



Corrotoman Currents

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

Available online and in color at www.corrotomanbythebay.org

Vol. 1 Issue IV

Happy Holidays

*Wishing everyone a very Merry Christmas
and Happy New Year.*

CBTB Christmas Party

December 6th - 5:30PM - CBTB Clubhouse.

Please bring a side dish and your preferred drink. Ham will be provided. We will be collecting food (or money) for the River Road Food Bank. RSVP to Bev Saunders at grammybbs@yahoo.com or 804-761-5789 by December 3rd.

CBTB New Year's Eve Party

December 31st - 9PM - 1AM - CBTB Clubhouse.

Drop in to ring in the New Year! Bring your preferred drink and a food dish to share.

The CBTB Clubhouse is available for rent at \$100 for four hours. For more information or to reserve the clubhouse for your meeting or event, call Bev Saunders at 804-761-5789.

Investing in your Investment

By Robert Bennett
Architect & Professional Engineer

We've all heard the old adage: "You've got to spend money to make money." During a time when many of us are pulling out our rainy day funds just to make ends meet, the thought of voluntarily increasing our annual dues seems like something we can continue to avoid. And since we've avoided it for more than 15 years, why change now?

Just as the condition of your home or lot is critical to its value, the condition of your community facilities directly impacts the value of your property in CBTB. For most of us, real estate is our largest investment and one that we expect to pay us back.

The fact is that this small investment in our community will pay you back in having safe and cost-saving facilities, raising your pride and enjoyment of all our community has to offer in our facilities, increasing our community's reputation as a good place to own and live, and presenting CBTB as a community that is attractive and pleasing to buyers when you do decide to sell.

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Message from the President

By Barry Jackson, President

I welcome new board members Sam Longstreet and Rocky Boykin to the CBTB board. They were elected to fill the unexpired terms of Steve Fuller and Will Linne. I know they will be an asset to the board. We have a number of issues that confront the board and the community. While the pool has been repaired, the tennis courts remain a work in progress. Frankly, if all the community members were diligent about paying what is owed for lot fees, and for the special assessment, we would be farther along with tennis court repair.

We also need to increase the lot fees in order to avoid any more special assessments. As we have stated so many times, the condition of community amenities affects your property values. And as facilities age, they need to be repaired and refreshed. Please vote for the dues increase on your ballots. It really is needed. I want to wish all the CBTB residents a Happy Holiday and a Happy New Year. I look forward to your participation in community events and keeping our community a friendly place to enjoy the rivah.



Looking Ahead to May

By Judy Atlas

The time is fast approaching for the May 2015 annual meeting and CBTB board elections. We will be electing three new board members. As a board member who has served two consecutive terms, the time has definitely come for me to step down and turn the responsibility over to someone with fresh interest and a new perspective on matters. . . . new solutions to some old and some new issues. Please step up and consider running for a CBTB board position. The term lasts three years, and while it is important to attend meetings . . . it is possible to work for the board and be a part-time resident of CBTB. Please submit your name and a few sentences about your relevant experience to President Barry Jackson at barryjackson1945@live.com or Judy Atlas at jatlas9115@yahoo.com.



Investing in your Investment *(Cont'd from Page 1)*

Our facilities are approaching 50 years old and, like all property, need on-going maintenance. Did you know it usually always costs more to pour money into cheap, short-term fixes over and over than it does to make good quality repairs and renovations one-time? These better repairs by qualified contractors cost more upfront, but they save us more money over time than the band-aid, quick-fix approach.

As you may be aware, it is the law in Virginia that property owners associations such as Corrotoman By The Bay must keep up their facilities. If the annual dues will not cover the expenses of maintenance, upkeep and improvements, then the state law gives each property owner association board of directors the tool of using a special assessment to raise these funds. Wouldn't it be better for you to know and control how much your share of these costs is by changing the annual dues rather than be surprised with a special assessment that can vary in amount?

By supporting the annual dues of \$120 per year per lot (just \$10 per month), we can have a better community by keeping your roads, clubhouse, pool, tennis courts, marina, grounds, boat ramp, playground, and other facilities in good condition.

Show your support for CBTB by completing and returning your proxy by December 6 so your vote will be counted. It is a smart investment in your investment. Ballots should be sent to Will Smith at Kilmarnock Tax and Accounting Services, 22 East Church Street, PO Box 2282, Kilmarnock, VA 22482

**Learn more about the dues increase at the
December 13th Board Meeting.
9AM at the CBTB Clubhouse**

Oh Deer!

In addition to Santa and his reindeer coming soon to the neighborhood, we have a plentiful population of deer in CBTB. In fact a 10 point buck was recently spotted in and around Corrotoman Drive and Club View Lane. (As a reminder - deer hunting is prohibited in CBTB!)

Here are a few driving tips so Bambi doesn't end up as a hood ornament: Dawn and dusk are the times you are most likely to encounter deer along the roadside. Deer breeding season runs from October through early January, and during this time they are highly active and on the move. This is when deer-vehicle collisions are at their peak. As pack animals, deer almost never travel alone. If you see one deer, you can bet that there are others nearby.

The two most important ways to avoid a deer-vehicle collision are: slow down and SLOW DOWN. If you are driving through an area known for high deer populations, slow down and observe the speed limit. The more conservative you are with your speed, the more time you will have to brake if an animal darts into your path.

Watch for the shine of eyes along the roadside and immediately begin to slow. Use your high beams whenever the road is free of oncoming traffic. This will increase your visibility and give you more time to react. Deer can become mesmerized by steady, bright lights so if you see one frozen on the road, slow down and flash your lights. Some experts recommend one long blast of the horn to scare them out of the road, as well.

Pay close attention to caution signs indicating deer or other large animals. These signs are specifically placed in high-traffic areas where road crossings are frequent. If you're on a multi-lane road, drive in the center lane to give as much space to grazing deer as possible.

CBTB Directory

The 2014/2015 CBTB is complete! Thanks to everyone who sent their information in to be included in the directory. The directory will be emailed out via CBTB distribution list. (Not part of the distribution list? Email your name, lot number and CBTB street address to CBTBay@gmail.com).

Note: Because of budget constraints, we are not printing out and mailing the directory to everyone.

Corrotoman Currents

If you would like to receive Corrotoman Currents by email only instead of receiving it both by mail and email, please email CBTBay@gmail.com. This will help us save a little money on printing and postage costs.

If you want to continue receiving the newsletter by mail, you don't have to do anything. The change will be effective with the March 2015 edition.

Also, we're always looking for article ideas and feedback for this newsletter. Submit them to CBTBay@gmail.com.



**RETURN YOUR BALLOT
FOR THE ANNUAL DUES
INCREASE BY
DECEMBER 6TH**



Board Meetings

Held at CBTB Clubhouse
December 13th - 9AM
January - No Meeting
February 14th - 9AM

CBTB Board of Directors

President - Barry Jackson
804-370-0611
Vice Pres - Roger Failmezger
Secretary - Robert Bennett
Treasurer - Chris Naumann
Asst. Treasurer - Sam Longstreet
Board Members:
Judy Atlas
Rocky Boykin
Maria Merkowitz
Beverly Saunders
Email the board:
CBTBay@gmail.com

Visit us on the web
www.corrotomanbythebay.org

Sign up for the CBTB email distribution list by sending your name, lot number and CBTB street address to **CBTBay@gmail.com**

Send CBTB Payments To:

Kilmarnock Tax and Accounting Services (KTAS)
22 East Church Street
The Palmer Building,
P.O. Box 2282
Kilmarnock, Virginia 22482
Phone: 804-436-0829
Fax: 804-436-0010
KTAS manages all finances, billings and payments.

Corrotoman Currents is a newsletter for property owners of Corrotoman by the Bay Homeowners Association.

Editors:

Tara Linne and Susan Simmers

Goodbye Crabs, Hello Rockfish

By Rocky Boykin

Well, the crabs have gone for the season. I pulled my pots October 15th, only to have 16 crabs for my final feast. We had been averaging about 10 per pot, but it ended with three or four per pot. I did find out that if you premake your crab cakes and freeze them in a vacuum sealer, you can have crab cakes for Christmas when you're tired of ham and turkey.

The rockfish have been slow lately – only a few in the 18 to 20 inch range have been picked up trolling in the Corrotoman on bucktails and hyper stripers. You have to keep your bait clean of all leaves and pine tags in the river. The water temperature is dropping down in the 50's now, so the fishing should get better.

Barry Jackson and John Cooper did pick up a 26 incher in the Rappahannock on Wednesday the 6th, with sea lice on it, so they are starting to come up from the ocean. I've heard rumors that the fish are up around Moratico, but Jim Wrenn and I had no luck there last Sunday. I did fish with Barry on Wednesday and we caught one around 20 inches. It's got to get better with the temperatures dropping. You might not catch fish every time you go out, but you definitely won't catch them sitting on the couch, so give it a try. Hope to see you out there.

PREPARE YOUR HOME FOR WINTER

BEFORE COLD WEATHER SETS IN:

- Check sprinkler or irrigation systems**
Make sure you've turned everything off and fully drained the system.
- Identify your home's freezing points**
Check your home for pipes in areas that might be prone to freezing, such as crawl spaces, unheated rooms, basements, garages, and exterior walls.
- Know how to shut off your water**
Locate your main water shut-off valve. Hang the I.D. tag located on the back of this insert on the valve, so you can find it quickly in an emergency.
- Strengthen your defenses**
Eliminate sources of cold air near water lines by closing off crawl spaces, fixing drafty windows, insulating walls and attics, and plugging drafts around doors.
- Protect your pipes**
Where pipes are exposed to cold, wrap them with insulation or heat tape (even fabric or newspaper can help).

WHEN TEMPERATURES STAY BELOW FREEZING:

- Give pipes a helping hand**
If pipes run through cabinets or vanities, open the doors to let warmer room temperatures flow in.
- Keep water working**
Keep water moving through the pipes by allowing a small trickle of water to run. The cost of the extra water is typically lower than the cost of repairing a broken pipe.

BUT IF YOUR PIPES DO FREEZE:

- Shut off the water immediately**
Don't attempt to thaw pipes without turning off the main shut-off valve.
- Thaw pipes with warm air**
You can melt the frozen water in the pipe by warming the air around it with a hair dryer or space heater. Be sure not to leave space heaters unattended and avoid the use of kerosene heaters or open flames.
- Be careful turning water back on**
Once pipes are thawed, slowly turn the water back on and check pipes and joints for any cracks or leaks that might have been caused by freezing.



Holiday Safety Tips

Deck Your Halls

- Don't overload your outlets and extension cords, inside and out.
- Check cords on lights and lighted decorations for fraying or bare spots and replace any you find.
- Don't place decorations, live or otherwise, close to fires and other heat sources.
- Be careful using real candles – locate them with care and make sure they are fully extinguished when you finish enjoying them.
- Keep fresh greens watered and replace any that are dried out to keep them from becoming a fire hazard

Going over the river to grandmother's house?

- Check the basics for your car – gas, oil, and tire pressure.
- Make sure your inspection sticker and registration tags have not expired.
- Consider packing blankets and water just in case of trouble – yours or a fellow motorist.
- Plan your route if you are going to a new destination.
- Take your time and pack some extra patience for those "other" drivers.

Paws for Claus

- Place decorations out of the reach of curious pets to avoid broken pieces that can be eaten or puncture a delicate paw pad.
- Place greenery and seasonal plants around your home with care as many can be harmful to pets and upset delicate tummies.
- Arrange a quiet place for your pet when you have guests or schedules are changing.
- Remember to pack your pet's medicines, favored snacks, and a few toys when you travel.

Food's on

- Keep work areas, stove tops, and ovens clean to prevent fires and the transfer of germs and other ickies.
- Make sure you cut off your stove top and oven when you are finished.
- Keep foods cool or hot as needed - from the store, in the kitchen, on the table, and heading for the leftover containers.



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Currents Classifieds

Housekeeper: Needed occasionally to clean vacant home. Clean and freshen woodwork, bathroom, kitchen counter/ cabinets, floors, and windows. Call 804-357-7593

Handyman: Needed for periodic repairs. Currently, need someone to repair/paint a small exterior trim piece. Call 804-357-7593

House for Sale or Rent: Your Forever Home \$79,950 or Rent to Own. 99 Evergreen Drive - CBTB. Available Mid-December. 2 bdrm/1 bath. Cathedral wooden ceilings (really pretty). Skylight allows for natural light to flood the updated bathroom. Sun Porch with sliders on 3 sides. New wood flooring throughout. Over-sized 1 1/2 car garage (store your boat and water toys). Garage is wired. Half-acre total of two lots - sold together but are two separate parcels. Garden space and lighted horseshoe pits. Loads of privacy - so peaceful! 2 blocks from CBTB community waterfront pier and boat dock. Call Owners/Agents. 804-357-7593

RV for Sale: 2006, 32' Arctic Fox - Silver Fox Edition, 5th wheel RV, covered when not in use, it is in excellent condition with new upgrade tires & batteries. Many factory upgrades & options have been incorporated. Asking \$15,000.00. Frederick & Mary Ann Olsen, 61 Club View Drive, phone: 462-7356

Lots for Sale: Lots 628, 629, 630. Located at Corrotoman Road and Pine Place. Call Bill at 301-421-9052

Have something to sell or a service to offer? Send it to CBTBay@gmail.com no later than February 15th for the March newsletter. Listings are free for CBTB members in good standing.

Stay Connected!

Sign-up for the CBTB email distribution list to receive newsletters, meeting notices and other important information. Just send an email to **CBTBay@gmail.com** with your name, lot number(s) and mailing address and you'll be added to the list. We promise not to spam you!

Want to contact the Board?

Use CBTBay@gmail.com to reach them too!



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Check the website: www.corrotomanbythebay.org