



# Corrotoman Currents

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

Available online and in color at [www.corrotomanbythebay.org](http://www.corrotomanbythebay.org)

Vol. 3 Issue II

## Corrotoman By The Bay Association Update

By Robert Bennett, President

### Better and Better

A member of the Association recently emailed me and said “New tennis courts, pickle ball, and now ping pong. The CBTB community gets better and better everyday.”

The new tennis and pickle ball courts are the pride of the community. Jean Ehlman is to be congratulated for her dedication and hard work in getting the courts completed. The project included raising the elevation of the courts and new drainage swales around the courts to improve drainage. The new outdoor ping pong table in the pavilion was made possible by the generosity of Mark Hill, who split the cost with our CBTB Association. These two champions made their dreams come true for the benefit of all in our community. CBTB is fortunate to have many champions who are willing to contribute to the benefit of our community without any personal gain. Our thanks go out to you!

### Legal Update

On October 3, 2016, Judge McKinney, of Lancaster County Circuit Court ruled that “The Association properly levied a special assessment pursuant to Virginia Code Section 55.514 in November 2013 and the Defendant failed to pay that special assessment.” Out of 302 property owners in CBTB, only 10 have not paid the 2013 special assessment. For those property owners who have paid their annual and special assessments, the CBTB Association thanks you. Legal actions have been taken and are pending against all property owners who have not paid their fair share.

### Finance Committee Makes Recommendation

In August, the Board approved a Finance Committee of non-board members to study the financial condition of CBTB Association and make a recommendation for future funding needs. The Committee included Bill Ehlman, Chairman, Craig Adler, Neal Garner, Rebecca Nelson, and ex-officio members Sam Longstreet, Association Treasurer, and Cristian Shirilla, Board member. Thank you to the members for a job well done! *(Editor’s note: CBTB Accountant/CPA Vicki Bartlett’s is also a committee member. Her name was inadvertently left off in the printed version of this newsletter.)*

After extensive analysis of our budget including income and expenses as well as our replacement reserve study, the Finance Committee made the recommendation to the Board for an increase in the annual assessment to \$180 per lot, which the Board approved. After 20 years without an increase, your support is needed to maintain the beautiful community in which we live and own property. Please return your proxy (enclosed) by November 16, 2016 and if possible, join us at our special meeting at 9 AM on Saturday, November 19, 2016 at the Clubhouse to learn more. Your support will be greatly appreciated, and your vote matters whichever choice you make.

**Are you receiving emails from CBTBay@gmail.com? If not, send a message to CBTBay@gmail.com to be added to the distribution list to receive important information and updates.**

**Next Board Meeting  
9AM Saturday, November 12th  
Special Meeting for  
Dues Increase  
9AM Saturday, November 19th  
Please return enclosed ballot  
by November 16th**

**Interested in Joining the Board?**  
If you are interested in serving your community and being on the CBTB Board of Directors, please submit your resume to the Board at [cibtbay@gmail.com](mailto:cbtbay@gmail.com) by November 1.



Like us on Facebook at [www.facebook.com/CorrotomanBTB](http://www.facebook.com/CorrotomanBTB)  
For the latest updates visit our website at [www.corrotomanbythebay.org](http://www.corrotomanbythebay.org)



## Board Meetings

Held at 9AM CBTB Clubhouse  
November 12th &  
December 10th

## CBTB Board of Directors

President - Robert Bennett  
804-761-7647  
Vice Pres - Rocky Boykin  
Secretary - Vacant  
Treasurer - Sam Longstreet  
Board Members:  
James Allen  
Jean Ehlman  
Roger Failmezger  
Cristian Shirilla  
Susie Pierce

**Email the board:**  
**CBTBay@gmail.com**

Visit us on the web  
**www.corrotomanbythebay.org**

## Stay Connected!

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:

Rivers Accounting  
P. O. Box 406  
White Stone, VA 22578.  
For questions regarding payments please call 804-436-9211.  
Rivers Accounting 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

## The NEW CBTB Tennis/ Pickleball Courts !

By C. Jean Ehlman  
CBTB Tennis/Pickleball Chair  
JEhNorNeck@aol.com



CBTB had two successful pickleball clinics on September 17th and 24th with twenty-two property owners participating. The tennis/pickleball pro and experienced pickleball players from Indian Creek Yacht and County Club participated in teaching pickleball rules and skills to our property owners. It was a fun time and a learning experience for all.

We have 39 property owners and 24 families signed up to play pickleball and tennis. Sold all our 25 keys to the courts and now have more keys for an administrative fee of \$5 plus an application to be filled out that can be found on line. The courts must be locked at all times. You can get your key to the courts from JJ Allen, a CBTB board member.

A list of CBTB Association pickleball/tennis members email addresses and phone numbers can be obtained at CBTB board meetings each month. This is a good contact list to let people know that you want to play and they can join you on the courts. Pickleball rules will also be available for you to have.

Equipment to play pickleball can be bought on line at [www.pickleballcentral.com](http://www.pickleballcentral.com). CBTB has a 5% discount code - CRCBTB & CBTB club name for you to use. This will also give CBTB 5% additional money at the end of the year to use in buying equipment. Our equipment will be stored in a deck box on the courts that is being purchased.

**Keys to the Tennis/Pickleball courts are available for \$5. Please contact James Allen at CBTBay@gmail.com or by calling 757-771-3606 to arrange for key pick-up**

## Join Us on Facebook

Want to chat and get to know your neighbors better? Are you a weekender and would like to know what is going on in the community? Then join our private Facebook group!

The group is only open to CBTB property owners and is a closed, private group. That means only members of the group can see what you post on the page. To join, just email CBTB@gmail.com with a message you'd like to join the Facebook group and include the email address your Facebook account is under.

## December Christmas Party!

Mark your calendars for December 10th! Our annual Christmas party will be held that evening at the CBTB Clubhouse. More details to follow closer to the date. (Please note, this will replace the first Saturday Happy/Appy Hour for December.)

## Other Monthly Events.

Join your neighbors on the first Saturday of the month for a **Happy/Appy Hour**. Bring a beverage of your choice and if you'd like, an dish to share. The Happy/Appy Hour usually starts at 6pm and is held in the CBTB Clubhouse.

Then on the first Monday of the month have a cup of coffee with your neighbors at the **First Monday Coffee Club**. They meet from 8:30 to 10:30 at the CBTB clubhouse.

To receive notices on these and other community events at CBTB, send an email to CBTBay@gmail.com to be added to the email distribution list.