

Belden Woods HOA Newsletter

August 2012

Annual Meeting Held April 28th

The annual meeting of the Belden Woods Homeowners Association was held on this COOL Saturday afternoon. The minutes from the meeting are included here for your review. Some important things to note:

- **Treasurer's Report:** Based on 2012 forecasts, the budget reserve will be down to \$1,571 by the end of the year. An increase in the association dues from \$240 per year to \$300 per year beginning in 2013 was approved. The increase will provide a means to build the budget reserve.
- **Officer and Committee Nominations/Elections:** Nominations were made and elections were held for the Belden Woods HOA Board members.
The following will serve as officers for 2012 HOA Board: **President** – Bob Olsen; **Vice President** – Penny Epperly; **Treasurer** – Jim Petrine with Brian Taylor as Co-Treasurer in order to assume responsibility in 2013; **Secretary** – Linda Coulter and Nan Gagliostro will act as Co-Secretaries
Architectural Review Committee: Current members will continue to serve - Bob Olsen –Chairman; Jim Petrine; Penny Epperly; John Hurt; Philip Coulter
Grounds/Maintenance Committee: Current members will continue to serve - Fred Hall; Jim Aliff; Jeff Povitak; Brian Taylor

The items brought to the BW Board by the WGMV Board were reviewed during the meeting.

- **Tennis Courts:** We discussed continued maintenance of the tennis courts and agreed that BW HOA wants maintenance of the courts to continue. We have provided the WGMV Board with our suggestions for possibly increasing use of the courts.
- **Trails Committee:** The Windy Gap Mountain Village HOA is forming a trails committee. Jeff and Pat Povitak indicated interest in joining this committee.
- **Firewise Community:** There was discussion about Belden Woods participating in the Firewise Community program. Windy Gap Mountain Village is currently participating. During discussion it was noted that there is an application process and certain requirements to be met. Bob Olsen will contact Gayle Sutherland to see if this is a possibility and to collect more information about the program and the contact.

WGMV Annual Wing Ding Held June 10th

As always the Wing Ding was a success. More neighbors attended this year than ever before with nearly half of those in attendance being Belden Woods residents. In past years the Windy Gap Mountain Village HOA invited Belden Woods's residents to attend as their guests, but with the increase in attendance WGMV determined they could no longer cover the catering costs for all. This year the BW Board agreed to pay the catering cost for the BW residents who attended. A good time was had by all.

Property Maintenance and Covenant Compliance

As a reminder, please examine your property for compliance with the intent of the Belden Woods Estates covenants and restrictions. Property maintenance is an important part of preserving the natural setting of our community, making our community attractive and maintaining property values. It is in everyone's best interest. Also, if you are thinking about installing or building a structure of any kind on your property, submit the plans to the Architectural Review Committee for approval prior to finalizing plans. The Architectural Committee members are Bob Olsen, Jim Petrine, Penny Epperly, John Hurt and Philip Coulter.

Other Important Information

Bear sightings in the neighborhood continue including sightings on Vista Parkway and Overlook Parkway in recent weeks. Please don't put out any bird feeders and keep garbage cans inside.

Also, be aware that snakes are very active this time of year. Use caution especially after dark.