

# BAYBERRY COVE BULLETIN

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February 2008

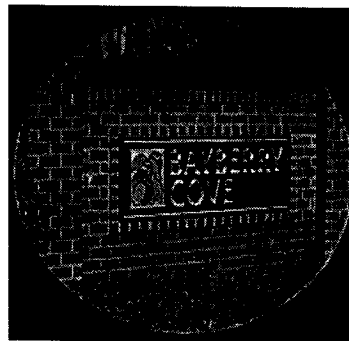
## Manager's Corner

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**\*\*\*HOA MEETINGS ARE PRODUCTIVE!!!!\*\*\*** If you have not attended a homeowners' meeting in a while, you may want to try one again. Under the Current Board of Directors leadership meetings are productive, positive, and informative.

**\*\*\*PLEASE KEEP YOUR PETS ON A LEASH\*\*\*** Over the past several months I have spoken to many of the Bayberry Cove residents. Many of you have called with concerns of pets running free in the common areas and in your personal yards. I would like to ask all Bayberry Cove Homeowners to please make sure your pet is on a leash when in the common areas or anywhere else within the community.

**\*\*\*BAGGING YOUR TRASH\*\*\*** CONSIDER THIS THOUGHT: Your trash may accidentally become litter! If you put garbage into your trash can without bagging, you could be a litterbug (and you wouldn't even know!). Just because it is making it into your curbside container does not mean that it is taken care of. If you have ever followed a trash truck as it drives thru a neighborhood, papers and other light items regularly come flying out of the top of the truck and the wind catches it. Also please do not sit bags of grass out on the curb until the day of trash collection.



### *Inside this issue:*

Manager's Corner	1
Social Committee Plea	1
Looking Toward Future	2
Minutes Summary	3
You and Your Association	3
Mom's Waffle Recipe	4
Social Committee Brief	4
Yard of the Month	4

## Back In the Saddle Again

Happy New Year to everyone in Bayberry Cove. The Social Committee is getting ready to plan the neighborhood events for this coming year. If you would like to serve on the committee, volunteer to work one of our events or have a great idea for an event, please contact Colleen Hamlin at 484-7892. Our "Caroling at the Cove" event in December was cancelled due to lack of participation. If you would like to see these events continue, please get involved.

### **Important Meetings**

#### **Coming Soon**

The next Association meeting is scheduled for March 11, 2008 at the UPA Office, 6550 Town Point Road, Suite 113, Suffolk, VA 23435. See you there at 7:00 p.m. Bring a neighbor with you!

# Looking Toward the Future



2007 has been quite a year here in Bayberry Cove. We've found a new landscaper, Daydream Designs, Ltd, that's done an outstanding job of maintaining our common areas. Another contractor, S & W Painting, successfully completed a repair and painting project on the perimeter fence that should keep it looking good for years to come. These were two of the current Board's biggest concerns and it's satisfying to have them behind us, but one big challenge still remains.

As we look ahead to 2008, we need your help to change our Association's Covenants and Restrictions to reduce the quorum requirements for voting during annual or special elections. Our current documents require 82 of the 164 homeowners, or 50%, to be present in person or by proxy to convene the meeting and vote. If we don't make quorum, we must schedule subsequent meetings that require half the previous meeting's quorum (41 for the second, 21 for the third, etc.). This costs the Association money for additional mailings, and time when the Board cannot act to fulfill its duties to the homeowners. Since the Association was first established, we have never met quorum before the third meeting. We need to vote for a reduction in the quorum requirement to 20%, or 33 homeowners.

Board members have been going door-to-door collecting proxies for this change, but not all homeowners can be contacted that way. During January, Association Manager, A.D. White, began mailing each homeowner information about our February 12, 2008 meeting and a proxy form.

Bayberry Cove Owner's Association also needs homeowners who are willing to take an active role in managing the Association. Board members are elected to serve two year terms and two or three seats must be filled at each election. The Bayberry Cove package will also include interest forms for election to the Board. Please consider devoting a few hours each month to serving on the Board or one of the committees. If this is not your year, then maybe next year. For answers to any questions, please contact a Board member for further discussion. Thank you for your support.

*Robert G. Garrott  
President*



# Summary of Minutes

At the January Bayberry Cove Homeowners' Association Board meeting, much concern was expressed about the on-going issue of homeowners who continue to violate the dog leash laws. As a result, the Board requested that the Association Manager consult with the legal counsel for the Association to determine the steps necessary to take legal action against those who do not comply with such bylaws and continue to pose problems. The Board was quick to note that it has **NOT** sent any letters or other forms of communication to any homeowner or resident giving approval of allowing dogs to be unleashed off the property of the dog owner.

Our newsletter editor, Laura Fleming, informed the Board that this is the last newsletter she will compile. The Board is seeking someone who is willing to write the newsletter which is published four times during the year. Laura is willing to assist with the newsletter.

The Association Board members wish to secure a pool of candidates to get on the ballot and run for office. If you are concerned about the future of Bayberry Cove and maintaining the value of your property, it makes sense to become a Board member or become active in our Association.

Recently, the rope was removed and damaged that secured the lid to the new trash container in our park. This kind of vandalism costs homeowners and makes it hard to keep the playground safe and attractive.

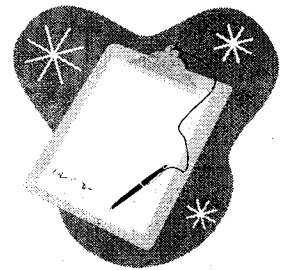
Daydream Landscaper has renewed its license and provided proof of insurance as required. The Board wants to generate an early quote for landscaping next year before the current contract expires.

The Board President will write a letter to UPA about specific vendors who do a good job and procedures for removing from the list of approved vendors those who do poor quality work.

Recent inspections by the Association Manager indicate that, overall, Bayberry Cove residents keep up their property, but homeowners need to make sure they do not dispose of trash or debris in BMP areas.

The question arose as to whether or not a full audit of the Association finances was necessary. The Board felt it was not necessary to do a full audit, however it will, as usual, hire the CPA firm of Des Roches and Company to prepare taxes for 2007.

Those present expressed concerns and thoughts for Carol Martin, the Board Treasurer, during her moment of sorrow and collected money on her behalf.



## *You and Your Homeowners' Association*

The primary purpose of the association is to protect and preserve the value of the privately and commonly used property. In furtherance of that goal, there may be restrictions concerning pets, requirements as to fence height and so forth. These rules often conflict with the desires of an individual owner but exist for the general good of the entire community. In addition, the association may have the responsibility to repair and maintain portions of the community. The individual owner in a homeowners' association has the opportunity to become involved and participate in the on-going affairs of the community, and the responsibility to assure that the association's actions and their own personal behaviors conform to the by-laws and declaration.

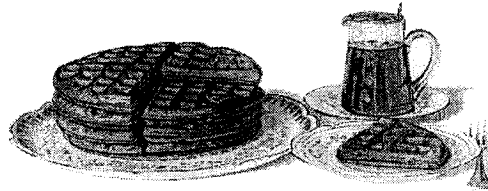
# ALASKAN BUTTERMILK WAFFLES

This is from my mother's recipe box; the only waffle recipe I've ever seen with no sugar added.

*Bob Garrott*

## Ingredients:

Four cups buttermilk  
 Eight large eggs (separated)  
 One stick of margarine (melted)  
 Four cups all-purpose flour  
 One teaspoon salt  
 Four teaspoons baking powder  
 Two teaspoons baking soda



## Directions:

- In your largest mixing bowl, beat together the buttermilk, egg yolks and margarine until smooth, then combine with the flour, salt, baking powder and baking soda.
- In a separate bowl, beat the egg whites until stiff, then fold into the batter.
- Bake in an ungreased waffle iron.
- It makes enough to feed eight to ten people. The leftovers freeze well.

## *Social Committee Brief*

Happy new year to everyone in Bayberry Cove. The Social Committee is getting ready to plan the neighborhood events for this coming year. If you would like to serve on the committee, volunteer to work one of our events or have a great idea for an event, please contact Colleen Hamlin at 484-7892. Our "Caroling in the Cove" event in December was cancelled due to lack of participation. If you would like to see these events continue, please get involved.

## Yard of the Month

October - 304 Black Pine Court  
 November - 124 Rabey Farm Road  
 December (best light display) - 317 Silver Poplar

## WARNING !

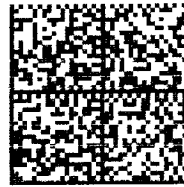
During December, a car parked along Rabey Farm Road was struck and damaged by a hit and run driver. It could just as easily have been a child. Please, watch your speed and don't let your mind wander because of cell phones, radios and other distractions.

## *We're On the Web*

Be a part of the Bayberry Cove e-mail list. This e-mail will be a snapshot of events and topics relative to Bayberry Cove. The website is equipped with an e-mail list that you can sign up for. Your street address and e-mail address will only be used for Bayberry Cove business and nothing else. Sign up for e-mail notifications. While you're there, you can read the minutes from the last meeting. Feedback about the website should go to the web administrator.

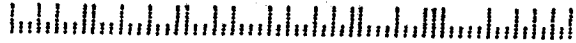
We're on the web:  
[www.bayberrycove.org](http://www.bayberrycove.org)

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HASLER 017H15539830  
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