

# CUCKOO'S NEST ASSOCIATION WINTER/SPRING 2022 NEWSLETTER

[www.cuckoosnestassociation.com](http://www.cuckoosnestassociation.com)  
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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

Wow! What a storm we had in January! It was great to see neighbors coming together to help each other and checking up on each other's welfare as we endured an almost week-long power outage. Many thanks to all who helped cut trees, move snow, and stay warm!

I had hoped by now that COVID would be just a bad memory but, unfortunately it just keeps coming at us. I know more people who have had to deal with it in the last month than in all the previous months of this terrible virus. I hope that all of you have stayed healthy despite the fact that it is running rampant right now. Let's hope this is finally the beginning of the end.

Pier 3 in Common Area 1 will be replaced this spring. The new piers afford much better tie-off ability for our boats. For those whose boats are in Common Area 2, we continue to see issues with boats impacting and damaging the piers. Because of the short finger on one side of each slip, it can be very difficult to tie off your boat in such a way to keep that from happening. In some cases, longer ropes and a better strategy of how the ropes are employed could solve the issue. In any case, it is highly recommended that you revisit your boat frequently to make sure it is not destroying itself and/or the pier.

For lot owners in Sections 2 and 3 (Tranquility) planning to build, please be sure to review the Covenants ensuring that your new build follows the requirements listed. If you want to build a garage with an "associated "apartment", the living space must comply with the square footage requirements for your lot (1200 sq. ft for water access and 1700 sq. ft. for waterfront). If you have any questions, please email the Board at [info@cuckoosnestassociation.com](mailto:info@cuckoosnestassociation.com) for clarification.

As we head into warm weather, please be safe out on the lake and be respectful and courteous to everyone else out on the water. Thankfully the water level has pretty much recovered, which will help with launching boats. The Board is aware that the deep end of the launch pier in Common Area 1 has a low spot off the end of the concrete launch pad. Gravel has been added to the area but some gravel is on the surface of the pad. We will move it when the water is warm enough to get in and work. With the water level back up it is not expected to be a problem right now but please use caution. If concerned, please use the launch at Common Area 2.

Soon we will be back enjoying the lake along with the fisherman who braved this winter's cold and didn't stop. Till then, enjoy the peace and quite the lake offers this time of year.

*Denny Smith*

## COMMUNITY INFORMATION

For information about Cuckoo's Nest, please be sure to check the Cuckoo's Nest Website ([www.cuckoosnestassociation.com](http://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](mailto: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](mailto:info@cuckoosnestassociation.com). For formal complaints, please use the complaint form located on the CNA website or send your message to [info@cuckoosnestassociation.com](mailto: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 is scheduled for Saturday, June 4, 2022, 10:00 a.m., Common Area 2, in the Pavilion.

There are 3 Board members who will be completing their three-year term. Those positions will be up for election. The form to submit a name for nomination for a Board position is included with this newsletter and will also be available on the Home Page of the website the beginning of April. Nomination Forms should be received, by the Board, no later than April 27, 2022, so that ballots can be mailed to residents by May 4th. Mail-in Ballots need to be received by the Board by May 27th. Those attending the Annual Meeting may turn in your ballot at the 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).

## 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.

## 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.

**MARK YOUR CALENDAR!**  
**Annual Meeting and Elections**  
**Saturday, June 4, 2022**  
**10:00 AM**  
**Pavilion**

## **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.

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](mailto:info@cuckoosnestassociation.com); special arrangements may be able to made for gate access for your event.

### **PIER 3 RECONSTRUCTION**

The reconstruction of Pier 3 is scheduled to begin Spring 2022 and will complete Common Area 1. Construction should begin on or about May 1 and be complete in approximately 8-12 weeks. Please be mindful that there will be construction equipment and crews within Common Area 1 during this time.

### **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](mailto: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.

### **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 Common Areas. 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.

### **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](mailto:info@cuckoosnestassociation.com).

