Dear Members, February 10, 2025

On behalf of the Board, I would like to invite you to a Town Hall meeting concerning the Land Offering by M&S to BBHOA on **Tuesday, February 18, 2025, 7 pm at Belmont Elementary School**. (The meeting is rescheduled from Tuesday, 2/12/25 due to inclement weather forecast.)

The suggestion for the Board of BBHOA to host a Town Hall was turned down. So, we decided to host the town hall meeting but our request for announcing it in the BBHOA eBlast was rejected. Later, we asked BBHOA to cohost the Town Hall but we received no response.

The Board of CCUBB encourages you to vote “**NO**” on the parcel offerings survey appeared on 1/29/25 BBHOA eBlast.

In a nutshell, we, the residents of Belmont Bay, deserve to have more greenspace and amenities and not just three small parcels of land. Besides, the Board of BBHOA had established an official position asking for more greenspace in the past.

In 2021, an Ad Hoc Group was appointed by the Board of BBHOA to generate a Community Development Strategic Plan. The Plan was a result of broad outreach within the community and was sanctioned by the Board of BBHOA. Subsequently, the Plan was presented to the BOCS.

Supervisor Margaret Franklin was impressed by the recommendation and issued a directive publicly for the PWC Planning staff to meet with Belmont Bay residents and the developer to discuss the preferred land use. The PWC Planning Department staff followed up with a meeting “Belmont Bay Open Space and Parks” on 4/26/2021.

Unfortunately, the recommendation was not pursued further once the developer withdrew the rezoning request. (See attached meeting agenda by PWC Planning Department on 4/26/2021.)

Nevertheless, the standing official position established by the Board of BBHOA in 2021 is still valid. For transparency and procedural reasons, the current Board should uphold the official position of the Board unless it is discussed in open forum and voted to change it.

On a separate note, I would also like to inform you that as a resident of Belmont Bay HOA, and not as an officer of CCUBB, I filed a complaint with VA Office of Common Interest Community Ombudsman concerning BBHOA’s violations of **transparency** regulation mandated by the VA Property Owners Association Act to protect the rights of the residents of Belmont Bay.

The complaint addresses two issues: 1. The Board of BBHOA conducted business in the Executive Session that is not allowed; and 2. The Board held a private meeting on 12/5/24 with M&S without proper advanced notice to residents. This meeting is particularly concerning because M&S had offered 3 land parcels to BBHOA for its resubmittal of the rezoning request.

I first filed a complaint with BBHOA in accordance with the complaint procedure but received no acknowledgement for six weeks. BBHOA ‘s operating procedure states that a response should be given within 7 days. Finally, after six and half weeks, I demanded and met with the president of BBHOA but the response seemed to try to downplay the violations without remediation.

Subsequent to my formal notice to the Board of my filing of the complaint to the Ombudsman, the land offer was released by eBlast and the residents were asked to respond in a survey. But the request failed to explain the cause and consequence. The Board of BBHOA finally published the meeting minutes after another request was made without a response while it was required by BBHOA’s operating procedure to be released to residents within two weeks of the meeting.

This rezoning request is important because it nis our last chance to make sure that we, the residents, will have the greenspace we deserve and were promised.

Please invite your neighbors or friends to this important meeting to learn about the recommendation by the Ad Hoc Group and to understand what is at stake. If we care, we must act!

Looking forward to seeing you on **Tuesday, February 18, 2025 at Belmont Elementary School!**

KP Lau

President

Concerned Citizens United for Belmont Bay