



Signals

The Official Newsletter of the Fairfax Yacht Club
www.fairfaxyachtclub.com

January 2008

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Commodore's Corner

JANUARY UPDATE

Greetings and Happy New Year! I hope this finds all of you healthy and well. This is my second update to keep you informed about your Board's actions and activities. Below is a list of the major tasks we have tackled since the last update:

IRS - Since my last update in November, FYC has responded to all known outstanding tax issues. With the assistance of a tax attorney and a CPA, Nelly ensured that individual letters were submitted to the IRS for each year, 1998 – 2004, within the agreed-upon deadlines. All of the letters said essentially the same thing – FYC had filed tax returns for those years, albeit on the wrong form, and paid appropriate taxes. The letters asked forgiveness for filing the wrong form. A letter was also submitted for 2005 asking forgiveness for the late filing of the return. So far, we haven't heard back from the IRS but the attorney is 80% confident that the penalties will be waived. We'll keep you posted on any new developments.

AUDIT – Our By-Laws require an annual audit and one was commissioned by the previous Board. Nelly has submitted all the information required to complete this task and we spent one full day with the CPA, answering questions and providing copies of documents. We will keep you informed concerning progress and when the final report will be available for your review.

FYC FINANCIAL MANAGEMENT – Several Board members have spent numerous days – all day – fixing many entries in the FYC QuickBooks system that were, in one way or another, not coded correctly. Prior to

fixing this mess, it was not possible to always know accurately where money was spent and for what. Be assured, however, that gross totals were correct, so it was known that all the money that was supposed to be in FYC accounts was actually there. Many more hours will be required to organize and file invoices, statements, and receipts but it is getting done, slowly but surely.

BOOKKEEPER – For years, continuity of financial operations has been an on-going problem for FYC. The Treasurer's responsibilities require sustained focus and a degree of financial expertise that is sometimes not realistic with an all-volunteer organization. Over the years, various approaches to solving this problem have been discussed and tried. For now, the Board has decided to employ an outside bookkeeper in conjunction with a CPA. This approach keeps control of FYC's finances within FYC and reduces financial management expense while allowing the Treasurer to be an overseer rather than a bookkeeper. The Board interviewed three candidates and voted to hire Martha Jones to assist with routine bookkeeping chores and provide the much-needed continuity in this area. I had the first meeting with Martha on January 22nd and work is underway to get our books in order for the coming year.

BUDGET – In December, the Board approved a DRAFT budget and mailed copies to all members. Included in the assessment calculation for 2008 was a "placeholder" assessment for the eventual replacement of A-D docks. No changes will be made in assessments included in the draft budget. As always, assessments will be due on March 1st.

FYC Contact Information

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2008 FYC Committees

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Activities Committee *Vacant*
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PRYCA Delegate Doug Pinion
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WATER TESTING – The State has designated FYC as a Non-Transient, Non-Community Waterworks Owner. As such, we must adhere to a long list of requirements and must have certain procedures carried out by a licensed waterworks technician. A variety of analyses must also be performed on our water – some monthly, some annually, and some every three years. In total, these services cost FYC over \$7,000 per year! I am investigating other sources for this work with the hope that equal services can be acquired at a lower cost as well as possibly convincing the State that some of this work isn't necessary.

INSURANCE – In 2007, FYC paid over \$31,000 for insurance. To fulfill our fiduciary responsibility, I have requested quotes from our current provider as well as two other brokers and have been led to believe that we can get a better rate for the coming year plus a lower deductible. FYC is accruing dollars in its Capital Reserve account to cover the current deductible amount – \$90,000. If a lower deductible can be achieved for fewer dollars (all other coverage being equal), both the Operating budget and Reserve budget would be positively affected.

E-DOCK ROOF – A provision of the contract that provided the “Mule Hide” coating on the roof was periodic inspections. I have contacted Banning Roofing and reminded them of their responsibility and they will perform such an inspection in March or April this year.

BY-LAWS – Three individuals have volunteered to serve on the very important By-Laws Committee. Among other changes, the goal is to modernize the document to ensure our By-Laws are in compliance with the newer provisions in the Condominium Act, and ease the burdensome process currently required to amend the By-Laws. Please send your suggestions to ByLaws@fairfaxyachtclub.com.

LEGAL ISSUES – I am working with our attorney to address two long-standing issues pertaining to the official FYC condominium documents, the Super-30 and E-Dock boundary. I will keep you fully informed as we pursue solutions.

UNIT OWNER REGISTRATION – We are requiring all owners to complete Registration Certificates to assist us in updating critical information in our files. The following was part of the package that was mailed to you in December:

The new process provides benefits to current members and will allow FYC to:

- Ensure the occupants of slips really belong there (yes, we have had squatters!!)
- Have accurate contact information available to the Dockmaster in event of emergencies (fuel leaks, broken dock lines, boat taking on water, pending hurricane - these things have happened at FYC!!!)
- Better manage access to FYC facilities through more rigorous tracking of security cards
- Have accurate mail addresses for official communications such as special meeting notices, assessment notices, election, and annual meeting notices
- Have current e-mail addresses for informal communications
- Ensure the integrity of the election process

The Unit Owner Registration process requires the registration form to be notarized. To make the notarizing process easy for you, we are sponsoring one more “FYC Boater Registration Day” (February 9th from 10:00 AM – 2:00 PM) during which a Notary Public will be at FYC to notarize your forms. Refreshments will be served and we will also validate Security Entry Cards during your visit.

VESSEL REGISTRATION – We are also requiring Vessel Registration forms for all vessels moored at FYC. This information is critically important for sound management of our facility in that it provides the Board and the Dockmaster vital information that would be required in case of emergencies of all kinds.

STORAGE SHED – Harry and Jeff F. have begun preliminary work to acquire and install a storage shed to store flammable materials. This action will satisfy outstanding issues from the County Fire Marshall and should be completed within two months. It would seem to be a simple matter to buy and install a storage shed, but not necessarily so. Fairfax County prohibits putting a permanent structure on or near septic system drain fields or reserve fields. FYC will avoid the prohibition by NOT putting the storage shed on a permanent foundation so that it can easily be moved if necessary.

DOCK REPAIR/REBUILD/REPLACE

COMMITTEE (DRRRC) – Harry is reporting the status of the hard work and many activities of this Committee separately via e-mail, special meetings, and reports. Unfortunately, due to a family emergency, the DRRRC Special Meeting, scheduled for January 19th, had to be postponed. Notices for the rescheduled meeting will be mailed out shortly.

GOALS AND OBJECTIVES FOR 2008 – We have converted our Goals and Objectives into a Project List and assigned priorities and responsibilities for the projects. At each Board meeting, we review our progress and update the project status.

The topics listed above and many others are discussed at our Board meetings. If you really want to know what is going on at YOUR CLUB, you should attend. We are trying to do a lot of the background work between meetings so we can keep meetings to an hour or less. I look forward to seeing you at a future meeting. If you have any questions or comments concerning any matter pertaining to FYC, please don't hesitate to e-mail me at commodore@fairfaxyachtclub.com.

Fair winds!

Gayle Wix

Commodore



Vice Commodore's Corner

SAFE Boater Training

This winter, when you are thinking about the upcoming boating season, you might think about how to become a better and safer boater. Do you know how to tie a bow-line? Do you know how to shoot off a flare gun? How about towing another boat without ruining your boat?!

The Potomac River Yacht Clubs Association, PRYCA, is sponsoring the SAFE BOATR program. Simply put, this program is an adjunct to the Coast Guard's safety course. BOATR, Boat Operation And Training Retention, is a hands-on program consisting of 10 basic activities that you and your first mate do all the time. At the conclusion of the course, you will receive a certificate and a sticker for your boat! More importantly you will know how to tie the knots, shoot the gun, and tow a boat, not in theory, but in practice.

There will be announcements for training this winter to get you started to be a safe BOATR. It takes a commitment to finish all the activities, but it is worth it! If you are interested, drop me, Harry Croft, an e-mail at Power@yahoo.com. If there are at least 5 members I will be happy to start the training. Your first step is to complete an approved Boating Safety Course. Please let me now if you are interested and I will make the arrangements. It's fun and most importantly, it may save someone's life.

SLIPS FOR SALE					
SLIP	OWNER	PHONE NUMBER	SIZE (FT)	PRICE	COMMENTS

SLIPS FOR LEASE					
SLIP	OWNER	PHONE NUMBER	SIZE (FT)	AMOUNT	COMMENTS

BOATS FOR SALE					
SLIP	OWNER	PHONE NUMBER	SIZE (FT)	AMOUNT	COMMENTS

See the Fairfax Yacht Club Web Site “Signals Online” for the latest Slips for Sale and Lease and Boats for Sale

http://www.fairfaxyachtclub.com/slip_sales_and_leases.htm

http://www.fairfaxyachtclub.com/boats_for_sale.htm

FOUND: GPS at the FYC. Probably left when owner was taking it home.

Call Bob Robertory and identify brand and model. 703-690-3406



Hey, by the way, does FYC have your up-to-date email address? Now is the time to double check and make sure we do. If we don't have a good email address on you, please notify the FYC Treasure (Nellie Lee) of your new contact information. FYC needs it for not only day-to-day communications, but for emergency purposes also.

Signals is now accepting ads at \$25 per unit (business card size area). Send pdf add copy via email to:

newsletter@fairfaxyachtclub.com

and check payable to "FYC" prior to publishing to:

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