

# Sunrise Bay Watch

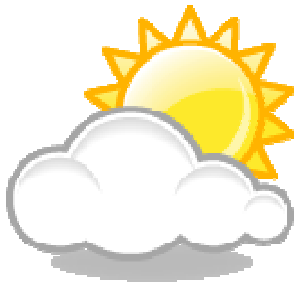


A Newsletter for the Property Owners of Sunrise Bay

February / March 2008

## President's Message

### A Summary from Board President Pat Edwards



Well, time sure passes quickly. It's that time of year again when the Board of Directors has the opportunity to bring our property owners up to date on activities and events that are impacting Sunrise Bay. We hope you find this newsletter informative.

The weather at the lake has been rather unusual this winter. Today my outdoor thermometer reads 70 degrees. It is very windy, so there are white caps on the lake. Last winter at this time the lake was frozen over in the Sunrise Bay area. After a very dry summer that had the lake down more than 24 inches, the rain and several light snowfalls have only raised the level several inches. I hope spring showers will restore the lake to its normal level.

It's been a very busy time for the Sunrise Bay Board of Directors (BoD) and Committees since our August 2007 newsletter. Below is a summary of many activities, events, and accomplishments made within the last six months.

#### Dock Stabilization

In September, the BoD contracted with Brooks Boat Docks & Decks to cross-brace the dock pilings in Common Area A. The stabilization of the docks has been a continuing safety concern. When the docks were constructed, VA Timberline chose not to reinforce the pilings with cross-bracing, even though it was recommended by the contractor. At that time cross-bracing could have been installed low in the water. The combination

of very deep water and the lack of bracing made the docks very unstable. The stability of the docks has been considerably improved by the cross-bracing.

#### Shoreline Maintenance

In November the BoD contracted with Custom Lawn & Landscaping for improving the shoreline conditions in Common Area "A." The shoreline has serious erosion problems caused by wave action. Welford Engineering Associates completed the Shoreline Stabilization Plan and Dominion Power approved the plan. The completed package was submitted to Spotsylvania County and final approval has been received. Work is scheduled to begin in mid-March.

The project includes stabilizing 275 feet of shoreline with VDOT Class 1A rip rap. If all goes according to plan, you will be able to see the completed project in April. Many thanks to Fred Jones and Ken Donald who spent a considerable amount of time identifying and qualifying contractors, and getting bids for the project.

#### Common Area Security

When you next travel to Sunrise Bay you will notice even more changes to the Common areas. In Common Area "A," volunteers have erected signs indicating that only property owners and their guests are permitted to use the areas. A chain has been installed at the entrance to discourage others from accessing the area. Common Area "D" also has a chain at the entrance. The BoD took this ac-

tion because of numerous reports from neighbors that people from outside Sunrise Bay were launching their boats, including barges used for dock construction, from the Sunrise Bay docks.

Another step taken was to provide Sunrise Bay parking stickers to all property owners. When you use the Common areas please have your sticker visible on your vehicle or trailer. It's just another step the BoD has taken to minimize access to the areas by non-Sunrise Bay property owners. Thanks again to Fred and Ken for erecting the signs.

#### Amendments to By-laws

By the time you receive this newsletter you will have received in the mail the annotated Association By-laws. Our Association lawyer reviewed and annotated the Sunrise Bay By-laws ensuring compliance with state regulations, to remove wording that reflected Timberline's initial role as the Board of Directors, and updated information such as the Sunrise Bay Association address. There are a few other changes involved, so please take some time to read through the entire document.

Included in the package was a voting form for you to record your approval/disapproval of the changes to the by-laws. Please return the completed form in the stamped return envelope as requested. The results of the voting will be reported at the annual Sunrise Bay Property Owners meeting in April.

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## Openings on the Board of Directors

**Secretary** — Cindy Acquista, Secretary on the Sunrise Bay Board of Directors, resigned from her post several months ago for personal reasons. We thank Cindy for all her hard work and support of the Association., and we wish her all the best.

With the news of Cindy's resignation, the BoD contacted Larry Huizenga. If you attended last year's Property Owners Meeting, you may recall that Larry was nominated for an open BoD position, and withdrew from the election after two tying votes. The Board offered the position to Larry, and he accepted the role of Secretary through the term that would have been served by the previous Secretary had she not resigned. Larry and his wife Sandy are permanent residents in Sunrise Bay, and Larry has a great deal of experience managing large Homeowners Associations. He will be a great asset to our Association.

**Treasurer** — Deb Cornell, who has served as Treasurer of the Board since its establishment, has decided to resign from her position effective April 2008. Deb has been instrumental in carefully managing the Association's finances, and done a wonderful job on many other projects outside the realm of her Treasurer responsibilities — all in support of the property owners of Sunrise Bay. Deb, we can't thank you enough for all your hard work and dedication.

We need to fill the position of Treasurer at the upcoming Property Owners Meeting in April. If you are interested in volunteering for this BoD Officer role, please notify the Board as soon as possible.

## Take an Active Role in Improving Our Community

**Volunteers are needed to serve on the following Sunrise Bay Committees:**

**Annual Meeting Committee** — Participants secure locations for the annual Sunrise Bay Property Owners Meeting, set up the meeting space and audio equipment, and arrange for a catered lunch for meeting attendees.

**Architectural Review Committee** — This group is responsible for ensuring that all new structures adhere to Sunrise Bay covenants. Duties include regulating and approving the external design of new structures, and making sure the appearance and location of improvements enhance Sunrise Bay.

**Common Areas Committee** — Develops recommendations for beautification and maintenance of the common areas, including docks and boat slips. Members request bids for grass mowing, coordinate the maintenance of boat docks, and perform other activities to keep Sunrise Bay safe and beautiful.

**Navigation and Water Quality Committee** — Maintains an ongoing dialog with local organizations and governmental bodies concerned with navigation and water quality issues at Lake Anna.

**Nominating Committee** — Participants in this group communicate openings on the Sunrise Bay Board of Directors, and nominate property owners who wish to serve on the Board.

**Web Site Committee** — Members develop and maintain a Web site for Sunrise Bay.

If you are interested in participating on any of the above committees, please contact the Sunrise Bay Board of Directors, or sign up at the Annual Property Owners Meeting.

## Architectural Reviews—Status Update

The Architectural Review Committee is pleased to report that nearly all Sunrise Bay Property Owners who have erected houses, separate garages, boat shelters and sheds have adhered to the procedures outlined in the Sunrise Bay covenants and submitted the proper paperwork to the ARC. As of February 9, 2008, the ARC reviewed and approved the construction of 24 homes in Sunrise Bay.

Of the 37 lots that have built permanent structures, only two have failed to comply with requirements. The property owners of both lots have been sent letters of delinquency, and the Board of Directors is working with counsel to take appropriate legal action if necessary.



## Association Committees

### Common Area Committee

The Docks and Boat Ramp Committee have been merged to form the Common Area Committee. This action was taken because docks, ramps, and shoreline are a subset of Common Areas.

### Web Site Committee

In our last newsletter we reported that the BoD recognized the need to establish a Web site for Sunrise Bay Property Owners. We set a goal to have the site operational by September 2007. The Web site Committee (of one) quickly realized that developing and maintaining a Web site required certain skills and time commitments that

were beyond the scope of our current resources. If you have those special skills and some free time to work on this very important project, please consider volunteering for the Web site Committee.

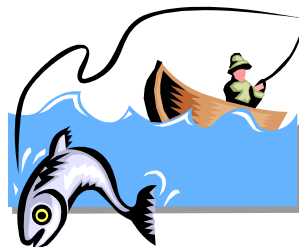
### Architectural Review Committee (ARC)

The Architectural Review Committee has been hard at work, ensuring that property owners are abiding by the Sunrise Bay covenants when building permanent structures. The committee is comprised of Lloyd Moore, Steve Fortner, and Fred Jones. They are three of your Sunrise Bay neighbors who have volunteered

their time to execute the responsibilities of the only committee specifically spelled out in the Declaration of Conditions, Restrictive Covenants and Easements for Sunrise Bay.

If you have planned construction, or have begun or completed your construction project, and you have not provided the necessary paperwork to the ARC, please do so right away.

If you would like to serve on the ARC, or on any volunteer committee, please sign up at the Annual meeting in April, or contact any Board member.



## On the Roads Again

### Sunrise Bay Roads — Turnover to County

The BoD contacted Randy White of the Spotsylvania County Planning Department regarding Timberline's plans for turning over our community's roads to VDOT. The County has met with Timberline's new Project Manager, Derrick Smith, to inspect the roads. If the requirements established by VDOT are satisfied, then the Planning Department will request that

VDOT accepts the roads. If the standards are not met, then Timberline will do what is required by VDOT. Spotsylvania County continues to hold a road bond from Timberline, and it has assured us that Sunrise Bay has no liability for the roads; It is a matter between Timberline and the County.

### Belmont Road Streetlights

The BoD has submitted a letter to Mr. T. C. Waddy, Livingston Dis-

trict Supervisor, asking for his support to have Spotsylvania County take over responsibility for the maintenance and expenses for the streetlights that Timberline installed on Rt. 719 and the entrance to Sunrise Bay.

We believe it should be a responsibility of the County, and not our Association. The BoD will continue to provide any support required by Mr. Waddy.

## Is There Gold in Them There Hills?

Founded in 1890, Mineral, VA was originally known as Tolersville, but adopted its current name when it incorporated in 1902 due to the mining industry that supported the community. It was the center of gold mining activity in Louisa County, and during its heyday there were no fewer than 15 gold mines located within two miles of

the town. A zinc and lead mine also operated in the area into the 1970s.

At its peak, Virginia was the third largest gold producing state, and the heart of the gold production area was at the junction of Spotsylvania, Culpeper, and Orange counties near Wilderness.

Over 300 claims and mines are known to have existed in Virginia, yet very few, if any at all, are commercially active at this time. Amateur and hobby prospecting continues to this day, primarily consisting of individual or small scale placer operations. Many hobbyists simply use a gold pan or a small, gasoline powered sluice box.

## 2008 Financial Update

### Sunrise Bay Property Owners Association Account Balances

<u>Account Type</u>	<u>Current Balance</u>	<u>Interest Paid</u>	
Checking	\$9,533.31	N/A	

<u>Account Type</u>	<u>Account Balance</u>	<u>Interest Paid</u>	<u>Interest Rate</u>
CD	\$5,097.68	97.68	3.000%
CD	\$10,290.22	290.22	2.620%
CD	\$10,290.22	290.22	2.620%
CD	\$10,290.22	290.22	2.620%
CD	\$10,290.22	290.22	2.620%

## 2008 Property Owner Annual Dues

On February 1, 2008 all Sunrise Bay property owners were mailed a letter notifying them that the annual Association fee is due March 31, 2008. Please be prompt with your payment to avoid late fees and unpleasant reminder letters.

### Delinquencies from Prior Years

Unfortunately, there are several lot owners in arrears on their dues prior to this year. The Board reminds all Sunrise Bay Property Owners of the following:

In accordance with the Declaration of Conditions, Restrictive Covenants and Easements of Sunrise Bay, page 27, paragraph 7) Effect of Nonpayment of Assessments: Remedies of the Association. Any assessments which are not paid when due shall be delinquent. Any assessment which is not paid within thirty days after the due date, shall bear, interest from the date of delinquency at the rate of fifteen per cent (15%) per annum, and the Association may bring such action at law or in equity against the lot owner personally obligated to pay the same, or against the property subject thereto, or both, and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. A lot owner may not waive or otherwise escape liability of the assessment provided for herein by non-use of any Common Areas or abandonment of his Lot. Notwithstanding anything to the contrary contained herein, and in addition to any remedies herein provided, the Association shall have any and all remedies provided by the Virginia Property Owners Association Act, Section 55-508, et seq., of the Code of Virginia, 1950, as amended, with respect to the enforcement of the obligation or liability of any lot owner for unpaid assessments.

As we will be contracting with a new attorney this year, this issue, along with other non-compliance issues, will be addressed. Thank you for your prompt payment.

### Legal Counsel for Sunrise Bay

Tragically, our Association's attorney, Stephanie Buonasera, was killed in a single car accident on December 16, 2007. We extend our sincere condolences to Stephanie's family and friends.

The BoD is currently in the process of interviewing for an attorney to support our Association's legal needs.

## Boat Slips Issue Resolved

There was much discussion at last year's annual meeting concerning boat slips. A committee was formed to review the issue and make recommendations. We were able to get a copy of every "Sunrise Bay Vital Information Statement" from VA Timberline. These documents identified the slips that were assigned to each specific non-waterfront lot.

Upon review of these documents, it was noted that VA Timberline had corrected five slip numbers (see below) from those originally assigned. With these corrections, only two issues remained to be resolved, and the BoD will work with those two lot owners to come up with solutions.

The Board of Directors recommended to the Common Area Committee that no further action be taken on this matter. The boat slips will remain as numbered, and there will be no slip reassignments — with the exception of those previously reassigned by Timberline.



### Boat Slip Assignment Corrections

The following corrections were made by VA Timberline and annotated on the Vital Information Statements provided to the Sunrise Bay Association Board.

Issue: Lot 18 and 19 were both assigned Slip 11

Remedy: Assigned Slip #8 to Lot 18

Issue: Lots 23 and 73 were both assigned slip 33

Remedy: Assigned Slip # 2D to Lot 73

Issue: Lots 75 and 76 were both assigned Slip 13D

Remedy: Assigned Slip # 8D to Lot 76

Issue: Lot 29 was assigned Slip 59, which does not exist

Remedy: Assigned Slip # 12 to Lot 29

Issue: Lot 88 was assigned Slip 20D, which did not exist

Remedy: Assigned Slip # 9D to Lot 88

## Ongoing Maintenance Issues

### Property Maintenance

As many Property Owners commented over the summer, our community looked exceptionally well maintained, primarily because of the regular mowing of our common areas and roadsides. Not surprisingly, the Board of Directors has agreed to renew our mowing contract with Steve Coleman for another year.

Please remember that mowing our individual properties is equally important. The overwhelming majority of Sunrise Bay Property Owners have made the effort to keep their lots mowed. Six properties appear to have never been mowed, and the respective property owners will receive letters this spring reminding them of their obligations as members of our community.

### Paving Common Areas

The Board of Directors is planning the next phase of maintenance of Common Area A. Our focus has been on Area A because it is Sunrise Bay's single boat launching facility, and therefore it is a high traffic area. Providing a safe boating area for our families and guests is a major concern of the Board, and at the top of our list of priorities for upcoming projects.

Our next project will involve paving the downhill approach and the turnaround area to the boat ramp in Common Area A. Due to heavy traffic and an insufficient drainage system, the current road is deteriorating rapidly, resulting in deep ruts that will eventually make the road impassable unless corrective action is taken.





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

## Second-Annual Sunrise Bay Property Owners Meeting

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Our next annual Property Owners Meeting will take place Saturday, April 12, 2008 at the Belmont Community Center located on Belmont Road, within a mile of Sunrise Bay.

The meeting is scheduled from 11:00 a.m. to 12:30 p.m., with a catered lunch to follow. The BoD has invited guest speakers from Spotsylvania County Parks and Recreation, the Sheriff's Office, and Emergency Services. Please plan to join us.



### **Annual Meeting Agenda:**

- Registration of Property Owners (Begins at 10:30 a.m.)
- Call to Order (11:00 a.m.)
- Guest Speakers
- Report from Officers (Treasurer's Report)
- Committee Reports
- Unfinished Business
- New Business
- Election of New Board Members
- Question and Answer Session
- Adjournment

### **Board of Directors**

Pat Edwards, President  
Sean O'Neill, Vice President  
Deb Cornell, Treasurer  
Thom Aubin, Assistant Treasurer  
Larry Huizenga, Secretary

### **Architectural Review Committee**

Lloyd Moore, ARC Chairman  
Steve Fortner, ARC Secretary  
Fred Jones