting moved by Jane Sleight. Passed **8 Ayes, 0 Nays**
2. Motion to approve agenda for January Board meeting moved by Hal Davis. Passed **8 Ayes, 0 Nays**
3. Motion to approve Treasurer's report moved by Jane Sleight. Passed **8 Ayes, 0 Nays**
4. Motion to ratify the commitment letter to Truist Bank moved by Hal Davis. Passed **8 Ayes, 0 Nays**
5. Motion to ratify the motion approving dam inspection by Logan moved by Hal Davis. Passed **8 Ayes, 0 Nays**
6. Motion to ratify the motion accepting the 2023 insurance quotes moved by Alesia Perry. Passed **8 Ayes, 0 Nays**
7. Motion to ratify the motion for engaging Rees Broom to assist in closing the Truist loan moved by Jane Sleight. Passed **8 Ayes, 0 Nays**
8. Motion to hold a Townhall on 3/11/2023 to discuss dam spillway project with the membership at large moved by Rick Kilcoyne. Passed **8 Ayes, 0 Nays**
9. Motion to approve variance to build structure on lot 293 as previously authorized without encroachment on lot 292 property line: Hal Davis. Passed **8 Ayes, 0 Nays**
10. Motion to approve the GM to engage a new association attorney because of the resignation of Scott Pugh. Passed **8 Ayes, 0 Nays**
11. Motion to adjourn meeting. Passed **8 Ayes, 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 20, 2023 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.

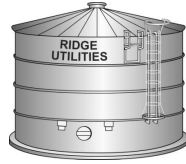
If elected, I agree to serve as Director of the Board to the best of my ability for the term of my election or my sooner resignation or disqualification.

Candidate _____ Date _____

(Signature)

**Nominations accepted in the Association office
through 12 Noon Friday, April 1, 2023.**

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 20, 2023 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, 2023.**

Blue Ridge Shores Property Owners' Association MEMBERSHIP DUES 2023

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

You can now pay your invoice online by going to www.blueridgeshores.com and using our online payment portal.

Boat Stickers and Golf Cart Sticker Fees for 2023

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

No more Credit Card or ACH Check Fees!

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

PLEASE DO NOT PLACE LEAVES IN THE LAKE

Phosphorus in our lake can come from leaves. Raking leaves into the lake, or water flowing through leaf piles in our streets create a "leaf tea" that is rich in dissolved phosphorus. Too much phosphorus can lead to toxic algae blooms, low oxygen levels, and green murky waters.

Signs

No signs of any kind except those indicating the owner's name, address number and conservative property title and having an area of not more than two (2) square feet shall be displayed on any lot without the written permission of the Board. The 9-1-1 house number, assigned by the Louisa County Planning Office, shall be displayed in 3" numbers, clearly visible from the street. The 9-1-1 number must be displayed on the same side of the street as the house and adjacent to the entryway/ access to your house from the street. Please remove any signs not meeting these guidelines.

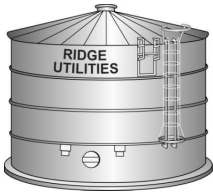
A reminder on reporting items that require attention but are not life-threatening situations once the office is closed. Please call Louisa County Central dispatch, 967-1234 to report the following (examples):

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

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

Brush Piles

Twice a year the BRS team picks up brush. Please do not place brush piles along the roadsides except for these weeks. The brush takes away from the maintained look of the community and can cause issues with road maintenance, line of sight, etc.



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 2023 RU Meetings

March 18, 2023

May 20, 2023

July 22, 2023

September 16, 2023

November 18, 2023

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

Ridge Utilities, Inc. Board Meeting Motions January 21, 2023

BOARD MEMBERS PRESENT: Al Fortune, Alex MacCormack, Molli Ellis, Eric Winfrey, Steve Tompkins, Eddie Munday, and Steve Burrill attended virtually. Also present was General Manager Curt Heidel.

ADOPTION OF AGENDA:

Motion to adopt the agenda by Alex MacCormack, seconded by Eddie Munday, motion carried unanimously.

APPROVE MINUTES:

Motion to approve the November 19, 2022 minutes by Alex MacCormack, seconded by Molli Ellis, motion carried unanimously.

TREASURERS REPORT:

Motion to approve the November and December Treasurer's Report, by Eddie Munday, seconded by Alex MacCormack, motion carried unanimously.

OLD BUSINESS:

Motion to follow the attorney's recommendations to write off bad debt, by Alex MacCormack, seconded by Steve Tompkins, motion carried unanimously.

Motion to approve the 2023 generator pm agreement, by Steve Tompkins, seconded by Eddie Munday, motion carried unanimously.

NEW BUSINESS:

Motion to approve the 2023 Policies and Procedures with these corrections: include pay HOA, include Al Fortune as the contact in the emergency water contacts and in the extended plan for power outages, by Steve Tompkins, seconded by Alex MacCormack, motion carried unanimously.

Motion to accept the proposal from Racey Engineering to evaluate reserves with funding from capital water reserves, by Eddie Munday, seconded by Steve Burrill, motion carried unanimously.

ADJOURNMENT:

Motion to adjourn by Steve Burrill, seconded by Eddie Munday, motion carried unanimously.

Ridge Utilities, Inc. Payment Reminders

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

4th Qtr. Due by January 31st Disconnects are 02/15/23

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

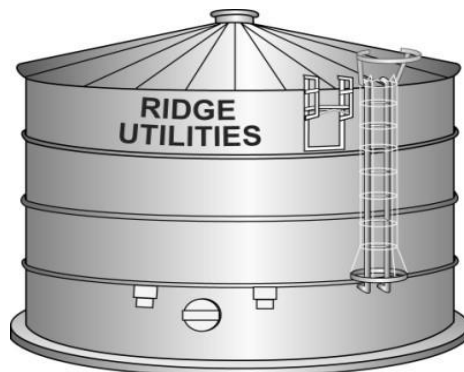
If you do not receive your bill by the 10th of January for 4th quarter, please call our office at (540) 967-1408 for a replacement bill. Failure to receive your bill does not relieve you of your obligation to pay for water bill or any late charges that may incur for past due accounts. Once water is disconnected,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

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

1st Qtr. Due by April 30th Disconnects are 05/15/23

2nd Qtr. Due by July 30th Disconnects are 08/15/23

3rd Qtr. Due by October 30th Disconnects are 11/15/23



4:00 p.m.
BURNING LAW
IN EFFECT

FEBRUARY 15th – APRIL 30th
MAXIMUM FINE \$500.00

BURNING LAW IN BRIEF:

1. No burning until after 4:00 p.m. if within 300 feet of woodland or grass and brushland leading into woodland.
2. Fire must be attended at all times if within 150 feet of woodland or grass or brushland leading into woodland.
3. No fuel may be added or fire rekindled after midnight.
4. Law applies to camp fires, warming fires, brush piles, household trash, stumps, fields of broomstraw and brush, or anything capable of spreading fire.

Contact the Virginia Department of Forestry for additional information



Blue Ridge Shores
Ladies Bible Study
Community Center

6:30-8:00 p.m. - Thursdays

January 12th & 26th

February 9th & 23rd

March 9th & 23rd

We hope you can join us this Winter as we Encounter God through the study of HIS WORD! We will be specifically studying the spiritual disciplines of Quiet & Simplicity. We are hoping that you will be encouraged in your faith by meeting other Christian women in our community and by fellowship, studying and praying together.

If you are interested in being on the email list to receive reminders, please contact Jennifer Colsey at 703-298-6680 (text) or jennifercolsey@yahoo.com

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 2023

All golf carts are required to be registered with the Association.. Permitted golf carts shall be:

1. a. Insured (liability insurance) for personal injury and property damage to meet minimum requirements of Section 46.2-472 (Code of Virginia). Evidence of insurance shall be certified to the General Manager before the current year decal shall be issued.
2. b. Golf Carts are limited to a self-propelled vehicle that is designed to transport persons playing golf and their equipment on a golf course.
3. c. Must be registered with the Association and obtain an annual decal and required to be placed on both sides of the golf cart.
4. d. Operators must possess a valid state driver's license.
5. e. Must comply with all laws pertaining to the use and possession of alcoholic beverages.
6. f. 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. g. Must be operated to the extreme right of the roadway and must yield to all vehicles and pedestrian traffic.
8. h. Shall be operated only between sunrise and sunset, unless equipped with such lights as are required in Section 46.2-1010 (Virginia Code)
9. i. Shall not be operated during inclement weather or when visibility is impaired by weather, smoke, fog, or other conditions unless operated with lights.
10. j. Shall display a slow-moving vehicle emblem in conformity with Section 46.2-10.81 (Virginia Code)
11. k. Members that become MNIGS or have their membership privileges revoked will result in the nullification of any golf cart registration. No refund of any fees paid will be made.



BOAT REGISTRATION FOR 2023

Please register your boats at the office and acquire your 2023 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 2022, please make sure to forward a copy to the office. You must have paid the first half of 2023 assessments to acquire/purchase a decal.

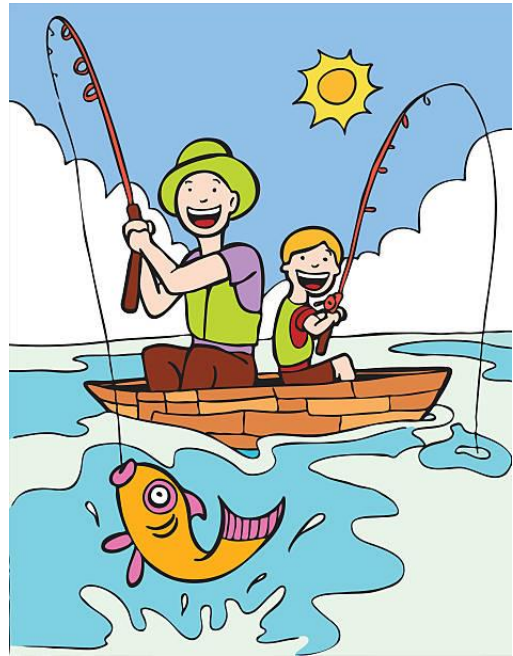


Reminder:

2023 Annual Survey – If you haven't filled out the 2023 Annual Survey, please do so.

You can get a form from the office or follow the below online link:

- https://forms.office.com/Pages/ResponsePage.aspx?id=UZSUaVb4i0Se70mmwXttxf_n0GvwgBxFt3T6E4VeBaBUNIJQS0JUT0VGM1JCTERQTzcyS1NHRTNONC4u



Protect Our Waters!

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

In Memoriam

Mary Landrum passed away December 28, 2022.

Edna Shapbell, mother of Lisa Grant, passed away 12/17/2022.



Members Not In Good Standing (MNIGS)

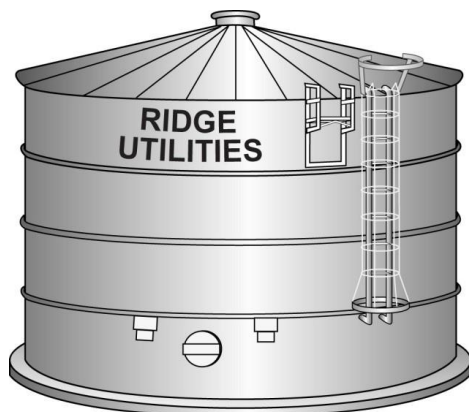
January 2023

Canotti, Daniel & Jessica
 Fix Pads Holdings, LLC. N/A
 Jenkins, Paul Andrew
 Makeba Gaines-Kelly

Reiner, J. Norbert & Mary Lee
 Rivera, Harry Luis
 Rivera, Josephine Pappalardo
 Estate of Nancy Wheeler

BRPOA Board of Directors:

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



Ridge Utilities Board of Directors:

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

BRPOA Inc./RU Inc.
General Manager

BRPOA Inc./RU Inc.
Administrative Assistant

BRPOA Inc./RU Inc.
Bookkeeper

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

Curt Heidel
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