

CUCKOO'S NEST ASSOCIATION SUMMER/FALL 2020 NEWSLETTER

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2020/2021 BOARD MEMBERS
Carl Moelling- President
Paul Rippeth- Vice President
Kathi Cline- Treasurer
Pat Evans- Secretary
Jim Amrein
Larry Blanks
Pete McKenney
Eddie Owens
Denny Smith

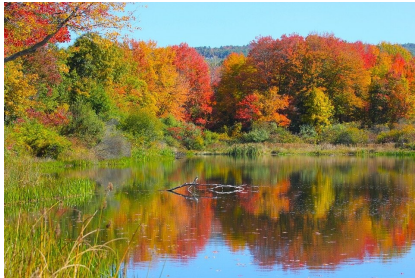
MESSAGE FROM THE PRESIDENT

As I write this letter I look at an amazing view; the morning sun dancing on the ripples in the lake, the leaves dancing as they are brushed by the gentle breezes of a cool, late summer morning, all reminding me that one beautiful season is about to be replaced by the splendor of another. What a gift it is to live in such a beautiful place.

Though the last many months have brought about issues and changes most of us could have never imagined, I hope you have been able to find peace and respite here at the lake.

I know I speak for the entire Board when I say Thank You for your patience, cooperation, and understanding as we navigated, as a community, through these trying times. In the past few months, as some people have made the decision to leave the crowded cities and suburbs, Cuckoo's Nest has rapidly grown and we warmly and gratefully welcome these new families to our "nest".

While COVID19 kept people apart it also brought people together. In our neighborhood we witnessed many residents walking, visiting with neighbors, and, we can't forget dear Frannie. Her first appearance caused much curiosity which soon turned to anticipation to see where she would land next. Her colorful and cheerful presence couldn't help but bring a smile to any face who passed by her or found her perched in front of their home.



Even with the added restrictions, placed upon everyone these past months, the Board has continued working for the community. You may have noticed the new signs located in both Common Areas and on Cuckoo's Nest Drive. A special thanks to Bonny Geris and Jim Amrein for their extra efforts with this project. The replacement of docks 1 and 2 and the launch pier, in Common Area 1 will begin in March 2021.

I hope you will be able to find time to enjoy these early days of Fall and all the beauty they have to offer. Winter will be upon us before we know it!

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ANNUAL MEETING/ELECTIONS

SATURDAY, AUGUST 1, 2020

After some delays, the Annual Meeting and Elections were finally held on Saturday, August 1, 2020. Unfortunately, due to COVID19, the Community Picnic was cancelled. The Board appreciates all who were able to attend and help with the election. The following persons were elected to the Board:

Pat Evans, Bonny Geris,
Eddie Owens, Paul Rippeth

SPECIAL ELECTION

A Special Election was held on Saturday, September 12, 2020, to elect a new Board member to fill the position vacated by Bonny Geris. Due to the short time-frame, for this election, the Board decided to use the efficiency of technology to send and receive ballots. Forty-seven ballots were received and tallied at the September 12, 2020, monthly Board meeting. The newly elected Board member, to serve the remaining two-year term (6/1/2020-6/1/2022) is Denny Smith.

The Board is very thankful for the time Bonny was able to dedicate to the Association and know that her dedication to this community will continue as a non Board member.

Thank you to those who expressed their interest in serving on the Board. There will be 3 positions open June 2021; we hope to see their names and others on that ballot.

2021 ASSOCIATION DUES

Association dues for calendar year 2021 (January 1, 2021-December 31, 2021) are due on or before Friday, January 1, 2021. 2021 Association dues are \$350.00 per lot.

"Annual members' dues and fees not received as of thirty (30) days after January 1st of each year will be deemed delinquent and subject to a late penalty fee. If after sixty days (60) the lot owner remains delinquent, the Association will record a lien with the County on the lot/lots of such owner in accordance with Virginia Code §55.1-1833. Assessments remaining outstanding as of thirty days after the initial billing statement will be deemed delinquent; the Association will record a lien with the County after sixty days (60) on the lot/lots of such owner in accordance with Virginia Code §55.1-1833. Additional fees incurred due to delinquent payments will be the responsibility of the resident/lot owner.

Common area access cards will be suspended until all fees have been paid in full."

MONTHLY BOARD MEETING INFORMATION

All Monthly Board meetings are open to attendance by residents/lot owners. Board meetings are scheduled on the second Saturday of each month; however, due to extenuating circumstances and holidays, these meetings may be rescheduled for other Saturdays. Please check the website before attending a meeting to ensure you have the correct date, time, and location. Due to weather conditions un conducive to effective meetings (rain, wind, cold temperatures) many meetings will be held at the home of a Board member. Please be assured, residents/lot owners are still invited and very welcome to attend.

FALL MEETING SCHEDULE

9:00 AM

Saturday, October 10, 2020

Saturday, November 14, 2020

Saturday, December 12, 2020

October, November, and December are currently scheduled to be held at

689 Elnor Road

Home of Pat Evans, Board Secretary

The above dates are based on meetings being held the 2nd Saturday of each month but are subject to change due to unforeseen circumstances. Please check the Home Page on the Cuckoo's Nest website to be sure of exact meeting location.

Minutes of meetings are posted on the Cuckoo's Nest website, approximately one week after the meeting. They are available for view on the Home Page until the posting of the Agenda for the next meeting. Minutes are filed, by year, under the Documents tab.

CUCKOO'S NEST 2ND ANNUAL HALLOWEEN FUN NIGHT! SATURDAY OCTOBER 24, 2020

Saturday, October 24, 2020, 4:30-6:00 PM, Cuckoo's Nest will hold its 2nd Annual Halloween Trick-or-Treat

Event. Residents are asked to come to the end of their driveway to hand out candy to the trick-or-treaters who come by. In 2019 some of the lower courts did not see many, if any visitors, so those who live at the end of those areas may want to

team up with friends or neighbors who live closer to the "main drag". Also, in keeping with safety due to COVID 19, please consider wearing a glove to hand out candy, as well as wearing a mask. Halloween and masks go together.

Trick-or-Treaters and their escorts may want to consider bicycling or riding in golf carts to be able to more easily visit the ends of some of the longer streets.

We hope you consider participating in this short but worthwhile and fun evening.



FRANNIE FLEW HOME!

On Friday, September 4, Frannie flew home to roost. Her adventurous and fun journey through our community had come to an end but the memories of her visit from home-to-home will remain for a long time. The anticipation as to where she'd land next was an enjoyable distraction to the uncertain landscape of our changing and challenging world. Her colorful and cheerful presence brought smiles to those whose yard she'd appear as well as those who passed her by on a walk or drive through the neighborhood.

Thank you to Darren and Karen Welch for their generosity in sharing her with us and helping bring a community together one pink stop at a time.



COMMUNICATION

The CNA Board will continue communicating future publications and correspondence to the email accounts provided as well as in the Cuckoo's Nest website. Thank you to all who have chosen this mode of communication as it delivers information to residents/lots owners more quickly and less costly. *If you do NOT wish to receive correspondence via email, please send that information to the Board via Kathi Cline at ClineKathi@gmail.com or in a letter to Cuckoo's Nest Association, PO Box 207, Bumpass, VA 23204. All emails will remain confidential.* Residents who have not registered their email to the Board will continue to receive items via USPS mail. If your email address changes, please be sure to communicate that information to Kathi Cline at ClineKathi@gmail.com.

Current and important information is posted on the Home Page of the website allowing you ease of access without having to search.

The Board truly appreciates those who take the time to read, and when required, respond to these communications.

MEMBER CONCERNS/QUESTIONS

If you have a concern or question regarding matters within the 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 AREA CORNER

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 behind becomes a cleanup chore for those who come after you. 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.

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.

Vehicles (i.e., cars and trucks) are not permitted on the paths around the pavilion and at the beach.

Your cooperation in adhering to the posted signs is greatly appreciated by all who use and maintain these areas.

COMMON AREA GUEST PARKING

Parking Passes are no longer needed for residents' guests parking in the Common Areas. This is due to the fact that guests can only access the Common Areas by vehicle with the assistance of the resident/lot owner. If you are planning an event where several vehicles will be entering the Common Area at a specified time, please contact the Board of Directors via email at info@cuckoosnestassociation.com.

Special arrangements may be able to made for gate access for your event.

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 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 these issues can be addressed.

SAND BEACH, COMMON AREA II

Please limit fishing to the piers and beverage containers to plastic and cans. The use of glass bottles and fishing at the beach are strongly discouraged as broken glass and fish hooks are hazards to those using the beach and swimming area.

Thank you for your cooperation.

NEW SIGNS

Many of you have probably noticed the new signs in Common Areas 1 and 2 and on Cuckoo's Nest Drive. We hope you like the new, upgraded design of these signs. Even though the many members of the Board were involved in the project, a great big THANK YOU goes to Jim Amrein and Bonny Geris for their special involvement in the implementation and installation.



COVERED BOAT SLIPS

The covered boat slips located at the edge of Common Area 2 are privately owned and maintained by a separate HOA. The dock is exclusive only to those owners and their guests. Currently there are no covered slips for sale. If any of those slips become available for sale they will be listed online under the Community Bulletin Board on the website.

DOCK REPLACEMENT INFORMATION

The replacement of the launch pier and docks 1 and 2 in Common Area 1 is scheduled to begin the first week of March 2021. Construction is expected to last 10-12 weeks. Residents/lot owners with assigned slips on these two docks will be receiving detailed information pertaining to their responsibilities regarding this project. All other residents/lot owners will receive general information related to this dock replacement and future dock replacements.

The Board has spent many months researching and planning for this project and would like to say a special thank you to Jim Amrein for his work with Dominion and Louisa County to get this project moving forward.

While this will be a temporary inconvenience it is the first step toward the rebuilding of better, safer, and more effective docks for our community. The cooperation of all residents/lot owners will help to ensure a productive and smooth project.

YOUR ANNUAL DUES AT WORK

The Annual Dues you pay each year are an important and necessary part of maintaining the Common Areas used by residents/lot owners and guests of the Cuckoo's Nest Subdivision.

When the subdivision was created, the developer knew that once he/she was no longer overseeing the subdivision there would be a need to continuously monitor and maintain the amenities; thus an Association Board was created. These amenities require funds for constant maintenance and upkeep as well as future replacement as they age. The State of Virginia requires that Associations (POAs and HOAs) abide by the state's rules and regulations. One of those is to maintain funds for replacement of major structures within the subdivision. This savings fund is called a Reserve Fund. HOAs and POAs are required to have a triennial assessment by an independent organization reviewing and outlining the funds needed to maintain the appropriate Reserve Fund. The amount suggested to be maintained in this fund is determined by the age and number of structures within the division. In addition to this Fund, there are Operating Expenses incurred for day-to-day upkeep and maintenance of the Common Areas (i.e., lawn mowing, portable toilets, etc.). Unlike many other subdivisions Cuckoo's Nest has not only one Common Area but two! The Board works diligently each year to create a budget that fulfills all of these needs with only the income from the annual dues received from residents/lot owners.

So please remember, when writing and mailing your annual dues payment, you are helping to maintain the community in which you directly live and play. We can all be thankful to each and everyone of our neighbors for working together to preserve a beautiful and safe place to live.



IMPORTANT DATES

- October 10, 2020, 9:00 a.m.
Monthly Board Meeting
- October 24, 2020, 4:30-6:00 p.m.
Cuckoo's Nest Halloween
Trick-or-Treat Event
- November 14, 2020, 9:00 a.m.
Monthly Board Meeting
- December 12, 2020, 9:00 a.m.
Monthly Board Meeting
- January 1, 2021
Date by which 2021 Association Dues
should be paid.
- January 9, 2021, 9:00 a.m.
Monthly Board Meeting
- February 13, 2021, 9:00 a.m.
Monthly Board Meeting
- March 1, 2020, Dock replacement begins
- March 13, 2021, 9:00 a.m.
Monthly Board Meeting
- April 10, 2021, 9:00 a.m.
Monthly Board Meeting
- May 8, 2021, 9:00 a.m.
Monthly Board Meeting
- June 5, 2021, 10:00 a.m.
Annual Meeting/Elections