

Belden Woods Homeowners Association Spring 2015 Meeting Notice and Newsletter

Annual Homeowners Association Meeting

We will hold our annual meeting on Saturday May 2, 2015 at 4:00pm at Bob & Gay Olsen's house. The meeting agenda is enclosed. We will have a cookout after the meeting. Please bring a side dish or dessert to share. Hotdogs, hamburgers, water and soda will be provided by the HOA. If you are unable to attend, please fill out the information on the enclosed proxy and return it to Bob Olsen by April 16, 2015.

We are taking nominations for HOA Board positions. We need people to step up and volunteer to be on the Board. We will be voting for new officers.

It's Spring - Things To Think About

Community Safety Issues

- During periods of dry conditions there is great concern about forest fires. The General Provisions of our Covenants expressly prohibits open burning either on the ground or in a container of leaves or trash. This is extremely important since any damage resulting from violating this covenant would expose property owners to significant liabilities.
- Our wild animal co-inhabitants are waking up and everyone should at least take precautions. Please do not put trash out until the day of pick up. All trash cans of any type should be stored inside garages and away from the garage doors. One property owner in Windy Gap had their door damaged by a bear trying to get to the can on the other side of the door. Be aware of your surroundings, presence of fox, raccoon, opossum and skunks in the daytime may mean they are rabid. We had one child last year bitten by a rabid fox and had to have treatment. Also, in the past 3 years there have been 2 Rattle Snakes killed and one dog bitten by a Copper Head. These occurrences are not common but please keep them in mind.

Spring Clean Up

- With the end of winter it's time to inspect properties for downed trees and limbs along your road frontage. VDOT only responds to debris in the road and there are a few properties with debris in the areas between the road and wooded areas.
- We ask everyone to also inspect your property for downed trees and debris in the 50ft building restriction area from property line fronting roads, approx. 60 ft from roads. This is an appearance issue, with several lots and homes for sale and it can only help protect property values which is in everyone's interest. We also consider this a covenant requirement concerning proper maintenance of properties.
- Covenants also require that all yard maintenance equipment and tools be stored out of sight.
- We have been informed by the Windy Gap POA that VDOT plans to surface treat their roadways later this year or early next year. We are contacting VDOT to confirm that Belden Woods roadways will be included in this project. An update on this issue will be discussed at our annual meeting.