



Sunrise Bay Watch

FEBRUARY/MARCH 2009

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Special points of interest:

- Annual Meeting 11 April 2009
- Annual Dues
- Volunteers needed
- Lawn Care focus
- POA regulations
- New web site established

President's Message

A Summary from Pat Edwards

Well it's that time of year again when your Board of Directors has the opportunity to share with Sunrise Bay property owners the activities and events that are impacting our community. I hope that you find the newsletter interesting and informative.

The hot and steamy days of August have been replaced with cold and icy days of January. The lake has been frozen over except for a few small areas and those areas are full with geese, sea gulls, and hooded mergansers. It was quite a spectacular sight.



This has been a busy year for your Board of Directors and Committee members. Sean O'Neil, after serving faithfully as V.P. for years, stepped down last Fall and was temporarily replaced by Steve Fortner. Sean was also the Editor of the Sunrise Bay Watch Newsletter. He will be sorely missed. Thank you so much, Sean...

Last May I attended a meeting held by the Virginia Department of Professional and Occupational Regulation Liaison and Property Owners Association of Virginia, Inc. The purpose was to reach out to associations and review the Property Owners' Association Act, effective July 1, 2007. They presented a wealth of information from which I have summarized some of the important points later in this newsletter.

We have two Board of Directors terms ending in April 2009. The nomination committee consisting of Thom Aubin and Shirley Donald, will be soliciting volunteers to serve a 3 year term on the board. This is your community and I encourage you to think about taking an active part in your Association, to continue to make this a flourishing development. If you're interested please send an e-mail to our website indicating your interest.

In the following pages we will touch briefly on the many activities and accomplishments. Many of the topics will be covered in more detail throughout the newsletter.

Sunrise Bay Internet Web Site Established

Sunrise Bay is now alive on the Internet. We have a newly created web site, which connects us to each other as well as to the outside world. No longer will you or your guests be lost as they try to locate the

community and your home. Check it out by simply going to www.SunriseBayLakeAnna.com

You can email various Committees (e.g., Architectural Review) as well as volunteer to join one.

Calendar of events and links to local lawn care services and bush-hoggers are also posted.

It is a great way to get connected and stay in touch with your neighbors. Please send your email address to:

POA@SunriseBayLakeAnna.com



Committee Volunteers Needed

In last year's newsletter we asked for volunteers to serve on Sunrise Bay Committees. At the annual meeting last April we got very few volunteers. Of course only a fraction of the property owners attended the meeting. *Our community is growing and we would like to see new volunteers for the committees.* The same folks have been serving on the Board and various committees since the POA's establishment.

On that note, I'm happy to report that Steve Fortner volunteered to support our Web Site Committee and due to his hard work, we now have a Sunrise

Bay website.

Here are the committees that need your help:

- Architectural Review
- Common Area
- Nav & Water Quality
- Nominating
- Annual Meeting
- Historical
- Rules

Please visit our new web site and e-mail the Committee of interest. Your help is greatly appreciated.



Hawk on Lot 79 Sign Post

“Our next annual meeting is scheduled for April 11, 2009 at the Belmont Community Center.”

4-11 POA Mtg.

Our next annual meeting is scheduled for April 11, 2009 at the Belmont Community Center located on Belmont Road, within one mile of Sunrise Bay.

Registration begins at 10:30am. The meeting is scheduled from 11:00 a.m. to 12:30 a.m. Coffee, tea, and snacks will be served. Please mark your calendars and plan to attend.

VDOT Acceptance of Sunrise Bay Roads

In early January 2009 engineers from Timberline Development and VDOT met at Sunrise Bay to review the list of road-related repairs required by the developer. These repairs must be accomplished before VDOT will accept responsibility for road maintenance. At that same January meeting they also conducted a visual inspection of the roads comparing the list of actions to observations. VDOT plans to finalize the action item list with the required legal documents and provide them to Timberline. Timberline estimates that it will be Spring before final road-related repair work begins.

Lawn Care

Before we know it Spring will be upon us and with Spring comes the need to mow grass.

Our community continues to be well maintained, because of regular mowing of the roadsides and the Common areas.

For the coming season we have renewed our



Neglected grassy bank

mowing contract to Stevie Coleman. As a reminder, it is important that we remember to mow our individual properties, which include the adjacent banks. This past season all property owners mowed their properties except for three.

Our goal is 100% this coming season! See web site for links.

Excerpt from Restrictive Covenants of Sunrise Bay

Article II, Section 4) Condition of Property...

“Vacant lots shall be cut, mowed or trimmed a minimum of twice per year; provided, however, at no time shall the owner of any vacant lot permit the grass, weeds, or other foreign growth to exceed fifteen (15) inches in height. “

Maintenance

Besides a broken sign at Day Break Lane, maintenance costs have not been that bad so far. Yes, the roads need repair and the common areas need constant attention. But we have made some major strides in 2008.

The Common Area "A" shoreline maintenance project that we started last year has been completed. The project included stabilizing 275 feet of shoreline with VDOT Class 1A rip-rap and a nominal amount of landscaping required by the county. Thanks to Fred Jones and Ken Donald for overseeing the project.



Broken Sunrise Bay Sign



The Park

A second project in Common Area "A" mentioned in the last newsletter was the paving of the down hill approach and the turnaround area to the boat ramp. This area was deteriorating due to heavy traffic and an insufficient drainage system. This project was completed in time for the boating season.



British Red Fox Lab in the field

Amended Bylaws

Another important activity was the approval of our Bylaws. Thanks to all for taking the time to review and approve recommended amendments to our association Bylaws. The changes were proposed by our Association lawyer to ensure compliance with state regulations and remove references to Timberline.

Auditor Needed

Every 2-3 years the financial records of the POA needs to be audited by a CPA. We are in desperate need of getting this accomplished. If you are a registered CPA or know of one who would like to do this audit, please notify the POA asap.
Email:
POA@SunriseBayLakeAnna.com

A Walk in the Park

With the down turn in the economy it may be some time before Spotsylvania County constructs a suitable park for Sunrise Bay. Meanwhile, be adventurous and walk the perimeter during times of good weather. It's good for your health and great for your soul as you stroll through nature. Take your pet too.

"The Amended Bylaws are posted on our new web site."

Openings on the Board of Directors

President—Pat Edwards, President on the Sunrise bay Board of Directors. Pat's term is up in April 2009. Pat is open for another term (3 year) if the Property Owners desire to re-elect her at the April Annual Meeting. Other candidates can register to run at that time as well. You can also e-mail Thom Aubin of your interest on our website.

Vice President—Steve Fortner. Steve was elected by the Board in 2008 to serve out the remaining term of Sean O'Neal, which ends April 2009. Steve would like to continue to serve on the Board and will seek election at the Annual Meeting in April. Other candidates can also apply at that time as well.



2009 Financial Report Update

As of 1 January 2009 the balance in the Sunrise Bay POA Checking Account is \$2,455.38. There is one Certificate Of Deposit (CD) account as well, which has a balance of \$10,520.15 and the interest received in CY 2008 was \$705.07.

North Anna Nuclear Power Plant

An artificial lake, [Lake Anna](#), was constructed on the [North Anna River](#) to provide a reservoir of water coolant for use with the nuclear plant. Exhaustive studies have shown that the lake's abundant aquatic life are not harmed by the plant's operation. North Anna is going through a lengthy process of obtaining regulatory permission to build a 3rd nuclear power plant on site. If approved by the Nuclear Regulatory Commission and other VA regulatory bodies, construction could begin in 2010.



“In CY 2009 annual dues remain at \$200.00, which is needed to cover the cost to maintain Sunrise Bay Community.”

POA Annual Dues for CY 2009

The CY 2009 Annual Dues Invoices will be going out in the mail soon to all 88 Sunrise Bay property owners. The amount due this year remains at \$200.00. Please make checks payable to “Sunrise Bay POA” and mail them to P.O. Box 116, Mineral, VA 23117.

Thank you in advance for paying your dues promptly.

If you owe dues for prior year (s), please pay asap before the POA is forced to seek legal remedy.



Sunset on Sunrise Bay—From Lot 80 Front Yard.

Architectural Reviews—Status Update

The Architectural Review Committee (ARC) is pleased to announce that most property owners have been submitting detailed drawings for review and approval. There are a few properties that still require some final touch ups, such as painting the foundations, etc. One property owner has continually refused to submit drawings to ARC

for review. Their house is up For Sale but until they comply, any sale will be held up.

Please visit the Sunrise Bay Web Site , Committees Page, and click-on “Lots Approval Status” icon to review approval status for your Lot. Any questions or comments please email Lloyd Moore,

ARC Chairman at arc@SunriseBayLakeAnna.com. ARC recommends the use of email for submission of drawings and other data for timely review.

Property Owners Association—

State Law Impacting Associations

Funding Reserves—

A state law has been enacted which requires Property Owners Associations to establish and fund a Monetary Reserve Account to pay for the replacement of assets identified as Capital Components at the end of their useful life. The Board of Directors has prepared a document that identifies the Capital Components, an estimated life of the Components, and a cost estimate for replacing the Components at the end of their useful life.

The Capital Components identified were two entrance signs, swing set, and two private roads to our boat slips, docks, boat launch ramp and approximately 550 feet of shoreline. Normal maintenance of such assets can be accommodated in the POA's annual operating budget and do not need to be included in the reserve account.

At this time the Sunrise Bay POA does have sufficient resources to fund a Reserve Account in CY 2009. \$1,500.00 will be set-aside for this special reserve account.

POA Liability Insurance—

As of 1 July 2008, all associations are required to carry a Fidelity Bond of one million dollars or the amount of Total Reserve plus ¼ of yearly assessments (but not less than \$10,000.) The Board is working with our insurance company to ensure the Association is carry the appropriate amount of bond.

Disclosure Packets—

When an association has been requested to furnish a disclosure packet and has been paid the appropriate fee, the packet must be provided within 14 days from the actual receipt of the request. The packet in part ensures the owner is in compliance with all POA rules and

regulations. If the owner is not in compliance, the packet will state the violation. Settlement cannot occur until the violation has been corrected.

Common Areas—

Common areas in Sunrise Bay are not intended to be a storage lot for boats, trailers, etc. Nothing should be left in the Common areas overnight. If you are storing trailers on Common Area "A", please remove them asap.



Lake Anna in the Summer...C'mon...



"If everyone pays their CY 2009 property dues, Sunrise Bay POA will have sufficient resources to fund a \$1,500.00 Reserve Account, which will be used for the replacement of capital assets as required."

Collection of Unpaid Dues

To date only two Sunrise Bay property owners are delinquent with unpaid annual dues dating back to 2007. Unfortunately, for these two property owners, the POA is forced to file for a "Warrant in Debt" with the Court

The collection procedure for unpaid dues or other monies

owed the POA is as follows. The POA will initially send the property owner a delinquent letter, certified mail, return receipt required. The POA will give the delinquent property owner 10 days to pay the dues or other fees owed. If not paid by 10 days, the POA will follow up with lien papers. A lien can only be placed within the first 12

months. A new lien must be worked every year delinquent, and each lien is only good for 36 months. If the property owner still does not pay, the POA has 36 months to enforce the lien, which means the POA will either file for a "Foreclosure of lien" or a "Warrant in Debt".



Sunrise Bay Property Owners Association, Inc.
 P.O. Box 116
 Mineral, VA 23117

A NEWSLETTER FOR THE
 PROPERTY OWNERS OF
 SUNRISE BAY

GPS Address
 6740 Belmont Road
 Lake Anna, VA 23117-9635

Pat Edwards—President POA
 Home Phone: 540-854-8817

Email:
 POA@SunriseBayLakeAnna.com

...Where the Sun never
 sets on Sunrise Bay...



Board of Directors

- Pat Edwards—President
- Steve Fortner—Vice President
- Herb McDermott—Treasurer
- Thom Aubin—Ass't Treasurer
- Larry Huizenga—Secretary

Committees—Chairperson

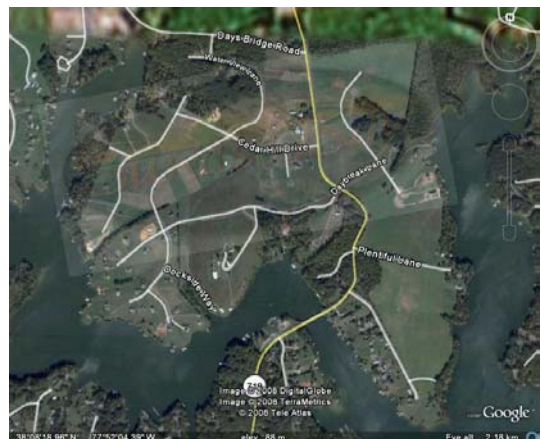
- Architectural Review—Lloyd Moore
- Common Area—Fred Jones
- Navigation & Water Quality—Charlie Passut
- Nominating—Thom Aubin
- Annual Meeting—Kitty Croes
- Historical—J.D. Edwards
- Rules—Vacant

3rd Annual Sunrise Bay Property Owners Meeting

Our next annual Property Owners Meeting will take place Saturday, April 11, 2009 at the Belmont Community Center located on Belmont Road, within a mile of Sunrise Bay.

The meeting is scheduled from 11:00am to 12:30am, with coffee, tea and light snacks provided.

Please mark your calendars and plan to attend this important event. You will not only have a chance to meet and greet your neighbors. But you will also be able to voice your opinion and discuss your ideas. and volunteer to get involved in the committees of your choice.



Sunrise Bay from Satellite image —by Google Earth

**PROPERTY OWNERS
 MEETING
 SATURDAY
 10:30am— Registration
 11:00am—12:30am—Meeting**

**11 APRIL 2009
 AT THE BELMONT
 COMMUNITY CENTER
 LAKE ANNA, VA**