

# Corrotoman Currents

The official newsletter of the Corrotoman By The Bay (CBTB) Homeowners Association

April 2014

Vol. 1 Issue 1

*Please join the Corrotoman By The Bay Association, Inc. for the*  
***The Annual Members Meeting and***  
***Election of the Board of Directors***

*2:00 PM Sunday, May 4, 2014*

*Corrotoman By The Bay Clubhouse*

*1187 Corrotoman Drive, Lancaster, Virginia 22503*

*All members in good standing are entitled to vote by absentee ballot or in person.*

*Ballot available on last page of this newsletter*

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## Agenda

Roll Call

Reading of the minutes of the previous annual meeting

Reports of the Officers

Reports of the Committees

Unfinished Business

New Business

Election of Directors

*As prescribed in Corrotoman-By-The-Bay Association, Inc., By-Laws  
Article VI Membership Meetings (page5)*



## Message from the President

The return of the Osprey means Spring is on the way! It has been a long, and at times challenging, winter at CBTB, but Spring brings new hope, new life, and definitely warmer weather. We have lots of exciting and new things happening in the neighborhood. First is this newsletter and a redesigned website, along with a Facebook page and a new entrance sign as a better way to communicate with you. We have a new accounting firm handling your dues and our accounts. The swimming pool will be getting some much-needed repairs in time for the summer swim season and the election will bring some new faces to the CBTB Board. We hope to see you at the Annual Meeting . . . and the day before for a Kentucky Derby Happy Hour. If you are new to the neighborhood, welcome and be sure to introduce yourself at the Annual Meeting. If your not-so-new to the neighborhood, we hope to also see you there - and be sure to welcome and introduce yourself to your neighbors you don't know.

- Catherine

## Important Notice: Special Assessment Concerns Resolved

We at Corrotoman By The Bay enjoy wonderful amenities, such as the pool, tennis, golf, boat ramp, and marina. Through the hard work of many dedicated volunteers we have been able to keep our costs down. However there were some extensive and long-overdue repairs to the pool and tennis courts needed beyond the abilities of volunteer efforts and patching.

After much research and discussion, in November your Board of Directors passed a special assessment to make massive pool and tennis courts renovations. Some neighbors, although expressing support for the need for the special assessment, believed that the Board did not follow proper procedures. To address this question, the Board hired an attorney to determine if the Board's actions were correct. After review of the process, the attorney concluded that the Board followed the procedures contained in the governing documents and the Virginia Code, and that the special assessment was correctly and properly adopted.

With this issue resolved, we are excited to continue to work together to maintain our facilities, improve our property values, and enjoy ourselves. Your support is appreciated in making CBTB an amazing community in which to live, enjoy, and own.

### Want to know what is happening?

Visit our new website:  
[www.corrotomanbythebay.org](http://www.corrotomanbythebay.org)

Sign up for our email distribution list by  
 sending an email to [CBTB@ gmail.com](mailto:CBTB@ gmail.com)



[www.facebook.com/CorrotomanBTB](http://www.facebook.com/CorrotomanBTB)

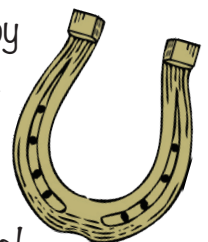
## Kentucky Derby Happy Hour

Join us at the CBTB Clubhouse at  
**5:30 PM, Saturday, May 3**

to watch the Kentucky Derby

Wear your best Derby Hat  
 Bring your own libations  
 And an appetizer to share.

Prizes for best Derby Hats!





## Its All About Communications



The CBTB board has heard from a number of residents asking for “better communication”. So we are answering the call. In the last few months we have started a Yahoo group ([yahoo.com groups](http://yahoo.com/groups) – CBTB), made a Facebook page ([www.facebook.com/CorrotomanBTB](http://www.facebook.com/CorrotomanBTB)), created a completely new website([www.corrotomanbythebay.org](http://www.corrotomanbythebay.org)), and installed a new lighted sign at the front of the neighborhood. As you can see with this publication we are also starting a new newsletter (Corrotoman Currents).

### And now we are compiling an email distribution list . . .

Please send us your email address, name, lot number and CBTB street address to [CBTBay@gmail.com](mailto:CBTBay@gmail.com) and we’ll add you to the list. Don’t worry, we won’t SPAM you - it will be used only to send future newsletters, important messages, and meeting and event announcements.

Though some might not be comfortable with all of these new technologies, it is our hope that the information contained within them will be able to make its way around the neighborhood, so that everyone can be apprised of the happenings in the community. If you are having trouble accessing any of these sources please contact a member of the board and we will be happy to help you anyway we can.

In the coming years it is our goal to bring the neighborhood back to the active community it once was. It is through these activities and events that our community becomes stronger. We can use the above resources to spread the details of upcoming events, recount past events and share ideas for new events. We hope that new friendships can be formed and old ones kindled through these outlets.

We would like to ask that everyone please try and embrace these new technologies. If you have any other ideas of how to improve the communications in the neighborhood please bring them to the attention of the board and we will work together to get them in place.

## New Accounting Firm

CBTB has retained Kilmarnock Tax and Accounting Services (KTAS) for our bookkeeping services. KTAS manages all finances, billings and payments.

All CBTB-related payments should be sent to KTAS:

Kilmarnock Tax and Accounting Services

22 East Church Street

The Palmer Building, P.O. Box 2282

Kilmarnock, Virginia 22482

Phone: 804-436-0829

Fax: 804-436-0010

### CBTB Current Board of Directors

Catherine Bennett - President\*

Barry Jackson - Vice President

Judy Atlas - Secretary

Chris Naumann - Treasurer\*

Robert Bennent - Board Member

Roger Failmezger - Board Member\*

Will Linne - Board Member

Maria Merkowitz - Board Member

Beverly Saunders - Board Member

*\*Term ending*



## Board of Directors 2014 Candidates Bios

### **Roger Failmezger**

*I have served the CBTB Board of Directors for the last 4 years and wish to continue serving the board. I am a professional engineer and have been the chairperson for the architectural control committee and capital reserve committee. Virginia enacted laws that require community association boards like ours to maintain their assets so that they do not lose value. These laws are essentially consumer protection laws. Unfortunately, our facilities have been neglected. The drain lines for the pool have not been working or filtering the water and we have an 80,000 gallon bath tub. One tennis court is closed and the other one is "play at your risk" due to the numerous cracks in the court. The Virginia laws allow boards to assess dues for the specific purpose of maintaining its assets. Fortunately, we have 591 lots that pay dues so the financial burden per lot is low. Much misinformation has been passed around our community, and many people simply do not understand the value of the capital reserve -- your community savings account. Now, many banks will not loan money to present or future owners of real estate communities who underfund their capital reserves. I will continue to work hard to educate our lot owners of the value of their capital reserve funding and push to adequately fund it.*

### **Stephen W. Fuller, "Steve"**

*We bought our house at 156 Forest Lane in Corrotoman By The Bay in November of 2011. I served as Chairperson of the Department of Biological Sciences for 12 years and as Faculty Senate President at the University of Mary Washington for a single two-year term. As Faculty Senate President-elect, I also served on the Faculty Senate of Virginia. I have also served at different times as Secretary, Treasurer, Program Chairperson, Parliamentarian, Vice President, and President of the Atlantic Estuarine Research Society. While president of this regional society (Penn-NJ south to North Carolina) I also served on the Governing Board of the Coastal and Estuarine Research Federation, an international society. I have also served as treasurer of the Boy Scout troop my son belonged to, and as treasurer of three different churches.*

### **Dan Huddy**

*Dan and his wife Ellen have been homeowners at CBTB since 2004. Formerly from Charlottesville, Dan has worked in the construction industry for 34 years. He started his own specialty-contracting business in 1984 and over 24 years built the business up to a thriving enterprise. In 2008 he sold the business in order to move on to a more building-oriented contracting company. He has held a Virginia contractor's license since 1984. Dan and his wife have been living here full time for about a year and have been sailing and boating on the river for the last 14 years. With his experience in business and the building process, Dan feels that he can be of value to the board based on his construction and business experiences.*

### **Christine B. Naumann**

*I finished high school and attended Strayers Business College. My father thought I was great in math and asked me to go to Richmond and visit the Internal Revenue Service as he had spoken to an employee there. I was employed at the Richmond office of the IRS for 10 years. While working at the IRS I attended the University of Richmond at night and received an Associate Degree in accounting. When moving back to Lancaster County, I worked at WNNT in Warsaw doing accounting, reception and the 15 minute program of "Current Events". While working at WNNT, I began to work at home doing accounting for other businesses. I am retired from WNNT and am continuing to work at home as "Chris Naumann Accounting and Tax."*

### **Don Smith**

*Declined to provide a bio.*

**Like boating and sailing? Keep an eye out on the message board, our Facebook page and website for information on the new CBTB Yacht Club!**

# **Corrotoman By The Bay Association, Inc. 2014 Ballot**

*On this page of printed version of this newsletter*

*The official ballot will be mailed to you with the printed version of this newsletter the first week of April.*

*If you do not receive your newsletter and ballot in the mail by mid-April, please contact  
Kilmarnock Tax and Accounting Services at 804-436-0829  
or email [wsmith@0tax.biz](mailto:wsmith@0tax.biz)*

## **CBTB email distribution list . . .**

Want to receive CBTB information by email? Just send your email address, name, lot number and CBTB street address to [CBTBay@gmail.com](mailto:CBTBay@gmail.com) and we'll add you to the list. Don't worry, we won't SPAM you with tons of email! it will be used only to send future newsletters, important messages, and meeting and event announcements.