

CUCKOO'S NEST ASSOCIATION SUMMER/FALL 2022 NEWSLETTER

www.cuckoosnestassociation.com
info@cuckoosnestassociation.com



2022/2023 BOARD MEMBERS
Denny Smith-President
Paul Rippeth-Vice President
Meghan Zeransky-Treasurer
Pat Evans-Secretary
Richard Hanley
Donald Henshaw
Pete McKenney
John Olyha
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MESSAGE FROM THE PRESIDENT

Well, sad to say another summer has slipped on by, although we will soon enjoy the milder temperatures and colors of fall. Since our last newsletter, we have completed the replacement of pier 3 in Common Area 1. In the process, we were able to adjust the positioning of pier 3 to create a little more separation with pier 2. Common Area 2 replacements are currently scheduled to start in 2024, commencing with pier 4. One lesson learned from the pier replacements is that the slips at the end, (19 & 20) get pushed out farther from the shore. This has created problems for two people that had boat lifts installed in one of those locations because the water was a little too deep for the type of lifts they had. The piers were lengthened by 15 ft to allow for proper fingers on both sides of each slip, and to make sure each slip is wide enough for a boat lift to fit in each slip (not all slips are wide enough on the old piers). While the Board still feels that the improvements far outweigh the potential impact to the farthest slips, we also welcome community input on how to proceed with the replacements in Common Area 2.

We continue to have feedback about the condition of the seawall at the beach in Common Area 2. The contractor who replaced the piers evaluated the wall for us. He made some recommendations on a modification to the top plate of the wall which the Board intends to pursue in the off season. Volunteers will be requested when we have purchased the necessary materials. We are also looking to purchase a set of steps to make it easier to get from the beach into the lake.

I hope that you all had a fun-filled summer, on the lake, and that fall brings a different, but still wonderful, form of enjoyment.

Denny Smith
President

COMMUNITY INFORMATION

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.

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.

ANNUAL MEETING/ELECTIONS

The Annual Meeting and Election of new Board members was held on Saturday, June 4, 2022.

Incumbent members ran unopposed except for a few write-in nominees.

The Board has stressed, in the past, and does so again, the importance of residents/lot owners participating on the Board and while write-ins are permitted, those names are not seen by the majority of the community. Please consider submitting your name when nominations are requested so that it can be included on the ballot that everyone sees and votes on.

MONTHLY BOARD MEETING INFORMATION

All Monthly Board meetings are open to attendance to all residents/lot owners.

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 visit the Cuckoo's Nest Association website.

MARK YOUR CALENDAR!

Cuckoo's Nest Trick or Treat
Saturday, October 29
4:30-6:00 p.m.

This is the 3rd Annual Trick or Treat Event for our community's younger residents and family of residents. Participants handing out candy are asked to do so at the roadside or end of driveway.

LOUISA COUNTY LEASH LAW

Effective July 1, 2022, Louisa County implemented a year-long leash law that applies to ALL dogs except hunting dogs and dogs working on a farm.

Please be cognizant of this and respectful of others when walking your pet within our neighborhood.

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 quickly and less costly.

If you do NOT wish to receive correspondence via email, please send that information, in a letter, to Cuckoo's Nest Association, PO Box 207, Bumpass, VA 23204.

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 clean.

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.

OVERNIGHT PARKING IS NOT PERMITTED WITHIN EITHER COMMON AREA.

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.

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.

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.

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.

IN CASE OF A POWER FAILURE AT THE GATE

In the case of a power failure the gates are designed to default to an OPEN position. They will not be secured with a combination lock.

If there is a failure to the gates due to a mechanical issue that may require a lengthy time period to fix, the Board will determine the best course to take to ensure the gates are useable for all residents/lot owners. Information regarding how to access the Common Areas, during that time, will be sent to you via email.

ELECTRONIC GATE CARDS

If you are planning on selling your home or lot, please be aware that the Electronic Gate Cards DO NOT automatically transfer. In order for the Board to retain proper records of these cards the current owner MUST relinquish the cards to the Board. The Board will reissue the cards to the new owner along with the proper paperwork and instructions. As you near your closing date, please notify the Board via an email to info@cuckoosnestassociation.com at that you need to turn in your gate cards. The gate card administrator will contact you to make arrangements to turn in your cards.

Thank you for following this procedure so that the new owner receives their cards timely and properly.

BOAT SLIP LEASE TRANSFER AGREEMENT

Included with this newsletter you will find a **Boat Slip Lease Transfer Agreement**. Boat slips on Common Docks 1-7 were originally assigned to lots by Lake Anna Land Corporation (LALC); however, LALC has completed their work within Cuckoo's Nest and thus will no longer be responsible for the assignment and/or transfer of slips. In order to maintain an accurate listing of slips to lots the Board has developed a **Boat Slip Lease Transfer Agreement**, similar to the original Lease Agreement used by LALC. A copy of this Agreement will be included in all POA Packets and is intended to ensure that the assigned boat slip accurately and legally transfers to the new owner with any transfer or sale of property. This Agreement must also be executed if a current lot owner/resident is making a slip transfer with another current lot owner/resident.

Any questions regarding this Agreement can be sent to the Board at info@cuckoosnestassociation.com.

PAVILION USAGE

The pavilion is for use on a first-come first-served basis except for the 1st Saturday morning in June when it is reserved for the Annual Meeting and Elections.

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 to ensure they are safe and appealing.

If you notice something that needs to be addressed, please email the Board at info@cuckoosnestassociation.com.

**CUCKOO'S NEST ASSOCIATION
RESIDENT/LOT OWNER
BOAT SLIP LEASE TRANSFER**

THIS BOAT SLIP LEASE TRANSFER AGREEMENT, is made and entered into on this date _____, 20____ by the current Lessee of Pier _____ Slip _____ to the Lessee to whom said boat slip is being transferred.

The Property Owners Association has been granted certain rights to use of certain shoreland on Lake Anna for recreational purposes and boat docks have been constructed for the use of all lot owners assigned the non-exclusive right to use of said facilities.

Except for the exclusive rights granted to Lessees or others, complete control of the facilities of any boat dock area shall be held by the Property Owners Association and those who have the right to use said areas, who shall be solely responsible for any improvements, replacements, maintenance, and upkeep of said facilities and said areas. **Lessee shall have complete control over the property being leased herein and shall be solely responsible for improvements, replacements, maintenance, and upkeep of property.**

Neither Lessee nor any other party shall be permitted to park any vehicles, boats, or any other type of equipment along any roads in the boat dock area or in any place in the boat dock area other than parking areas designated by the Property Owners Association. Lessee authorizes the Property Owners Association any such vehicle to be towed and removed from such road or area and held for Lessee, or the owner of such equipment, until called for the by the Lessee or owner, all at the expense of the Lessee or owner of such property. Lessee may park Lessee's vehicles, boats, or other such equipment, on their own lot or property over which they have exclusive control.

This Lease is subject to all the terms and conditions set forth in said Deed to VEPCO. No piers, jetties, recreation or protective structures may be constructed on said areas without the permission of VEPCO and the Property Owners Association.

Lessee's rights shall exist so long as (1) The Property Owners Association and Lessee have the right to use the areas; (2) said pier, or any replacement pier, is in existence; (3) Lessee owns or owns interest in land in the same subdivision as said pier/boat slip now being leased by Lessee is located; and (4) Lessee or Lessee's heirs, successors or assigns are eligible for membership in and, in fact, maintain membership, in good standing, in said Property Owners Association. All rights granted Lessee herein shall apply to Lessee's heirs, successors or assigns provided that notice of transfer or assignment of this lease is shown by an appropriated document recorded in the Clerk's Office where said land is located and also a copy of this notice of transfer or assignment is given to the Property Owners Association within sixty days of the time any transfer is made. Failure of Lessee or Lessee's heir, successors or assigns to record such document and notify, by sending a copy of this document to the Association, shall automatically cancel this lease and terminate all rights hereunder. Under no circumstances shall any party have any right under this Lease who does not own interest in property in said subdivision.

CURRENT LESSEE:

TRANSFER LESSEE:

Printed Name

Printed Name

Signature

Signature

Lot #

Lot #

NOTARY PUBLIC:

The above named person(s) _____ appeared and acknowledged this foregoing instrument before me this _____ day of _____, 20_____.

Notary Public

State of _____ County of _____

Commission # _____ Expiration Date _____