

Bluewater News

Fall 2017



Mark Your Calendars!

Board Meetings

Oct 13th

Dec 8th

Feb 9th

Apr 13th

June 8

6 pm at the Pavilion (unless otherwise noted on the website and bulletin board prior to any meeting

Annual Meeting

**May 19, 9am
Pavilion**

Adopt-A-Highway

Pick Up:

December 10th

Upcoming Social Events

See Social Corner for more events!!

Bluewater has a new website!

Read the article on page 5 and be sure to check out the website for more details.

Please Note - Newsletters will be emailed by the website on a monthly basis after the Fall 2017 printing

A Word from Our President...

I've just gotten back from the last weekend of the summer at Lake Anna. For the Labor Day weekend to have started out cold (temps in the 50s), rainy, misty, damp, cloudy, etc., it sure turned out to be glorious weekend, weather wise, Sunday and Monday. Closing up the house for the season is always a sad occasion for me. What keeps me happy is knowing that I still can stay in touch with all of you throughout the year by serving as the President of the Bluewater Board.

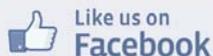
In the coming year, you will find things changing communication wise between you and the Board. Ken Hennon, our webmaster, has spent countless hours during the month of August upgrading our web access through new system for our bluewaterlakeanna.com website. Bluewater will be going digital for most of the communications between the Board and the owners.

We have so many new neighbors this year plus those who have owned BW property in previous years who are digitally savvy (many more savvy than I) that the Board wants to accommodate them in the future. These neighbors and others who will buy into BW in the future want to be served digitally rather than by snail mail. For those of you who still conduct all your business by snail mail, the Board will not forget you and will contin-

ue to communicate with you by mail or by phone. For this reason, EVERY OWNER should check their address, phone number, and email address in the new Fall 2017 Directory. If there is an error, please contact Ann Boulden at 163 Tamarack Terrace, Mineral 23117 or 540-894-0538 or email Board@bluewaterlakeanna.com.

Here's wishing everyone a pleasant fall season, a great Halloween, and a happy Thanksgiving.

Melissa Druff



Social Corner

Many thanks to the Social committee ladies for all their help (Dodi, Judy, Laurie, and Susan) with the events we've held this summer.

The red, white and blue Patriotic day had a good attendance and every one enjoyed the decorated golf carts and side by side parade. The children enjoyed Colonial games and crafts that children would have played in 1776.

The pavilion is available to every Blue-

water member in the community - and there is no cost to use the pavilion. Just clean up after your event. For large events, call me to reserve the date in advance. The bulletin board at the pavilion shows what days are reserved. If you want to have a last minute picnic, you can check the bulletin board, and if nothing is scheduled, feel free to use it. I try to place reservations on the bulletin board the same day or by the next day.



Thanks to Susan Rosenberger for an excellent job on the bulletin board at the front entrance!

No fall social events are planned at this time, but as future events are planned, they will be posted on the calendar on the website.

Karen Johnson

Roads/Grounds

It has been a busy summer season for Roads and Grounds:

- A 35' retaining wall was installed on Dogwood Draw to repair the road shoulder.
- The weeds in the front gate rock garden were removed and the area sprayed a few weeks later.
- A large tree fell across the road blocking the swimming area on lot 3, and with the help of Joe Vinoski, Mike Conlon, Frank Pincoski, Larry Wood, and Karen Johnson the tree was removed and cut up.
- Many thanks to Joe Vinoski for letting us dump brush and tree limbs in his fire pit.
- Two pear trees at lot 166 were trimmed up so picnic tables could be placed under for shade. Thanks to Jim Boulden for putting wire mesh around the pear trees by the ramp on lot 166, it seems we have a logging beaver in



the neighborhood.

- Thanks go to Frank Pincoski for pulling weeds at the beach.
- Thanks go to Larry Wood for patching the speed bumps

With the fall season upon us, we ask all to avoid speeding in our neighborhood, especially with the school year starting and kids about.

The Bluewater POA Rt. 719 clean-up met at 0800 Sunday morning and scoured our section of Route 719 roadsides removing 6 full bags of debris. Thanks again to Jim Boulden, Jim Wentworth, Joe Vinoski, Garry Johnson, Mike and Pam Conlon for their participation in a job well done.

Roads and Grounds Committee may be reached by emailing:

RGC@bluewaterlakeanna.com.

Garry Johnson

Larry Wood

Quarterly Directory Updates

Please check your mail for the new 2017 Directory. We also would like to ask everyone to check their information in the directory and if changes or corrections are needed, contact me or a Board member by email at Board@bluewaterlakeanna.com.

Ann Boulden





Chairman's Report

I have been Board chairman for four months now and in that time have made a couple of observations that I'd like to share. The first thing is our Association is a Non-stock Corporation, licensed to conduct business in the State of Virginia. It has been said our Association is small and does not need to be run like a big, northern Virginia homeowners association. You're right, we are smaller, but nonetheless, we have the same responsibilities and obligations to run this Association no differently than any other Homeowners or Property Owners Association in the State. We need to adhere and conform not only to our own rules and regulations, but to both county and state law as well. The Board has been entrusted with the responsibility of running the Association in the best interests of our community, and will continue working ever closer to that end.

The official complaint process should not be the starting point to resolve differences or concerns we have as a community. Our first step needs to be to sit down and have a frank and honest discussion hopefully with an end result of coming to some sort of compromise that benefits all concerned. This discussion does not necessarily need to include the Board. Everyone should try and find an amicable solution to your concerns yourselves. We are all neighbors here and we need to work together to improve our community. Heck, we might even gain new perspectives and some new friends in the process.

Volunteering is another facet of what should be more freely happening within Bluewater, but has yet to fully materialize. Just like the website flyer states,

please, if you notice or report a problem, offer ways to help solve it. The more we get involved, the better off we'll be. Whether it's running for the Board, or just picking up trash when you see it, every little bit helps. And we DO need YOUR help. There are folks who regularly volunteer, for which we are extremely grateful, but we need a lot more of you to step up and do what you can. We will be using the Community Forum area of the website to post announcements to the owners for activities where we could use volunteers.

With the advent of the new website, there is now a much easier and more responsive way to provide the community with increased two-way official communications with the board that will allow for, everyone who wishes to participate, the means to let your Board know what you believe are the most pressing and important issues involving the community. Having your input will help guide the Board in the decision making process. We encourage each and every one of you to register on the new site and take advantage of all it has to offer. The new website is a central place to go to should anyone need, or want, to find/use information posted on it. The website provides a single, official communications mechanism with the Board by using Board@bluewaterlakeanna.com for emails. The single email address is another means of reaching the Board and does not mean your personal email communications to individual Board members will be handled differently - those will still be handled as they have in the past.

There are listings for almost everything in the community from individual Board minutes, to procedures, financials, reserve studies and more. It's there for your use. If there is information that needs to be documented, we can input that information into the website for the record to provide an improved centralized place for you to go to peruse information that will hopefully help you get a better understanding, and appreciation, of what your community is about.

We urge each and every Bluewater resident to take advantage of the new site. If you haven't done so already, please register to set up an account. We think you'll like it.

Lastly, it has been brought to our attention AGAIN about speeding throughout the community. Especially now with school back in session, we do not want to put anyone, but especially our children, in danger by disregarding the posted speed limit throughout the community. Please be considerate and slow down. No one wants to see anyone get hurt.

Hope everyone had a great summer. Thank you all.

Frank
Pincoski



ACC Report

Over the summer we have received applications for replacing an above ground pool, a back yard Tiki Bar, a fence, and a play set with a tree house and a slide. All projects have been completed.



Please review your Bylaws and Covenants book under Section 4, Architectural Control Committee Rules & Guidelines, pages 51-62 for pro-

jects that will need approval of applications.

All outside construction and modifications to the exterior of homes need ACC approval.

If you are considering tree removal, please check the rules (Article 12.6 on page 40) before doing so.

If you have any questions please feel free to give me a call, send an email to ACC@bluewaterlakeanna.com, or stop by my home.

Cell 540-809-0864
Home 540-894-5198
Lot 120
848 S Bluewater Blvd

Garry Johnson



Marina Report

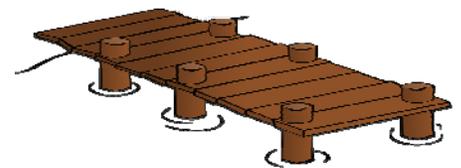
I hope everyone had a fun and safe summer on the lake.

During this upcoming off season, the Dock at Lot 166 will be getting maintenance work done on it. Once work has started, the ramp will be closed until work is complete.



When a start date is known, all members will be notified. The pavilion will still be available during this time but for safety reasons, we ask that all members please not use the fishing pier as well while maintenance is ongoing.

Chris Babcock



Security/Gate Update



With the school year starting up again I want to remind folks to please be very careful driving in and out of the front gate and be aware of your surroundings especially when we have parents and children waiting for their school bus. I also would like to remind parents to not park outside the gate while waiting for the bus and to please consider where you park and stand to talk while waiting as to not endanger yourselves or impede the flow of traffic for folks going to and from.
Chris Babcock

For Sale

Be sure to check the back of the bulletin board at the entrance and the Community Forum page on the website for additional items.

Lot 204 - Lake Anna Bluewater Subdivision
2 acre wooded lot; Taxes and HOA Fee -- up-to-date

Land Assessment Price \$38,900
Will sell the property for \$36,500
Please contact Janis Shellington at jshell0224@yahoo.com

Property Values Committee

The Property Value Committee is continuing our efforts to improve the overall neighborhood property values. In September, the pier at the Pavilion is scheduled to be replaced and extended using vinyl decking to reduce long-term maintenance costs for that Reserve item. This will help improve the overall appearance of the common areas.



Once we have a firm schedule, the dates will be posted on the website calendar.

All BPOA owners' suggestions are welcome. Please feel free to submit any suggestions via the Suggestion Box on the new website under Contact Us. For additional information, please contact the committee chair, Ken Hennon, Lot 002, PVC@bluewaterlakeanna.com.

The Property Values Committee
Ken Hennon, Debbie Christodoulou, Mary Dellospidale

Bluewater's New Website

We're excited to announce that Bluewater's website (<https://bluewaterlakeanna.com>) underwent a complete upgrade over the summer and was officially launched on August 27th. The website now includes many features to support the Board's activities and helps keep the owners aware of everything that is going on within Bluewater. The website provides the following:

- ◆ Centralized/on-line Board historical data access and storage (the need for hard copy files at the pavilion and people's houses should eventually go away);
- ◆ Enables the Board's ability to communicate directly with the owners and to survey the owners for their opinions;
- ◆ Enables increased owner participation in the community by actually knowing what's going on and where volunteers are needed;
- ◆ Increases owner visibility of Association matters;
- ◆ Provides an owners communication forum;
- ◆ Automatically generates monthly newsletters
- ◆ Provides on-demand owner access to Association documents
- ◆ Increases visibility for potential buyers and realtors

The new website has increased security and access controls for the general public, renters, Board members and owners. Everyone has their own account and password. User's email addresses are private and protected from access by other owners.

The top of the website shows the following main pull-downs:

- **Home:** Shows a summary of recent and upcoming events, recent documents posted, news & announcements area with a summary of the items in the Communication pull-down.
- **Community:** Calendar of events for board meetings, social events, and Association activities that sends email reminders to registered users. General community information with useful links, Frequently Asked Questions, community photos, a Map and Pet Registry.
- **Communication:** Important Announcements area used to send immediate emails to owners. Community News used to generate monthly newsletters. Community Forums is available for use by all owners to discuss items of interest and also has the ability to conduct surveys for owner opinions.
- **Documents:** Contains two different views of Association documents: List shows all documents and Folders shows a structured folder view.
- **Contact Us:** List of all Board and Committee members with single group emails for each. The website editor can be reached by emailing Editor@bluewaterlakeanna.com for any questions or problems with the website or suggestions related to the website. We also now have a Sug-

gestion Box that can be used to provide suggestions to the Board.

- **My Account:** My Website Account allows users to update their phone, address and email information. Change My Password allows the users to change their passwords.

If you didn't receive an email with the flyer about the website from the President, registering is simple. Please go to <https://bluewaterlakeanna.com> and click on Register on the right side of the web page. You should receive an automatic email from the website (please check your junk folder) to confirm your registered email address and activate your account. If you don't receive the automatic email, please send an email to Editor@bluewaterlakeanna.com.

Webpage views are adjusted for multiple media views (computer, phone, or tablet/pad). If you are using a phone or tablet, please go to the bottom of the Home page screen and click the Desktop version for the same view as on a computer.

Ken Hennon

Directors, Officers & Committee Chairpersons

(All numbers use the 540 area code unless otherwise noted)

Directors: Email: Board@bluewaterlakeanna.com

Chairman

Frank Pincoski	Lot 191	571-225-3298
Pete Rowe	Lot 116	703-201-7353
Ann Boulden	Lot 39	894-0538
Sharon Williams	Lot 47, 48	894-4481
Mike Conlon	Lot 1	894-5159
Bill Oldfather	Lot 10	894-8634
Mike Bakin	Lot 6	240-682-1786

Officers:

President

Melissa Druff	Lot 96	448-1948 (cell)
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Vice-President

Tim Brown	Lot 145	703-980-7601
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Secretary

Kathy Wood	Lot 28	894-0831
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Treasurer

Sharon Williams	Lot 47, 48	894-4481
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Committee Chairpersons

Architectural Control/Properties

Garry Johnson	Lot 120	894-5198
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Email: ACC@bluewaterlakeanna.com 809-0864

Roads/Grounds

Garry Johnson	Lot 120	894-5198
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Email: RGC@bluewaterlakeanna.com 809-0864

Social/Bulletin Board

Karen Johnson	Lot 120	894-5198
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Security/Gate/Marina

Chris Babcock	Lot 235	872-8152
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Property Values/Website/Newsletter

Ken Hennon	Lot 2	894-0002
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Email: PVC@bluewaterlakeanna.com
Email: Editor@bluewaterlakeanna.com

