



# Corrotoman Currents

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

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

Vol. 3 Issue III



**Wishing Everyone a Very Happy  
& Safe Holiday Season!**

## The Community Needs You!

By owning one or many lots in Corrotoman By The Bay, you are part of a great community and right now this community needs YOU!

You might think, what can I do? - I don't live there full time... I'm busy... I haven't visited my property in a long time... Whether you drive into CBTB every day or haven't been there in years, the most important thing you can do is return the enclosed ballot! You might also say - I already voted, or my vote doesn't matter . . . but it DOES!

For the November vote for the dues increase, we only received 256 votes. Per our by-laws we needed 60% (355 votes) out of the 591 lots/votes in the community to reach a quorum. **NO QUORUM WAS MET FOR THAT ROUND OF VOTING.** So we have to do it again (spending more money and time mailing out another round of ballots). This time around though, per our by-laws, we only need to receive 178 votes for a quorum. So **PLEASE RETURN YOUR BALLOT!**

Don't know enough about the issues to vote? Join our email distribution list by sending an email to [CBTB@bay@gmail.com](mailto:CBTB@bay@gmail.com) for updates.

If you'd really like to get involved, there are currently two vacant positions on the CBTB Board. In May there will be three vacancies. We are in need of volunteers to be on the Board! The two vacancies will be filled until May. Then in May during the annual Home Owners Meeting, an election will be held to vote on these two positions and a third board member's position that ends in May. If interested, please submit your resume to the Board at [cbtbay@gmail.com](mailto:cbtbay@gmail.com). It takes all of us to keep our community running!

## Upcoming Events:

*All events held at the CBTB Clubhouse.*

### Saturday, December 10th:

9:00 AM CBTB Board Meeting  
5:30 PM CBTB Christmas Party

### Saturday, December 31st:

7:00 PM CBTB New Year's Eve  
Party

### Saturday, January 14th:

9:00 AM CBTB Board Meeting  
and Annual Dues Increase  
Special Meeting/Vote

## Hey! I Didn't Know About That!

Mail and printed newsletters are expensive, not mention time consuming, especially for an all volunteer community.

In an effort to keep you informed, whether you own just one lot, are a week-end or live in CBTB full time, we have an email distribution list. If you are not receiving email from [CBTB@bay@gmail.com](mailto:CBTB@bay@gmail.com), please send a message to [CBTB@bay@gmail.com](mailto:CBTB@bay@gmail.com) to be added to the distribution list.

We promise not to spam you nor share your information with anyone else. You'll receive emails about the Board and community events and information. Send us an email today!



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  
December 10th  
January 14th

## CBTB Board of Directors

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

Email the board:  
**CBTB@y@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 **CBTB@y@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

## A Snapshot of the Proposed Dues Increase

The full proposal is available on [www.corrotomanbythebay.org](http://www.corrotomanbythebay.org).

### History of CBTB Dues -- We have not had an increase since 1997.

1967- \$20.00	1970- \$28.50	1973- \$40.00
1981- \$50.00	1986- \$60.00	1997- \$80.00

### Why Do We Need A Dues Increase?

- We need to maintain our amenities and have capital reserves for future costs so we can continue to have a healthy and viable community
- Helps to maintain our real estate values
- We also would like to reduce and/or eliminate the need for special assessments, giving you a better idea what to plan or budget for on an annual basis
- Virginia Code ( Law) – Chapter 26, Property Owners’ Association Act, Section 55-514.1 requires a capital reserve study and the need to budget for reserves and accumulation of cash.

### Proposal

- The Finance Committee is recommending to the Board and the Community we increase the annual assessment from \$80.00 per lot to \$180.00 per lot. (Approximately \$15 per month per lot.)
- This increase will help cover the annual operating budget of \$65,000 plus this will begin to build up the capital reserve account.

### How We Calculated The Increase To \$180.00

- We took the existing operating budget of \$65,000
- We extensively evaluated, reduced and adjusted the Capital Reserve Report to determine what should be included and how much we needed to save
 

180 x 591 CBTB Lots =	\$106,380
Annual Budget =	\$ 65,000
Amount added to Capital Reserve =	\$ 41,380
Full Capital Reserve Study requires =	\$ 42,500

*Special thanks to the Finance Committee members for all of their work on this proposal: Members: Bill Ehlman, Craig Adler, Neal Garner, Rebecca Nelson, Vicki Bartlett, CPA Ex- Officio Members: Sam Longstreet, CBTB Board Treasurer, Cristian Shirilla, CBTB Board Member*

### Tennis/Pickleball Courts Are OPEN!

Keys to the Tennis/Pickleball courts are available for \$5.

Please contact James Allen at **CBTB@y@gmail.com** or by calling **757-771-3606** to arrange for key pick-up

### December Christmas Party!

Our annual Christmas Party will be held at the CBTB Clubhouse on Saturday, December 10th starting at 5:30 PM. Please bring a covered dish to share and your own beverages. Also, we will be collecting non-perishable food for the River Road Food Bank the night of the party.