

# CUCKOO'S NEST ASSOCIATION WINTER/SPRING 2021 NEWSLETTER

[www.cuckoosnestassociation.com](http://www.cuckoosnestassociation.com)  
[info@cuckoosnestassociation.com](mailto:info@cuckoosnestassociation.com)



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

## MESSAGE FROM THE PRESIDENT

When I wrote to you in the Winter/Spring 2020 Newsletter we were all just becoming familiar with the term COVID19. I don't think any of us could have imagined that one year later it would still be affecting our daily life. This has not been an easy journey and I hope that you and your family have been able to stay healthy and safe.

Life here at the lake, has continued to see a change in the amount of people purchasing lots and homes, wanting to move away from the cities and suburbs. We welcome all the new residents to Cuckoo's Nest.

Throughout this year the Board embarked on one of its biggest projects, the reconstruction/replacement of piers 1 and 2 and the launch pier, in Common Area 1. This project actually began several years ago with previous Boards sorting through the many details and issues that would be involved in such an undertaking. With one pier damaged and both piers decaying, the current Board continued with the challenge. I encourage you to read the article on page 4 for updated information. The article will bring everyone up-to-date on the current project as well as provide information related to future dock/pier replacements.

If you attended the Annual Meeting in August 2020, delayed from the usual June date due to COVID19, or read the Minutes from that meeting, you are aware that several current Board members submitted nomination forms to run for Board positions for the sole reason that there were no nominations received. Without these Board members opting to run again, there would have been vacancies on the Board. There will be several Board positions to be filled this coming spring and I sincerely hope many of you will consider submitting your name and bio information to run for a position on the Board. Two of the positions ending this year are Director positions for President and Treasurer. If you have experience in leading or finance, I urge you to consider running for a position on the Board. Even if you have no experience and wish to be a part of maintaining and improving your community, your interest is most welcomed. Current Directors will work with those assuming the new position to ensure a smooth transition.

Our Spring Clean-Up Event was cancelled last year due to, you guessed it, COVID19 and the inability to have group gatherings. We are planning and hoping to be able to hold it this year. It is currently scheduled for Saturday, May 8, 2021, immediately following the May 8th Monthly Board Meeting which will begin at 9:00 a.m. at the Pavilion in Common Area 2. The plan is to have volunteers break off into groups to tackle projects instead of everyone working in mass.

Another event cancelled was the community picnic that follows the Annual Meeting and Election of new Board Members. We are hoping that this event will be able to be held this year. It is a wonderful time for lot owners/residents to meet each other and enjoy some social time.

My position as a Board Member and President of the Board is coming to a close, this June and I want to take this opportunity to thank you for allowing me to serve as President of the Association's Board of Directors. I have enjoyed getting to know many of you, talk with you, and listen to your comments and suggestions on how the Board can better serve lot owners and help improve our community. Though there will always be differences of opinion, it is through meaningful discussions that the opportunity for growth and improvement can flourish. With that in mind, I encourage you to attend the monthly Board Meetings and the Annual Meeting and, if you are unable to attend, to read the Minutes from these meetings so that you are up-to-date on information regarding Association business and, if you have a concern from information you read, being proactive by emailing the Board right away so it can be addressed promptly; you may have an idea or suggestion that may not have been thought of.

I wish you all a joyful and healthy spring and summer enjoying all the beauty and fun Lake Anna has to offer.

Carl Moellering, President  
Cuckoo's Nest Association, Inc.

## Annual Meeting/Elections

The Annual Meeting and Election of new Board members is scheduled to be held Saturday, June 5, 2021, 10:00 a.m., Common Area 2 in the Pavilion.

There are 3 Board members who will be completing their three-year term. Of these 3 open positions, 1 Board member has been serving as President and the other as Treasurer. This does not mean that newly elected members will automatically fill these positions but financial or leadership qualities/experience can be valuable as officer positions are elected, by the Board, each year after the elections.

The form to submit a name for nomination for a Board position will be available on the Home Page of the website the beginning of April. Nomination forms should be received, to the Board, no later than April 30, 2021, so that ballots can be mailed to residents by May 7th to be returned to the Board by June 1st prior to the June 5th meeting.

We urge you to consider running for a position on the Board. As different people serve on the Board, the Board is afforded new and innovative ideas and ways to better serve our community. If you have any questions about being on the Board, please feel free to contact a Board member or send your question(s) to [info@cuckoosnestassociation.com](mailto:info@cuckoosnestassociation.com).

### **WITHIN THIS ISSUE:**

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Communication  
Dock/Pier Replacement Info  
Dock Plans  
Important Dates  
Monthly Board Meeting Info

## 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.

### IMPORTANT DATES

#### April 1, 2021

Forms to submit a name for nomination for a Board Position available on the CNA website.

#### April 10, 2021,

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

#### April 30, 2021

Nomination Forms due to CNA Board

#### May 7, 2021

Ballots and Annual Meeting Letter mailed to lot owners/residents

#### May 8, 2021

Monthly Board Meeting, 9:00 a.m.  
Pavilion, Common Area 2  
Spring Cleanup Event immediately following the Board Meeting

#### June 1, 2021

All mail-in ballots due to CNA PO Box

#### June 5, 2021

Annual Meeting/Elections, 10:00 a.m.  
Pavilion, Common Area 2

#### July 10, 2021

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

#### August 14, 2021

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

#### September 11, 2021

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

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

## 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.

### 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](mailto: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](mailto: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 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 site to address the concern(s).

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](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. The combination lock code will be included in your 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.

## 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 send the Board a message at [info@cuckoosnestassociation.com](mailto: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.

## 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.

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

## 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 to 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.

## INFORMATION FOR THE REPLACEMENT OF DOCKS/PIERS 1 AND 2 AND LAUNCH PIER IN COMMON AREA 1

The reconstruction of the launch pier and docks/piers 1 and 2 in Common Area 1 has travelled a long and arduous road but, is now nearing an end to the journey. One of the major detours along the way has been the question of who is actually responsible for the boat slips. Discussions regarding this began back as far as 2005.

In October of 2018, as the Board began the initial research to look at how to replace the docks/piers, relying on recommendations for aging structures from the Reserve Study. It was decided that, in order to create a smoother and more cohesive process the Association's Reserve Funds would be utilized for the entire project (launch pier, center piers, swim platform, and boat slips). Then began the process of reviewing various designs and ideas that would fix some of the issues lot owners/residents have been facing due to the current design. When, in the summer of 2019, pier 2 was left damaged by a boater, there was discussion whether to repair or follow the Reserve Study recommendations for replacement. The Reserve Study recommended replacement of the piers in Common Area 1 beginning in 2020 with all three piers replaced by 2022. The Board decided to move forward with replacement.

In July/August of 2019 the Board began researching estimates for the replacement of the 2 piers and the launch pier. This search continued throughout December of 2019 and expanded in the spring of 2020. Approximately 10 contractors were contacted during the search. During this time from Fall of 2019 till mid spring of 2020 plans for the new docks/piers went through several changes. They began with the plans originally created in 2018 but after listening to concerns from current owners/lessees of boats slips on these docks/piers, developed into the plans ultimately submitted for approval. A copy of the plans are on page 5 of this newsletter. The plans for the replacement docks/piers include the following improvements to the current docks/piers:

- Wider and consistent slip openings with an inside measurement of 11-feet 3-inches.
- Two-foot wide fingers on each side of the slip opening.
- Graduated finger lengths: 16-feet, 18-feet, 20-feet, providing the maximum, allowable benefit to slip owners/lessees..
- Extra pilings throughout the structure for added stability.

The search for estimates took longer than anticipated as estimates received were sporadic or not complete. Finally, in late spring of 2020, the Board had narrowed possible contractors down to 2. The contractor, with the lowest estimate of \$120,000.00, for the total project, was selected. The contractor's schedule meant that the Cuckoo's Nest project would be scheduled for March 2021. Since the Board did not want construction during the months people would be using the docks/piers, the Board accepted that schedule but were concerned that there may be cost increases in materials due to the eight month period between the acceptance of the contract and the actual build date. In February 2021, the contractor informed the Board that the rise in the cost of materials increased the project total to \$146,000.00, a \$26,000.00 increase.

When the project and plans were presented and reviewed at the Annual Meeting in August (delayed from June due to the governor's restrictions on gatherings of people) discussion arose as to the financial obligation for the boat slips on the docks/piers. As this had been an ongoing discussion for years, the Board decided to retain the services of a lawyer, with HOA experience, to review Cuckoo's Nest documents and determine the legal answer to the question. The Board interviewed 3 firms and decided on a local, single attorney practice. After his research and review, the attorney responded to the Board with the following statement that was included in the November 2020 Monthly Board Meeting Minutes: *"The Association has been advised by legal counsel that the Association can fix the individual boat slips with the cooperation (including financial) of the boat slip owners-lessees or with an authorization from a judge."* That statement meant that the Board was now operating in a shared ownership, of the docks/piers, with the Association responsible for the center walkways of the piers, the swim platform, and the launch pier and the boat slip owners/lessees responsible for the boat slips. Moreover, the attorney informed the Board that in order to proceed with the project, authorization from each boat slip owner/lessee would be needed. The Board set upon the task of communicating this information to the owners/lessees of boat slips on piers 1 and 2 with a letter mailed December 14, 2020. Included with the letter were the Authorization Form and plans for the new docks/piers. The Board requested that owners/lessees return the authorization by December 31, 2020; however, some letters did not reach the homes of owners/lessees until sometime in January, 2021. Final authorizations were received late February, 2021.

The cost to the owners/lessees, of the boat slips, was determined by the cost per square foot of the project. The three structures have a total square footage of 3566 sq. ft. The square footage cost is \$40.95/sq. ft.

As this first part of a long-range project for dock/pier replacements begins there has been a great deal of information collected and lessons learned that should help to create a more cohesive plan to streamline and smooth the process for the future replacement of the other 5 docks/piers.

With the piers/docks being a shared responsibility of the Association and boat slip owners/lessees it is only with the cooperation of all parties that future replacements can be completed.

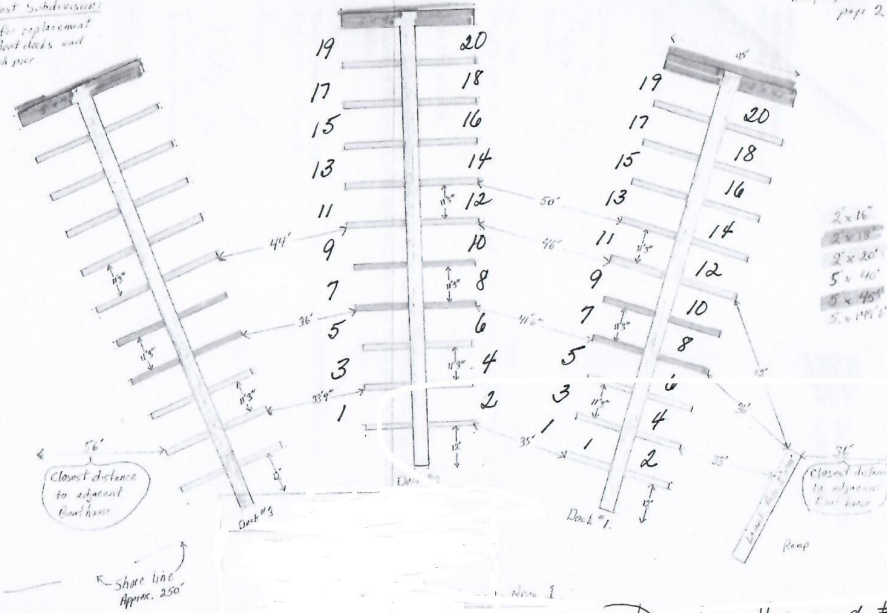
The project is, as originally scheduled, to begin mid March, 2021.

### LONG-RANGE PLAN TIMELINE FOR PIERS 3-7

Adhering to the current Reserve Study (November 6, 2018) piers 3-7 are scheduled to be replaced in the following years: Pier 3-2022, Pier 4-2024, Pier 5-2026, Pier 6-2028, and Pier 7-2030. The next Reserve Study should be completed late 2022 and may recommend a revised schedule.

Common Area Subdivisions  
 Proposal for placement  
 of boat docks and  
 launch pier

May 14, 2010  
 page 2



Docks #1 and #2

Slips 1-6 = 16'  
 7-10 = 10'  
 11-20 = 20'

The above plans are only for docks 1-3 in Common Area 1.

Plans for docks 4-7 in Common Area 2 have not yet been discussed.