

CUCKOO'S NEST ASSOCIATION SUMMER/FALL 2019 NEWSLETTER

www.cuckoosnestassociation.com
info@cuckoosnestassociation.com



The Cuckoo's Nest Association Board Members want to thank everyone who took the time to cast their ballots for the new 2019/2020 Board Members. Thank you also to all the Association members who have paid their Annual Association dues. It is through the cooperation and understanding of community members that make Cuckoo's Nest a special place to live.

ELECTION RESULTS

The Annual Meeting, Election of new Officers, and Community Picnic was held at Common Area II beginning at 10:00 a.m. on Saturday, June 1, 2019. The weather, though introduced by a rain shower around 9:00 a.m., turned perfect for the event. As Association members began to arrive, the clouds cleared and the sun shone over the lake and pavilion.

The meeting began shortly after 10:00 a.m., opened by Larry Blanks, who was filling in for outgoing president Lorenda Ward. He recognized and thanked Ms. Ward for her 12 years of service on the Board and gave special recognition to John Decker, who passed away in March, and had served for many years on the Board. Many of the current and past Board members have served well past the required three-year term. As all Board members are volunteers, the gift of their personal time and dedication in making Cuckoo's Nest a great place to reside is a valuable asset to our community.

As is protocol for the Election, three Association members were asked to count and tally all votes received. Thank you to Pat Amrein, Chuck Detwiler, and Marcie Tuggle for taking on that task.

The following Association members were voted into the open positions:

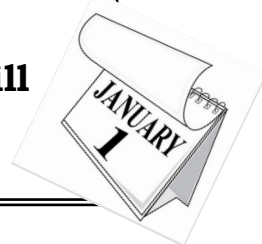
Jim Amrein, Pat Evans, Pete McKenney, Thomas Pitcher

After the meeting was adjourned, everyone gathered for a wonderful array of food. Thank you to Dutch and Connie Zuidema for the mouthwatering smoked pork, to an ex-community member for returning this year to serve his excellent French fries and fried sweet dough, and to everyone else who shared their delicious dishes to make this an excellent picnic!

Association members are invited and encouraged to attend the monthly Board meetings. Board meetings are held the second Saturday of each month. Exact date, time, and location will be posted on the CNA website. It is a great way to truly see and understand the efforts put forth to ensure that Cuckoo's Nest is a great community in which to live.

ASSOCIATION PAYMENT DUE DATE CHANGE!

**Beginning with the 2020
Association payment and ongoing
each year forward,
Association payments will
be due to the CNA
Treasurer by
January 1.
2020 Association Payment will
be due
January 1, 2020.**



2019/2020 BOARD MEMBERS

Carl Moellering-President
Paul Rippeth-Vice President
Kathi Cline-Treasurer
Pat Evans-Secretary
Jim Amrein
Larry Blanks
Pete McKenney
Eddie Owens
Thomas Pitcher

IMPLEMENTATION AND INSTALLATION OF THE ELECTRONIC GATE

After years of discussion, research, and planning, electronic security gates have finally been installed at Common Areas I and II. The new gates will not only increase ease of access in and out of the Common Areas but will aide in the misuse of the areas by non members. Members of the Cuckoo's Nest Association Board of Directors appreciate everyone's cooperation and patience as this new process gets under way. Thank you to all the Association members who spent countless hours working to make this possible.

Procedural Information is located on the CNA website (www.cuckoosnestassociation.com/documents/gate).

LOCK COMBINATION IN CASE OF GATE FAILURE

In the case of an extended power failure to the gate, the gate will be secured with a combination lock. That combination lock code will be 1289. This combination will not be changed year-to-year since this type of lock will only be used in extenuating circumstances.

COMMON AREA PARKING

As a community we can all help to maintain the integrity and usefulness of our common areas by remembering to park vehicles in the designated parking areas.

In Common Area II, only golf carts and utility vehicles are permitted to drive on the grass areas and park near the new covered docks. All other vehicles must be parked in the designated parking area. Please refrain from driving cars and trucks on the grassy area. These larger vehicles can damage the grass and soil. Your cooperation in adhering to the posted signs is greatly appreciated by all who use and maintain these areas.

COVERED BOAT SLIPS

The covered boat slips recently added at Common Area II are owned by Lake Anna Land Corporation, the Developer of Cuckoo's Nest. If you are interested in storing your boat in one of these slips, please contact LALC at 540-894-5100.

SPRING CLEANUP

The Annual Spring Cleanup was held on Saturday, April 13, 2019. Eighteen volunteers assembled and worked tirelessly to spread yards of mulch and clean up Common Areas I and II. Though it was hard work, everyone had a good time working together for a common cause. Thank you to all who gave of their time to spruce up our Common Areas!

COMMON AREA COURTESY

As a courtesy to everyone who visits and uses our Common Areas, please remember to always pick up your trash and any other items you brought with you when you leave. There is no public trash pick up at the Common Areas so any items or trash you leave becomes a cleanup chore for those who come behind you. Unfortunately, after Memorial Day, there was quite a bit of trash left on the beach. Thanks to a caring community member, it was all picked up and disposed of. Let's all work together, by cleaning up after ourselves and our guests, to keep these areas clean and enjoyable.

Clean and enjoyable goes for our four-legged friends as well. Many Association members enjoy a walk with their pet to the Common Areas, but please remember to take pet waste bags with you and pick up your pet's waste from the Common Areas as well as during your walk to and from the Area. Please help to keep our streets and Common Areas free of waste and trash.

MEMBER CONCERNS/QUESTIONS

If you have a concern or question regarding matters within our Cuckoo's Nest Community that can be answered by the CNA Board, please communicate that information using the complaint form located on the CNA website or send your message to info@cuckoosnestassociation.com. Questions, comments, or complaints communicated via social media sites, i.e., Facebook, Next Door, will be redirected to the above CNA sites to address these concerns.

Thank you.

COMMON AREAS 1 AND 2

DOCK REPLACEMENT INFORMATION

For the past several months the CNA Board has been reviewing whether to repair the damaged dock in Common Area 1 or move forward with the Reserve Study advisement that docks 1 and 2 in Common Area 1 be replaced in 2020. After reviewing options the BOD voted to begin the replacement of the docks instead of paying to repair now then pay again to replace in just a few months. ***As docks are replaced lot owners/residents are advised that any enhancements that have been added at these docks (i.e., lifts, solar cells, etc.), by a lot owner/resident, are the responsibility of the lot owner/resident. Cuckoo's Nest Association is responsible for the docks only. As these docks need to be replaced, it is the lot owner's/resident's responsibility to have any lift or other enhancement removed prior to the demolition of the old dock.*** If the enhancement is to be reinstalled, the reinstallation is the responsibility of the lot owner/resident. Residents will be notified, as soon as possible, in advance of the beginning of the project, to make arrangements to have any enhancements removed. Any enhancement not removed before the beginning of the project will be removed by the contractor and that cost will be billed to the lot owner/resident.

Also, all boats housed within slips of a dock being replaced will need to be relocated before the dock replacement project begins.

The Board realizes there is some inconvenience to lot owners/residents regarding this type of project but know that the safety and reliability of these docks is of utmost concern to everyone involved. Your cooperation and patience is appreciated as the first phase of this project is being reviewed and will hopefully begin sometime December 2019 to January 2020.

Information regarding dock replacement construction dates will be on the Cuckoo's Nest Association website.

COMMON AREA MAINTENANCE

The Common Areas are for all members of the Cuckoo's Nest Association to use and enjoy. To that end, the Common Area committee appreciates your help in working to ensure they are safe and appealing. If you see something that needs to be addressed, (nail pops on docks, loose boards, etc.) please email the Board at info@cuckoosnestassociation.com so that any issues can be addressed.

Thank you.

<p>NOTE: All future newsletters will be sent to Association members via email. Please ensure your email address is current with the Association's Board of Directors. If you are unsure if your email address is current, contact Kathi Cline at ClineKathi@gmail.com.</p>
