



The Shore Line

The Official Newsletter published by
BLUE RIDGE PROPERTY OWNERS ASSOCIATION

The Shore Line

Vol P, No.6

924 S. LAKESHORE DR.
LOUISA, VA 23093

TELEPHONE OFFICE:
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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

Fellow BRS Members,

2017 is drawing to an end, boating season is over, and it is time to enjoy the holidays! The lake dredging will be done by year's end and I would like to thank you for your patience and support. The dredging was vital to our lake's health, which in turn allows us to enjoy the beauty of the lake, as well as all water activities. Keeping our lake from filling with silt also protects all of our property values. I would like to thank our Board of Directors, Denny Kelly our GM, the Lake Committee and Thad Furlong our past President, for pushing this project along.

Thanks to Bill Earhart and his Finance Committee the 2018 BRS budget is ready to implement without any increase in Dues. That document is included with this edition. Our entire budgeting process is very transparent and strictly adhered to throughout the year.

The maintenance crew is to be commended for a job well done on the Hickory Creek Bridge. The GM received a proposal from a Company in 2015 to replace the timbers on the bridge in the amount of \$185,000.00. The Maintenance Employees tightened the old timbers and suggested they could do the project and did. **With all current invoices paid, their efforts saved the Association, \$153,558.03.** Of course, they do a fine job throughout the year with every project. That includes mowing, general maintenance, and many other jobs that come up during the year, and that includes water "leaks"!

I would also like to thank our folks in the office for another successful year. They keep our administrative affairs in order, answer countless questions, and keep our bills paid on time.

We on the board would like all of our members to be 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.

Enjoy your holidays and loved ones!

Best,

Paul Glass, President

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UPCOMING 2018 BRPOA MEETINGS

January 13, 2018
February 10, 2018
March 10, 2018
April 14, 2018
May 12, 2018
May 19, 2018
*Joint Annual
Meeting 10:00 AM
Community Center*
June 09, 2018
July 14, 2018
August 11, 2018
September 8, 2018
October 13, 2018
November 10, 2018

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 14, 2017

IN Attendance: Paul Glass, Hal Davis, Rick Gray, William Earhart, Clarence Craig, Donna Frago, Dan Kilcoyne, Jane T. Sleight and GM Denny W. Kelly.

Absent: Joe Brown, Director

Approval of the Agenda, with the addition of an Executive Session:

Craig moved for approval of the amended agenda, Glass seconded and approval was unanimous.

Approval of the Minutes:

Minutes for the September 9, 2017 Board meeting were presented. *Gray moved for approval of the minutes, Davis seconded and approval was unanimous.*

New Business:

Disposal of Association Property: Lots 1195 & 1195, 18 Ellis Lane. Motion by Earhart to ratify the electronic vote of the Board on September 16, 2017 to sale the lots for \$16,000.00, seconded by Craig.

The Board voted unanimously to approve.

2018-2023 Five Year Plan: Motion by Earhart, seconded by Gray to approve the revised plan as presented, seconded by Craig.

The Board voted unanimously to approve.

Rules Revision – First Reading Section III: – This was printed in the Board Packet and read by the President.

SECTION III Policies, Rules, and Regulations Revision:

C. Member Property Maintenance:

3. 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. except as specified in Section 1, subparagraph F of the Building Regulations contained herein. **The Board has provided the General Manager at his/her discretion, the right to approve signs having an area not more than two (2) square feet for home alarm systems or for special needs by the Law Enforcement Community's employees living in Blue Ridge Shores.** The 9-1-1 house number assigned by Louisa County Planning Office shall be displayed in 3" numbers, clearly visible from the street, within 60 days of assignment. 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. If more than one residence shares a driveway or access road, the 9-1-1 number must be displayed also on each dwelling.

Strike through indicates elimination

Bold indicates new language

Davis motioned to approve on first reading, seconded by Craig and approved unanimously.

Executive Session:

The Board on motion by Glass to enter an executive session as authorized under the Code of Virginia; Section 55-510.1: C. for the purpose of discussing Board & Committee relations with the BRPOA/RU employees seconded by Hal Davis and approved unanimously.

Glass made a motion for the Board to enter back into an open session and for the records affirm that no other matter was discussed other than stated and no decisions were made during the Executive Session, seconded by Davis and approved unanimously.

Motion by Glass, to temporarily Barr Donna Gray from the BRPOA/RU Office for any reason and she is to reframe from any contact with all BRPOA/RU employees and only the BRPOA Board can reinstate her, seconded by Frago. Voting yes was; Craig, Davis, Earhart, Frago, Glass,

Kilcoyne, and Sleight. Gray abstained from the vote. Motion Carried.

Motion by Glass, to remove Donna Gray as the Chair of CSC effective immediately and she is to return her set of keys to the Vice Chair of CSC, seconded by Earhart. Voting yes was Craig, Davis, Earhart, Frago, Glass, & Kilcoyne. Sleight vote no and Gray abstained from a vote. Motion carried.

End of meeting: Motion by Glass, Seconded by Davis to Adjourn @ 11:15AM.

Motion passed unanimously.

BRPOA Board of Directors Meeting November 11, 2017

IN Attendance: Paul Glass, Hal Davis, Rick Gray, William Earhart, Joe Brown, Clarence Craig, Donna Frago, Dan Kilcoyne, Jane T. Sleight and GM Denny W. Kelly.

Approval of the Modified Agenda: to move number 6 under new business to number 1. Davis moved for approval of the amended agenda, Earhart seconded and approval was unanimous.

Election of a Secretary: Motion by Earhart to nominate Dan Kilcoyne as Secretary, seconded by Frago and passed unanimously.

Approval of the Minutes: Minutes for the Amended October 14, 2017 Board meeting were presented. Kilcoyne moved for approval of the minutes, seconded by Davis and approval was unanimous.

Funding of the 2017 Reserve Accounts: Motion by Earhart, seconded by Slate to approve funding of the 2017 Reserve Accounts in the amount of \$234,102.00 less \$13,000.00 spent for equipment for a net reserve of \$221,102.00. Motion passed unanimously.

Policies, Rules, and Regulations Revision: Motion by Davis to approve on second reading, seconded by Earhart, and passed unanimously.

C. Member Property Maintenance:

3. 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, except as specified in Section 1, subparagraph F of the Building Regulations contained herein. **The Board has provided the General Manager at his/her discretion, the right to approve signs having an area not more than two (2) square feet for home alarm systems or for special needs by the Law Enforcement Community's employees living in Blue Ridge Shores.** The 9-1-1 house number assigned by Louisa County Planning Office shall be displayed in 3" numbers, clearly visible from the street, within 60 days of assignment. 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. If more than one residence shares a driveway or access road, the 9-1-1 number must be displayed also on each dwelling.

Strike through indicates elimination

Bold indicates new language

2018 Fee Schedule: Motion by Earhart, seconded by Frago to approve the 2018 Fee Schedule as presented/recommended by the Finance Committee with no increases in Association Dues or Assessments and approved unanimously.

2018 Operating Budget: Motion by Earhart, seconded by Davis to approve the recommended budget by the Finance Committee and approved unanimously.

BB&T Account Opening: Motion by Earhart, seconded by Frago to open a Demand Deposit Account and a Capital Markets account with BB&T Bank for investments in CD's. Paul Glass, President and William Earhart, Treasurer are authorized to execute the documents with BB&T Capital Markets and Harry Davis and Donna Frago are additional signers on the Demand Account. Motion approved unanimously.

Land Survey of BRS Lot 401: Motion by Earhart, seconded by Craig to authorize the GM to have a land survey conducted for Lot 401 not to exceed \$1500.00 and approved unanimously.

End of meeting: Motion by Glass, Seconded by Davis to Adjourn @ 12:02 PM.

Motion passed unanimously.

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 2017-January 2018

- **Decorate the Community Center**, Saturday, December 2, 2017, 9:30AM, Community Center
- **Women's Club Christmas Lunch**, Wednesday, December 6, 2017, 12:00PM, Earlyhouse, Louisa, Virginia
- **Adult Christmas Dinner**, Saturday, December 9, 2017, 6:00PM, Community Center
- **CSC Meeting, Saturday**, December 9, 2017, 9:30AM, BRS Office
- **Children's Christmas Party**, Sunday, December 10, 2017, 4:00PM, Community Center
- **BRPOA Board Meeting**, Saturday, January 13, 2018, 9:00AM, BRS Office
- **Compliance Committee**, Saturday, January 13, 2018, 12:30 PM, BRS Office
- **Lake Committee**, Saturday, January 27, 2018, 9:00 AM, BRS Office
- **CSC Meeting**, Saturday, January 27, 2018, 9:30 AM, Community Center

FINANCE COMMITTEE REPORT

William Earhart, Chairman

The Finance Committee consisting of Vicki Cook, Laura Foussekis, Andrea Maleter and Linda Munday met in September and October to prepare the 2018 budget and fee schedule which was unanimously adopted by the Board of Directors on November 11, 2017. Our 2018 budget has a 2.3% increase in expenses over the 2017 budget. The committee worked very diligently to hold the line on expenses. **Of the 73 expense line items in the budget 17 items were lowered over 2017, 35 remained the same and 21 were increased over 2017 by minimal amounts.** The largest increase was for the increased debt service for the dredging loan.

The committee is pleased to report that there was no increase in membership dues, SFDU fees and lot fees for 2018. The 2018 power boat fees were increased substantially, but are still significantly lower than comparable lake communities such as Lake of the Woods and Lake Monticello.

BRPOA 2018 Approved Budget

DESCRIPTION	Approved		
REVENUES	2018 BUDGET		
MEMBERSHIP DUES	172,425	ADVERTISING/RECRUITING	250
SINGLE FAMILY DWELLING UNIT FEE	592,200	PUBLIC RELATIONS/DONATIONS	250
ADJACENT LOT FEES	55,545	LEGAL EXPENSE	8,000
NON ADJACENT LOT FEES	89,320	AUDITING EXPENSE	7,000
REGISTRATION FEES	4,500	OFFICE SUPPLIES	4,500
DISCLOSURE PACKET FEES	4,500	JANITORIAL SUPPLIES	1,350
PROPERTY TRANSFER FEES	2,000	MAINTENANCE SUPPLIES	1,500
BOAT SLIP FEES	5,000	PRINTING	6,000
BOAT REGISTRATION FEES	40,000	POSTAGE	5,000
COMMUNITY CENTER RENTAL FEES	3,500	ELECTION COSTS	2,500
OFFICE RENTAL FEES	4,800	TRAVEL/GAS-ADMIN.	1,000
ANNUAL RENTAL FEE	2,450	TRAVEL/GAS-MAINT.	5,000
ELECTRONIC GATE FEES	4,000	DIESEL FUEL/MAINT.	750
DRY STORAGE FEES	300	ELECTRICITY	16,500
LATE PAYMENT FEES	4,500	PROPANE	2,500
COMPLIANCE FEES	2,000	TELEPHONE	6,000
BUILDING PERMIT FEES	1,000	COMMUNICATIONS/INTERNET	1,275
MISCELLANEOUS INCOME	2,110	TRASH COLLECTION	63,000
MARINA SALES	12,500	OFFICE EQUIPMENT RENTAL	1,675
CONCESSION SALES	1,250	EQUIPMENT PURCHASES-ADMIN.	1,000
INTEREST OPERATING	100	EQUIPMENT PURCHASES-MAINT.	2,500
CREDIT CARD FEES	<u>1,000</u>	EQUIPMENT REPAIRS-ADMIN.	3,000
TOTAL REVENUES	1,005,000	EQUIPMENT REPAIRS-MAINT.	3,000
		VEHICLE REPAIRS-MAINT.	2,000
EXPENSES		MAINTENANCE BUILDING-MAINT.	1,500
COST OF SALES-MARINA	100	OFFICE BUILDING-MAINT.	2,000
COST OF SALES-GAS	10,000	COMM. CENTER-MAINT.	2,000
COST OF SALES-CONCESSIONS	1,200	ROAD AND BRIDGE MAINTENANCE	120,000
SALARIES & WAGES-ADMIN.	103,951	RECREATION AREA MAINT.	4,000
SALARIES & WAGES-MAINT.	82,089	COMMON AREA-MAINT.	20,000
SALARIES & WAGES-MARINA	5,000	DAM INSPECTION-ENGINEER	3,500
OVERTIME WAGES-MAINT.	6,750	FISH STOCKING	3,000
TEM/PARTTIME WAGES-ADMIN.	7,200	WATER QUALITY TESTING	2,000
CLEANING LABOR	4,250	SECURITY SERVICES/LAKE	4,000
FEDERAL PAYROLL TAXES	16,313	BOAT MAINTENANCE	500
FEDERAL UNEMPLOYMENT TAXES	332	SAFETY SIGNS	2,000
STATE UNEMPLOYMENT TAXES	53	SECURITY EQUIPMENT	2,000
GROUP INSURANCE	18,257	ELECTRONIC GATES MAINTENANCE	12,500
401K MATCH	3,386	ROAD CERTIFICATION	600
UNIFORMS	3,200	FOURTH OF JULY SECURITY	2,500
WORKERS COMPENSATION INS.	4,750	CSC-CONTRIBUTION	6,125
GENERAL INSURANCE	33,750	FIREWORKS	6,300
REAL ESTATE TAXES	700	LANDSCAPING	1,200
STATE CORPORATION TAXES	750	CONTINGENCY	11,981
PROPERTY TAXES	1,200	IMPROVEMENT RESERVE	10,022
SALES TAX	75	REPLACEMENT RESERVE	122,399
BAD DEBT EXPENSE	30,000	DAM/BRIDGE RESERVE	95,142
BANK/CREDIT CARD SERVICE FEES	2,000	DEBT SERVICE ON LOAN	<u>86,875</u>
REGISTRATION/MEMBERSHIP FEES	2,000	TOTAL EXPENSES	1,005,000

Blue Ridge Property Owners Association, Inc. 2018 Fee Schedule

New Member/ Occupant Orientation Fee.....	\$100.00
Annual Membership Dues.....	\$275.00
Single Family Dwelling Unit Fee.....	\$1,050.00
Undeveloped Lot Fee(first lot adjacent to SFDU lot).....	\$210.00
Undeveloped Lot Fee (not adjacent to SFDU lot)	\$290.00
Undeveloped Lot Fee (No House).....	
\$290.00 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
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

BRS 2018 BUDGET IS SPENT ON THE FOLLOWING CATEGORIES:

<u>RESERVES-</u> Dam and Bridge, replacement & improvement reserves per approved 5 year plan.....	23%
<u>ADMINISTRATION-</u> Admin. Salaries & benefits, insurance, property taxes, legal, audit, office expense, elections, printing & postage, utilities, telephone, communications, equipment maintenance and other.	25%
<u>MAINTENANCE-</u> Salaries & benefits, fuel, equipment repairs, building and common area maintenance.....	16%
<u>ROAD PAVING-</u> Road paving per adopted 12 year paving plan.....	12%
<u>TRASH SERVICE-</u> Annual trash pick-up contract and Louisa County Tipping fees	6%
<u>BAD DEBTS-</u> Annual reserve for uncollected accounts	3%
<u>CONTINGENCY & OTHER-</u> Reserve for unforeseen items, fireworks & CSC contribution	3%
<u>LAKE AND DAM MANAGEMENT-</u> Maintenance of the dam & lake, Including debt service on silt removal	10%
<u>SAFETY & SECURITY-</u> Security services, signs, electronic gates	2%
<u>TOTAL</u>	100%

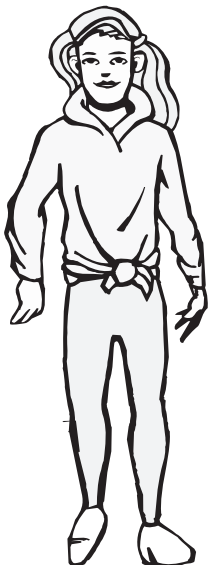
MEMBERS NOT IN GOOD STANDING November 15, 2017

Alan Investments, LLC.	Evans, Tara & Brian	Lamb, Wilda
Amick, James & Mark	Federal National Mortgage	Libby, Walter L.
Anderson, John	Foster, David B.	McQuarrie, Patricia
Barber, Thayne & Lauren	Fuentes, Rosalie	Mora, Wiston
Bass, Kimberly Anne	Gaines-Kelly, Makeba	Reese, Carrie & Sylvia Johnson
Burrer-Meza, Nancy	Gheen, Randolph	Searle, Christian
Cahill, Robert & Dana	Harrison, Vernon & Patricia	Shull, Mark
Couch, Genna	Hoosier, Danny & Lori	Wright, James & Sharon
Cushman, Gerald & Sheryl	Kammeter, Carol & Marvin	White Timothy

2018 PARTIAL PAYMENT PLANS

A suggestion to members that wish to enter into a Partial Payment Plan with BRPOA for 2018 Assessments: You are urged to do that early which will reduce your monthly payments. Please come by the office @ your convenience to make these arrangements.

Safety tips for walkers in BRS

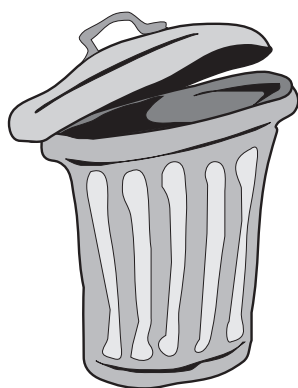


It has come to our attention that there have been a few close calls between walkers and vehicles within BRS. Drivers, please obey the speed limit, stop signs, and most of all be on constant lookout for walkers day, and night. Causing injury or death would be a life changing event for all involved. Walkers, 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

**Blue Ridge Shores trash
pickup will be on Tuesday
December 26, 2017.**

**Trash will be picked up on
Monday January 1, 2018.**



POSTED SPEED LIMITS

The Association Office receives complaints routinely for people driving throughout the Community and exceeding the posted speed limits. The Louisa County Sheriff's Department has been most helpful in their attempts to resolve this problem. They have jurisdiction to write summons for speeding or reckless driving on Association Roads and the results go into Louisa County General District Court and if found guilty those results will be posted with DMV and appear on your Virginia Driver's License Records.

The Sheriff's Department has assured us of enhanced efforts to resolve these problems and will be placing Deputies in the areas of complaint. Please be considerate of yourself and others as it relates to the potential consequences of traveling too fast within the Community.

REMINDER: All Members and Registered Renters are responsible for their guests and their actions.

Compliance Committee Report

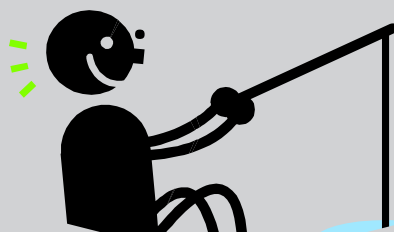
We would like to thank all the members who help make Blue Ridge Shores a great place to live by being thoughtful of their neighbors and abiding by the Policies, Rules, and Regulations and the Lot Site Modifications Regulations which apply to all of us! No one enjoys having to deal with complaints.

During the months of January through November 10, 2017, the GM dealt with 180 compliance issues within the Community with 8 of those referred to the Compliance Committee. The following provides information of the types and numbers:

• Septic System Notices	79
• Lake Structures	27
• Inoperable/Illegal Vehicles	16
• Farm Use Tags	1
• Grass Cuttings	36
• Illegal Shed Placements	3
• Construction without Permit	6
• Fireworks and noise violations on July 4th	2
• Comfort Animals	2
• Trash Cleanup	8

I would like to thank the General Manager for successfully resolving the vast majority of complaints and the Compliance Committee for their service this year.

Sincerely,
Donna Frago, Chair



PROTECT OUR WATERS!

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

From the Landscape Committee

A big "thank you" for all the work done by members of the Landscape Committee to help keep our community looking attractive. The trails are well attended and the planting areas added a lot of color.

A special "thank you" to Denny and the guys for helping with so much of the mulching, weed whacking and pruning this year. As our volunteer crew ages we do depend on them more and more. They also accomplished daily "goose poop" pickup on the beaches throughout the summer.

We added six new volunteers to our roster. Sherrell Verling and Donna Cabbage will be taking on the side of the Community Center facing the parking lot and also the kitchen garden to the tennis court side.

Bill Earhart and Flo Barna and Vicki and Bob Cook will be working on the Mercia Corrieri Memorial garden which is located on the marina side of the Community Center. Work began on the landscape in September and actual planting will occur next spring.

Current Assignments:

Linda Munday: Front gate and flag pole area

Donna Frago: Flag pole area, triangle and bulletin board at the back gate

Betsy & Walt Williams: Front of office and office sign

Sherrell Verling & Donna Cabbage: Community Center side entrance area and kitchen garden

Herb Bauer: North Beach

Jeff & Cheryl Seibert: Dam Sign

Larry & Jeanie Blake: Dam Sign and the area beyond the back gate

Joe & Judy Brown: Back Gate Boxes

Sandy Sierk: West Beach

Tom and Debra Bowman: Nature Trails

Tina Caputy: Dam

Bill Earhart, Flo Barna, Vickie & Bob Cook: Memorial Garden in front of Community Center

If you would like to join this group we can always use more help.

Sincerely,

Donna Frago, Chair

Crime Report

SEPTEMBER 2017

North Lakeshore Dr

Civil Paper Service – 1
Emergency Medical Service Calls – 2
Forgery/Fraud/Embezzle – 1

Fairview Rd

Civil Paper Service – 1
Threatening – 1

Beach Rd

Emergency Medical Service Call – 1
Gun Complaint/Shots Fired – 1
Larceny – 1

Redbud Dr

Civil Paper Service – 1
Disorder/Domestic-Verbal – 1
Mental-ECO – 1
(Emergency Custody Order)
Trespass/Prowler – 1

Dogwood Dr

Civil Paper Service – 1
Disorder/Domestic-Physical – 1
Disorder/Domestic-Verbal – 1

Ferndale Dr

Animal Control Officer-General 1

Nottingham Rd

Civil Paper Service – 3
Suspicious Activity – 1

Ash Rd

Emergency Medical Service calls – 2

Poplar Dr

Emergency Medical Services calls – 2

South Lakeshore Dr

Animal Control Officer – 1
Alarm-Burg-Commercial – 1

South Lakeshore Dr.

Missing Adult – 1
Officer Initiated – Follow-up – 1
Officer Initiated – Investigation – 1
Property Check – 62
Property Lost/Found – 1
Suspicious Activity – 1
Traffic-Road Hazard – 1
Larceny-- 1

Pine Rd

Civil Paper Service – 1

Lakeview Cir

Emergency Medical Service Call – 1
Fire-Gas-Residential – 1

OCTOBER 2017

N Lakeshore Dr

Alarm-Burg-Resident – 1
EMS Calls – 2

Fairview Rd

911-Misdial – 1
Disorder/Domestic – Verbal – 1
EMS Call – 1
Suspicious Activity – 1
Traffic – General – 1

Redbud Dr

Disorder/Domestic – Verbal – 2
Property Issue – 1
Suspicious Activity – 2

Dogwood Dr

Civil Paper Service – 1

Ellis Dr

Civil – Eviction – 1
Civil Paper Service – 1
Gun Complaint/Shots Fired – 1

Walnut Rd

Larceny – 1

Ash Rd

Civil Paper Service – 1

Poplar Dr

EMS call – 1

S Lakeshore Dr

Civil Paper Service – 2
Disorder/Domestic – Verbal – 1
Property Check – 64
Suspicious Activity – 1
Welfare Check – 2

Beechnut Dr

911-Misdial – 1
Civil Paper Service – 1

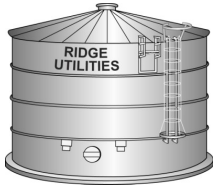
Pine Rd

Civil Paper Service – 1
EMS Call – 1

Lakeview Cir

Forgery/Fraud/Embezzle – 1

EMS- Emergency Medical Services

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 2018 RU MEETINGS

February 17, 2018

May 5, 2018

**May 19, 2018
Joint Annual
Meeting 10:00 AM
Community Center**

July 21, 2018

November 17, 2018

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

Ridge Utilities, Inc. Board Meeting November 18, 2017

BOARD MEMBERS PRESENT: Alex MacCormack, Molli Ellis, Stephen Tompkins, Bill Haase, June Smith & Al Fortune. Denny W. Kelly, GM and Amy Evans-Kail, Manager of Fiscal Affairs were also in attendance. Board member William Munday was absent.

MOTION: Al Fortune made a motion, seconded by Molli Ellis to approve the agenda as presented. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by William Haase to approve the September 16, 2017 minutes as presented. The motion carried unanimously.

MOTION: Al Fortune made a motion, seconded by William Haase to accept the September 2017 and October 2017 Treasurer's Reports as presented. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by June Smith to approve the revision to the RU Board meeting schedule. RU Board meetings will take place in the following months: February, May, July, and November. The motion carried unanimously.

MOTION: Stephen Tompkins made a motion, seconded by Al Fortune to accept a quote of \$5,700.00 from Robinson, Farmer, Cox Associates to perform the 2017 audit of financial records and perform appropriate tax services. The motion carried unanimously.

MOTION: William Haase made a motion, seconded by June Smith to approve the 2018 Operating Budget and Fee Structure as presented. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by Al Fortune to adjourn the meeting. The motion carried unanimously.

The next scheduled meeting of the Ridge Utilities, Inc. Board of Directors will take place Saturday, February 17, 2018 at 9:00 a.m. in the Conference Room in the Association Office Building.

4th Quarter 2017 Meter Reading

During the third week of December our Maintenance Department will begin reading meters for the 4th qtr. of 2017. Please be sure there is nothing obstructing your meter box such as shrubs, flowers, lawn decorative items, etc. Please do not park vehicles on the meter boxes. You will be responsible for any damage incurred to a meter box if you park a vehicle on it. The meter boxes are the property of Ridge Utilities, Inc. and must be accessible at all times to Ridge Utilities, Inc. and our staff.

IMPORTANT DUE DATES FOR 4th QTR. WATER BILLS

Your 4th qtr. water bill will be mailed on 12/27/2017. If you do not receive your bill by 1/10/2018 please contact our office to receive a replacement bill. Failure to receive your bill does not negate any late charges that may incur.

Due Date: January 31, 2018

Meter Disconnect Date: February 15, 2018

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.

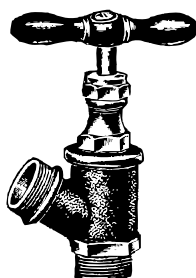
RIDGE UTILITIES INC

2018 Approved November 18, 2017

Account	Description	2017 Approved	2018 Approved
INCOME			
310	Water Service	\$279,916.00	\$280,000.00
312	Connection Fee	\$10,000.00	\$10,000.00
313	Reconnect Fee	\$1,200.00	\$1,000.00
336	Interest-Non Operating	\$1,500.00	\$1,500.00
360	Carryover	\$2,000.00	\$2,000.00
314	Administrative Transfer Fee	\$1,250.00	\$1,500.00
316	Credit Card Fees	\$365.00	\$425.00
317	Lien Fees	\$0.00	\$0.00
350	Other Income	\$0.00	\$0.00
TOTAL REVENUE		\$296,231.00	\$296,425.00
EXPENSES			
	Administration		
420	Insurance	\$6,800.00	\$6,800.00
422	Printing	\$1,000.00	\$1,000.00
424	Postage	\$1,500.00	\$1,500.00
423	Annual Meeting	\$2,100.00	\$2,100.00
425	Office Expense	\$1,000.00	\$1,100.00
426	Bank Service Chrg	\$0.00	\$50.00
427	Credit Card Service Fees	\$500.00	\$500.00
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	\$900.00
476	Advertising	\$150.00	\$150.00
Total Administration		\$28,110.00	\$28,260.00
Taxes			
515	State Corporation Commission	\$100.00	\$100.00
519	Personal Property	\$425.00	\$375.00
520	Real Estate	\$1,700.00	\$1,800.00
525	Licenses	\$2,650.00	\$2,400.00
Total		\$4,875.00	\$4,675.00
Employee Related Services			
410	Salaries	\$125,000.00	\$133,000.00
413	Overtime/Bonus	\$2,500.00	\$2,800.00
416	Health Insurance	\$12,000.00	\$12,500.00
417	Life Insurance	\$300.00	\$275.00
553	Payroll Taxes	\$10,000.00	\$11,000.00
419	Worker's Comp	\$3,300.00	\$3,300.00
431	Employee Awards	\$3,500.00	\$3,500.00
731	Uniforms,	\$1,200.00	\$1,400.00
735	Retirement	\$1,700.00	\$2,200.00
Total Employee Related Services		159,500.00	\$169,975.00
Utilities			
585	Electric	\$18,000.00	\$16,500.00
586	Telephone	\$1,400.00	\$1,500.00
Total Utilities		\$19,400.00	\$18,000.00
Maintenance			
710	Vehicle Maintenance	\$400.00	\$400.00
711	Equipment Purchase	\$500.00	\$300.00
709	RU/BRPOA Truck Repairs	\$250.00	\$250.00
759	Well Repair	\$11,000.00	\$8,000.00
712	Equipment Maintenance	\$2,000.00	\$1,500.00
720	RU Systems	\$7,000.00	\$7,000.00
719	Chemicals	\$4,200.00	\$4,300.00
715	Road Repair Materials	\$400.00	\$400.00
721	Valve Replacement	\$500.00	\$500.00
750	Water Testing	\$2,100.00	\$2,100.00
713	Backflow Prevention	\$150.00	\$150.00
722	Gas & Diesel Fuel	\$1,100.00	\$1,100.00
723	Generator Propane	\$700.00	\$700.00
724	Generator Service Agreement	\$1,500.00	\$1,000.00
464	Road Repair	\$5,500.00	\$5,500.00
Total Maintenance		\$37,300.00	\$33,200.00
Reserves			
745	Capital Water Reserve	\$10,000.00	\$10,000.00
746	Equipment reserve	\$37,046.00	\$32,315.00
Total Reserves		\$47,046.00	\$42,315.00

2018 Water Rates & Fees

\$108.00 Per Quarter with use of 10,000 gallons
 \$10.00 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
 No Increase





Women's Club at Blue Ridge Shores

Judy Brown, 1st Vice President

On the first Wednesday in November, members of the BRS Women's Club enjoyed a pot luck luncheon and business meeting at our community center. Fundraising, future officers, and other topics were discussed.

This year's Christmas Luncheon will be held on Wednesday, December 6th at noon at Earlyhouse on Yanceyville Road in Louisa. The cost is \$30 – which includes both tax and gratuity.

Earlyhouse will be decorated for Christmas. There will be a table available for collecting all JABA gifts. All guests are invited to bring their own wine and/or beer to share. Glasses will be available on baker's racks both inside and out. There will also be a non-alcoholic poinsettia punch available. A few simple appetizers will be provided by the officers of the Women's Club.

The luncheon buffet will be available at 12:30.

The menu will consist of

**An Autumn Salad with raspberry vinaigrette
or ranch dressing**

Barn House Roast Beef/Pot Roast

Chicken Alfredo with Broccoli

**Home-made Vegetable Lasagna
(vegetarian option to be ordered ahead)**

Mashed Potatoes

Berry Napoleon

Water, Hot Tea, Coffee

We hope to see many of our members and their guests on December 6th.

Membership in the Blue Ridge Shores Women's Club is open to any interested women. **NEW MEMBERS ARE JOINING EVERY MONTH!** Call Sandy Sierk, Membership Chair, at 967-1939 if you might like to be a part of this fun group. Dues for the year are just \$5. Come meet your neighbors and make new friends!

Did you know leaves can harm our lake?

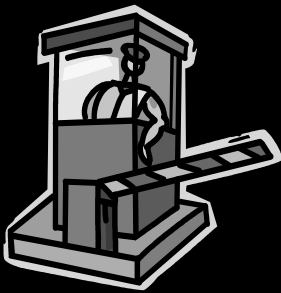
Phosphorus in our lake can come from leaves. Raking leaves into the lake, or water flowing through leaf piles in our streets create a "leaf tea" that is rich in dissolved phosphorus. Too much phosphorus can lead to toxic algae blooms, low oxygen levels, and green murky waters, none of which are good 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

*Our Deepest Sympathies and thoughts go out to the family and friends of
Sandra Robertson, who passed away since our last Shore Line was published.*

Gate breakage costs are now \$250.00 per occurrence for 2018. Please make sure that you and your guests enter the gate one car at a time to avoid damage and fines!



Community Center and Pavilion reservations are necessary! Please make sure to reserve your date as soon as possible. Call the Association office at 540-967-1408 to secure your event!

CSC NEWS

CASEY BIRCKHEAD, ACTING CHAIR

The Children's Halloween party was a big success. Thank you to McKenna Hudson and all of her helpers, including Janice Treakle.

The Soup Cook-off on November 18th and the Bake Sale scheduled for November 21st were both canceled due to no volunteers to chair these events.

Third Thursday Lunch and a Movie has been postponed until the New Year. They will resume on January 18, 2018. We will be looking for someone to Chair this event.

Upcoming events include the CSC Adult Christmas party to be held on December 9th; Social at 6PM, Dinner at 6:30PM. The Children's Christmas party will be on Sunday, December 10th. We will also be decorating the Community Center for the Holidays December 2nd at 9:30. Volunteers would be greatly appreciated.

The next CSC meeting has been rescheduled for December 9, 2017 @ 9:30 AM in the BRS office.

We are still looking for a Chairperson to finish out the term ending September 2018.

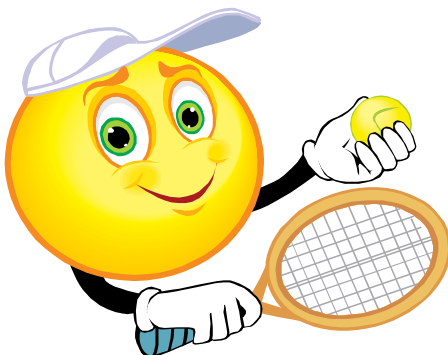


DID YOU KNOW?

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.



**Members that play
tennis can receive a key at
the office for their usage at
no charge!**

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

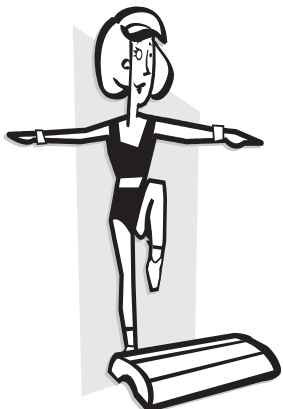


AEROBICS

Mondays, Wednesdays & Fridays

9am

Community Center



Come join your fellow members and take part in an aerobics workout. The exercise is conducted utilizing both VHS & 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 2017 Holiday Season! We have enjoyed working with the membership during this year and look forward to a prosperous 2018.

Please **do not** clean out your yard/lot leaves and place them in the roadway or the drainage areas that lead to the Lake. **Remember nothing can be placed in the Lake without Board permission.**

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.

Ridge Utilities Board of Directors will meet quarterly during 2018. They always meet the third Saturday within the scheduled month in the office @ 9:00 AM. Their meetings for the coming year will be February, May, July, and November and are as always; open to the public.

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 2017 as prescribed by the Virginia Office of Drinking Water were submitted and approved. **There will also be no increases in RU Water Rates for 2018.**

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, 95% of 2017 Dues and Assessments have been collected. The Association has seventeen warrants in debt currently in Louisa County General District Court with Court Dates set. Thirty eight memorandums of liens were filed earlier this year.

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 December 26, 2017. This will be a Tuesday instead of a Monday.

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 that this exists and they should obey that. Truck routes around North Lakeshore Drive and clearly marked.

A special thanks to the **BRPOA & RU Board of Directors & 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 Association's success story in 2017.

Members that may experience financial problems related to 2018 assessments please call and make an appointment to discuss a solution, early in the year.

The Shore Line

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

FIRST CLASS

BRPOA Board of Directors:

Paul Glass, President
Hal Davis, 1st Vice President
Rick Gray, 2nd. Vice President
William Earhart, Treasurer
Daniel P. Kilcoyne, Secretary
Joe Brown
Smokie Craig
Donna Frago
Jane T. Sleight

BRPOA Inc./RU Inc.
General Manager

BRPOA Inc./RU Inc.
Manager of Fiscal Affairs

BRPOA Inc./RU Inc.
Administrative Assistant

Ridge Utilities Board of Directors:

Alex MacCormack, President
Al Fortune, Vice President
Stephen Tompkins, Treasurer
Molli Ellis, Secretary
Eddie Munday, Director
Bill Haase, Director
June Smith, Director

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