

CUCKOO'S NEST ASSOCIATION SUMMER/FALL 2021 NEWSLETTER

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2021/2022 BOARD MEMBERS
Denny Smith-President
Paul Rippeth-Vice President
Richard Hanley-Treasurer
Pat Evans-Secretary
Derek Harris
Donald Henshaw
Pete McKenney
Eddie Owens
Megan Zeranski

MESSAGE FROM THE PRESIDENT

Since our last newsletter, the replacement of the launch pier and piers 1 and 2 in common area 1 has been completed. If you haven't visited common area 1 in a while, please go by sometime and see the good work that was done. We are currently scheduled to commence replacement of pier 3 in May of next year. Many thanks to Jim Amrein for his ownership of this project for the community!



Well, Covid 19 just won't go away! Hopefully you are all staying safe and healthy. I am thankful that we live in a place that affords us much recreation in the great outdoors. Regrettably, Covid has caused countless difficulties for us all. One notable problem was a lumber shortage that had a significant impact on the material cost for the dock replacement work this past spring. We are cautiously optimistic that we will see more favorable prices by next May.

We are continuing to have some issues with at least one individual turning donuts in the gravel of the common areas. This behavior is dangerous and creates added work to keep dragging the gravel smooth again. Please be respectful and safe while operating vehicles. The board continues efforts to identify those responsible.

If you observe someone doing this, we would appreciate the information.

We have had several instances this summer of boats being insufficiently secured in boat slips. The wave action created by passing boats has caused damage to the boats and piers. It is not easy to tie off a boat properly in the original slips that all have a short finger on one side. Proper rope placement is critical, and even then, cushioning bumpers can still be necessary. If you choose to leave your boat in the water, please check frequently to verify that your boat and the dock are not getting damaged.

At the August 14 meeting, it was suggested that community members may want to help when things need done at our common areas. To that end the board agreed that, in the future, we will send out requests for specific needs that are identified, such as debris clean up following a severe storm rather than waiting until the spring clean up. Your support of such requests will be greatly appreciated!

The sun is steadily retreating to the south, and another summer will soon be in the books. I hope you have enjoyed it to the fullest, and continue to safely enjoy the lake on into the fall.

Denny Smith, President

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ANNUAL MEETING/ELECTIONS

The Annual Meeting and Election of new Board members was held Saturday, June 5, 2021.

The Board was pleased that this year there were more nominees running than positions open. The newly elected Board members are: Richard Hanley, Derek Harris, and Megan Zeranski. At the first meeting, of the new Board, Denny Smith was selected as President and Richard Hanley as Treasurer. The Board greatly appreciates the time and work donated to the Board by outgoing Board members Larry Blanks, Kathi Cline, and Carl Moellering.

GOLF CART ORDINANCE

Please be aware that as an approved golf cart community residents/lot owners with golf carts or multi-use vehicles are required to adhere to the golf cart/multi-use vehicle ordinance established by Louisa County.

OPERATION OF GOLF CARTS AND UTILITY VEHICLES

- Golf carts and utility vehicles that are powered by an engine of no more than 25 horsepower (does not include all-terrain vehicles) may operate in Cuckoo's Nest under a local Ordinance passed by Louisa County's Board of Supervisors on May 6, 2013.
- *The operator of approved vehicles must possess a valid driver's license.*
- Each golf cart or utility vehicle must display a slow-moving vehicle emblem.
- Golf carts or utility vehicles may only be operated between sunrise and sunset unless equipped with appropriate lights, according to Virginia Code.
- All golf carts and utility vehicles must be covered by an insurance policy providing minimum liability amounts contained in the Virginia Code. Proof of insurance must be maintained in the approved vehicle at all times.
- Golf carts and utility vehicles must be operated in accordance with all state and local laws and ordinances pertaining to the possession and use of alcoholic beverages.
- Only the number of people the approved vehicles are designed to seat may ride on the golf cart or utility vehicle.
- Approved vehicles should not be operated during inclement weather.
- A civil penalty in the amount of \$100 will be assessed for any violations. Repeat violations will be assessed at \$250.00.
- Signage is the responsibility of the community.

MONTHLY BOARD MEETING INFORMATION

All Monthly Board meetings are open to attendance by residents/lot owners. Board meetings are held 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 adverse weather conditions (i.e., rain, wind, ice, cold temperatures), many meetings may be held at the home of a Board member. Please be assured, residents/lot owners are still invited and very welcome to attend.

Agendas for meetings are posted on the Home Page via a link to the document. Click on "Agenda" under the meeting date; it will open the Agenda document. Minutes are also posted on the website via a link to the document. On the Home page click on "Minutes" under the meeting date. This will open the most recent Minutes document. Past meeting Minutes are filed in the Documents section of the website. Locate the year in which the meeting was held, click on that date and those Minutes will open on your computer.

For meeting dates, times, and location, please see the IMPORTANT DATES section of this newsletter or check the Cuckoo's Nest Association website.

HALLOWEEN TRICK OR TREAT

The 3rd Annual Cuckoo's Nest Trick-or-Treat event is scheduled for Saturday, October 30, 2021, from 4:30-6:00 p.m. Lot owners/residents, who wish to distribute candy to our younger set, should be at the end of driveways or on the side of their street during this time.

IMPORTANT DATES

September 11, 2021

Monthly Board Meeting, 9:00 a.m.
Pavilion, Common Area 2

October 9, 2021

Monthly Board Meeting, 9:00 a.m.
689 Elnor Road

Saturday, October 30, 2021

Halloween Trick-or-Treat Event
4:30-6:00 p.m.

November 13, 2021

Monthly Board Meeting, 9:00 a.m.
689 Elnor Road

December 11, 2021

Monthly Board Meeting, 9:00 a.m.
689 Elnor Road

January 8, 2022

Monthly Board Meeting, 9:00 a.m.
689 Elnor Road

February 12, 2022

Monthly Board Meeting, 9:00 a.m.
689 Elnor Road

March 12, 2022

Monthly Board Meeting, 9:00 a.m.
689 Elnor Road

Please be aware that the above meeting dates may be subject to change. If you are planning to attend a meeting, please check the website the evening before the meeting to see if any changes have been made.

Thank you.



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 an assessment every five years 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.

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 Treasurer at Treasurer@cuckoosnestassociation.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 the Board Treasurer at Treasurer@cuckoosnestassociation.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 question, concern, or complaint regarding matters within the Cuckoo's Nest Community, that can be answered by the CNA Board, please communicate that information via email to info@cuckoosnestassociation.com. For formal complaints, please use the complaint form located on the CNA website or send your message to info@cuckoosnestassociation.com. Persons posting questions, comments, or complaints on social media sites, i.e., Facebook, Next Door, will be redirected to the above CNA site.

Thank you.

COMMON AREA CORNER

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.

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.

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.

PIER 3 RECONSTRUCTION

If you've been keeping up with the Board Meeting Minutes you should be aware that the Board is planning for the reconstruction of Pier 3. This is scheduled for May 2022. This will complete the reconstruction of all 3 piers in Common Area 1. The plans for Pier 3 are the same as they were for Piers 1 and 2. Approved plans are on page 4 of this newsletter.

LOCK COMBINATION IN CASE OF LONG-TERM GATE FAILURE

In the case of an extended power failure to the gate, the gate will be secured with a combination lock. This combination will not be changed year-to-year since this type of lock will only be used in extenuating circumstances. The combination lock code was included in the 2021 Annual Meeting and Elections letter. Please keep it in a place where you can locate it easily in case you find the gates secured with a manual lock.

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 to ensure they are safe and appealing. If you notice something that needs to be addressed, please send the Board a message at info@cuckoosnestassociation.com.

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.

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 for the exclusive use of those owners and their guests.

Currently there are no covered slips for sale. If any slips become available for sale they will be listed online in the Community Bulletin Board section of the Cuckoo's Nest website.

PERSONAL ITEMS SAFETY

Please remember that while it is convenient to keep personal items at your boat slip and on your boat this is a Common Use Area used by Association members and also accessible, from the water, by non-Association members. Though we would like to believe that everyone is honest and trustworthy, please be mindful that items stored in a non-secured location may be subject to theft.

Also, please remember to lock your car or truck, while it is parked in either of the Common Area lots.

If you see any suspicious activity around the boat slips, please notify the Louisa County Sheriff's Office at 540-967-1234.

COMMUNITY INFO/EVENTS

For information about Cuckoo's Nest, please be sure to check the Cuckoo's Nest Website (www.cuckoosnestassociation.com). The website contains information about upcoming meetings, Minutes from previous meetings, past Newsletters, Cuckoo's Nest documents and more. In addition, the Community Information page contains information regarding local events throughout the area. If you know of a local community event that you would like posted, please send the information to info@cuckoosnestassociation.com.

