

CUCKOO'S NEST ASSOCIATION WINTER/SPRING 2023 NEWSLETTER

www.cuckoosnestassociation.com
info@cuckoosnestassociation.com



2022/2023 BOARD MEMBERS
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PRESIDENT'S MESSAGE

We are approaching the fun time of the year for life at Lake Anna! I hope you all have enjoyed the mild winter we have experienced, including a recent 80-degree day in February, of all times. We will be back in the water very soon now.

This year there will not be any boat dock/slip replacement project, but next year the current plan is to proceed with the replacement of dock 4 in common area 2. We will do a new Reserve Study this year to look at a replacement schedule for all of our common area amenities. This study is required by Virginia law every 5 years. The study is performed by an engineering company, and the purpose is to project when various structures will need to be replaced, and to help us determine what is adequate funding in our reserves to accommodate these replacements.

As we enter the more active boating season, please pay careful attention to how you secure your boats in your assigned slips. Every year we experience damage to the docks from boats that are not secured adequately. Likewise, the dock will damage your boat, as well, if allowed to make contact. This is especially challenging on the older docks that only have a short finger on one side of your assigned slip. Sometimes the best answer may be to simply trailer your boat.

The board has purchased a set of steps to install at the beach area in common area 2 to assist with getting in and out of the water; these will be installed sometime late winter or early spring. Hopefully this will make the access to the water a little easier and safer for those who need something to hold on to while getting in and out.

Well, let's hope that old man winter continues to behave, and that we are all back outside very soon!

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 AND ELECTIONS

The Annual Meeting and Election of new Board members is scheduled for Saturday, June 3, 2023, 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. One of those positions is that of Secretary. 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 March 31.

- ◆ *Nomination Forms due to CNA:* April 29
- ◆ *Ballots to be mailed out:* May 3
- ◆ *Ballots due back to CNA:* May 26

Residents/lot owners 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.

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.

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.

ARCHITECTURAL REVIEW COMMITTEE

In April of 2022 the CNA Board created an ARC to help ensure that lot owners projecting to build a structure on their lot did so within the guidelines of the Covenants, thus eliminating costly mistakes to the owner and the Association. This ARC is a limited ARC designed to only cover building restrictions written within the Covenants.

A copy of the ARC request is included with this newsletter.

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, INC.
PO BOX 207
BUMPASS, VA 23024
www.cuckoosnestassociation.com
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ARCHITECTURAL REVIEW COMMITTEE
INFORMATION REQUEST

Implemented by the Board, March 2022, the purpose of this Committee is to review structural plans of buildings being constructed, by lot owners, in Sections 2 and 3 (Tranquility) to ensure that requirements stated in the Covenants (otherwise k/a Declaration of Protective Restrictions and Covenants) are being followed. This Committee will ONLY review requirements listed within the Declaration and will not make any judgements as to design, color, etc.

The Committee requests to review plans, prior to submission to Louisa County, to determine that any structure where living space is to be part of the building that living space will consist of the minimum requirement of 1200 square feet for water access and 1700 square feet for waterfront, as written in the Declaration.

Please submit a copy of plans, to the Board, at least 30 days before you intend to submit plans to Louisa County for your Building Permit. The Board will review the plans at the regularly scheduled, monthly Board meeting and respond to you by email. Plans can be sent via email to info@cuckoosnestassociation.com or by USPS mail to PO Box 207, Bumpass, VA 23024.

If plans have been mailed to the Association's PO Box, please include an email address so the Board can respond to you.

The Board appreciates your cooperation in helping to alleviate costly mistakes.

ARC Form
Adopted: 4/13/2022
CNA Board of Directors

**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 _____

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

With the submission of this form I am interested in being a candidate on the Ballot for the 2023 Election of new Board members of 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.

Forms should be emailed to info@cuckoosnestassociation.com or mailed via USPS to Cuckoo's Nest Association, PO Box 207, Bumpass, VA 23024 to be received by no later than Saturday, April 29, 2023.