

# CUCKOO'S NEST ASSOCIATION WINTER/SPRING 2020 NEWSLETTER

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**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

## MESSAGE FROM THE PRESIDENT

*I want to begin by saying how wonderful it is to live in a community where residents genuinely care about their community and the well-being of their neighbors. It is a pleasure to live here and work with volunteers who have the community's best interest at heart. As we catch the first glimpses of spring sprouting from the starkness of winter; peaks of green pushing through carpets of brown leaves, rays of sun that shine brighter and longer, I see neighbors emerging from their homes cheerfully greeting each other as they take walks in the warmer, fresh air. A true sign that the long-awaited days of fun and sun are right around the corner.*

*Over the past several months the Board has been diligently working on clarifying the By-Laws, selecting a contractor to rebuild the launch pier and docks in Common Area I, creating and adopting an effective and financially responsible budget, and continuously maintaining Common Areas I and II.*

*This past Fall a group consisting of HOAs and POAs, from the private side of the lake, was formed to discuss concerns specific to the private side of the lake. HOAs and POAs were contacted and asked to send a representative to upcoming meetings. We are pleased to say that we have had a representative from our Association at all meetings. This representation has resulted in some of the emails you've received regarding issues around the lake. We will continue to keep you updated as we receive information regarding changes around the lake.*

*Thank you to all residents/lot owners who paid their 2020 dues on time. Your cooperation with timelines truly helps us in maintaining our community and planning for the future.*

*It is an honor to serve as the President of this Association. I thank you for your participation and cooperation. I know we are all looking forward to fun times on and around the lake this spring.*

## 2020/2021 ELECTIONS AND ANNUAL MEETING SATURDAY, JUNE 6, 2020

Persons interested in volunteering their time on the CNA Board are encouraged to submit a Candidate Nomination Form to the Board by Wednesday, April 22, 2020, so that all names of interested parties can be entered on the ballot being sent to residents/lot owners. Forms can be mailed to Cuckoo's Nest Association, PO Box 207, Bumpass, VA, 23024 or sent via email to [info@cuckoosnestassociation.com](mailto:info@cuckoosnestassociation.com). The Nomination Form is included with this publication. Ballots will be mailed to residents on Tuesday, April 28, 2020.

Board members serve a three-year term. Board meetings are held monthly, on the second Saturday of each month; however, due to extenuating circumstances and holidays, these dates are subject to change. Please check the website for exact day, location, and time. Attendance is not mandatory, but encouraged as decisions cannot be made without a quorum. If you have any questions about serving on the Board, please ask one of the current members.

As a resident/lot owner, attendance at monthly meetings can help to see how the Board works and what expertise you can bring to the table.

The Annual Meeting and Election of Officers will be held on Saturday, June 6, 2020, at 10:00 a.m. in Common Area II at the pavilion. Ballots containing each lot's vote may be brought to the meeting or mailed, prior to the meeting, to Cuckoo's Nest Association, PO Box, 207, Bumpass, VA 23024. Ballots being mailed should be mailed to the CNA PO Box no later than Wednesday, May 20, 2020 to ensure receipt prior to the June 6 meeting. This will ensure your vote has been received and is tallied at the meeting. Unfortunately, ballots received after the morning of the meeting will be not accepted.

Your vote counts!

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## 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.

## CUCKOO'S NEST HALLOWEEN FUN NIGHT

On Saturday, October 26, 2019, Cuckoo's Nest held the first Trick-or-Treat event for the younger members of our community. As this was the first time for this event, attendance of residents handing out candy and children receiving candy were minimal but those who participated had a great time! The weather cooperated and residents distributing candy could be found along side the road, in driveways, or on corners, grouping together in a community party. Costumed children, accompanied by parents and grandparents, excitedly roamed the streets eagerly awaiting the sweet treasures they would receive.

In reviewing this event, participants began discussing ways to increase future participation so that it becomes an annual community event.

### 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](mailto: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.

**NOTE: 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](mailto:ClineKathi@gmail.com).**

### COMMUNICATION

The CNA Board has been working to enhance communication to residents regarding events/matters within our community and, when appropriate, around the lake in general. We will continue communicating future publications and correspondence to you via email as well as in the Cuckoo's Nest website. ***If you do NOT wish to receive correspondence via email, please send that information to the Board via Kathi Cline at [ClineKathi@gmail.com](mailto: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.

# 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. Unfortunately, after Memorial Day 2019, 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.

## 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.

## 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](mailto: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. 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](mailto:info@cuckoosnestassociation.com) so that these issues can be addressed.

Thank you.

## 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 how to obtain one of these slips, please contact LALC at 540-894-5451 ext. 1.

## COMMON AREA SUPPLY SHED IN PLACE!

If you've been to Common Area II since February, you should have noticed a new addition. A storage shed located to the right of the entrance. The shed will house lawn and garden tools as well as items for small dock repair. These items will be readily available for CNA Board members to make quick repairs to docks and keep items close at hand for annual clean-ups and other maintenance not covered by lawn service crews.

## SPRING CLEAN UP CANCELLED

Due to current directives regarding COVID-19, the 2020 Spring Clean Up Event is cancelled.

# COMMON AREAS I AND II

## DOCK REPLACEMENT INFORMATION

### UPDATE

Last Fall the CNA Board contacted eight contractors for estimates for replacement of the launch pier and dock(s) in Common Area I. In February 2020, after much discussion and review, the Board narrowed the list down to three contractors. To ensure all the requirements are met, a Board member was named as the Project Manager to oversee the project. The information below outlines the responsibility of residents/lot owners affected by this project;. As soon as a build date has been established, letters will be mailed to those residents/lot owners who will be directly affected by this first phase of a long-range plan to replace the aging docks in Common Areas I and II.

### INFORMATION FROM SUMMER/FALL 2019 NEWSLETTER

For the past several months the CNA Board has been reviewing whether to repair the damaged dock in Common Area I or move forward with the Reserve Study advisement that docks 1 and 2 in Common Area I 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 reinstated, the reinstatement 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.

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## **BOARD MEETING INFO**

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. Several months throughout the year or due to bad weather, 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.

## **BYLAWS REVISION**

As mentioned in the President's message, the Board has been working on a revision of the Bylaws. This revision is meant to clarify and specify information that is somewhat ambiguous in the original version. The intent is to ensure that residents/lot owners have a better understanding of the regulations associated with the Cuckoo's Nest Subdivision as well as their responsibilities as members of the Association and, in addition, to bring the Bylaws current with Code of Virginia Title 55, Chapter 26.

The Bylaws revision has been completed; however, when it was taken to be registered at the Louisa County Courthouse the Board was told they do not record Bylaws. Since the original Bylaws were recorded at the Courthouse at the inception of the Association, the Board wants to ensure the revised version is also at the Courthouse. Once this has been settled the revised copy will be posted on the CNA website.

**CUCKOO'S NEST ASSOCIATION**  
**BOARD OF DIRECTORS**  
**BOARD MEMBER CANDIDATE NOMINATION FORM**

With the submission of this form I am interested in being listed as a candidate on the Ballot for the 2020/2021 Election of open Board positions for the Cuckoo's Nest Association Board of Directors.

Name: \_\_\_\_\_

Lot #: \_\_\_\_\_

Below please describe your interest, qualifications and/or history of residency in the Cuckoo's Nest Subdivision.

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*Forms should be emailed to [info@cuckoosnestassociation.com](mailto:info@cuckoosnestassociation.com) or mailed via USPS to Cuckoo's Nest Association, PO Box 207, Bumpass, VA 23024 for receipt no later than Wednesday, April 22, 2020.*