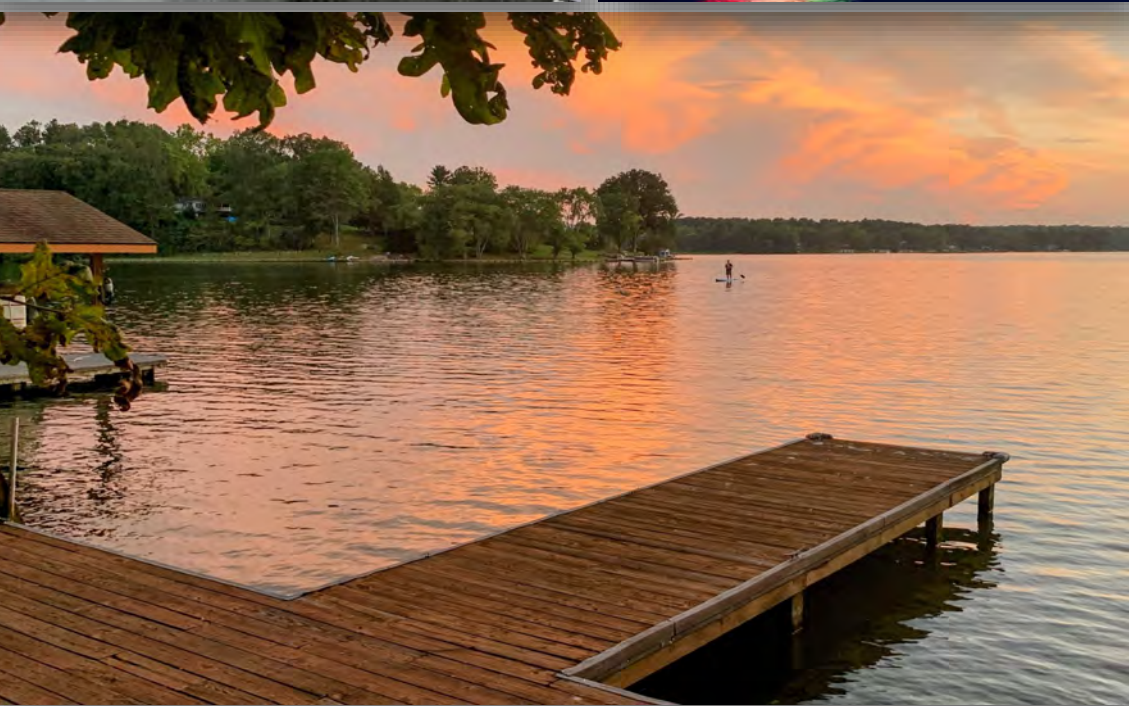


Blue Ridge Shores

Celebrating 65 years
1960-2025

Blue Ridge Property Owners Association, Inc.

Ridge Utilities, Inc.



Blue Ridge Shores

1960-2025
65th Anniversary

Blue Ridge Property Owners Association, Inc.

Ridge Utilities, Inc.

2025



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Forward on our 65th Anniversary

As we look back at Blue Ridge Shores over the past 65 years, we can be proud of our accomplishments. Our growth has taken us from a few homes to the wonderful community we enjoy today. Along the way, we have met challenges great and small, with quiet strength. We have an enduring idea of how we see our community and how we plan to maintain it, as expressed in our Vision Statement:

Blue Ridge Shores is a private, gated lake community with a small town feel. We strive to be friendly neighbors, while maintaining a beautiful lake for members and their guests to enjoy.

We've stayed true to our vision for over half a century. Individuals and families have come to stay, with a number of members now second or third generation owners. There's been no hoopla, marketing or over-development here. Instead, we have focused on our lake and the community surrounding it. The friendly small-town Blue Ridge Shore wave is still with us, expressing our enduring community spirit.

Our growth has been gradual, to 640 members as of April 2025. Some are part time residents and some live here year round. We all enjoy the simple amenities and neighborly social activities our community offers.

In this 65th Anniversary presentation, you will see our story unfold with major events highlighted over the years. We document when Blue Ridge Property Owners Association Inc. (BRPOA) was formed, and then when BRPOA acquired the community from the developer that built it. There's also a section on Ridge Utilities Inc. (RU), the steadfast provider of our community's water supply.

We look forward to building on our strong foundation to continue our success as a vibrant and thriving lake community.

Hal Davis

Editor, 65th Anniversary

Rick Kilcoyne

BRPOA President

Al Fortune

RU President

Curt Heidel

General Manager



Decades of Challenge and Change: A Blue Ridge Shores Overview

Let us look first at a brief summary of our sixty-five successful years at Blue Ridge Shores!



1960s — The Beginning

The earliest years saw us transform from a planned resort in 1960 that was long on promises and short on cash...to a rural retreat where our “founding fathers and mothers” carved out vacation homesteads amid dusty roads and forested acres.



1970s — Rebuilding

By our tenth anniversary, we established ourselves as a going concern. However, massive hurricane Camille struck in 1969 and we faced a major rebuilding challenge in the new decade. Our early leaders had the foresight to rebuild more strongly than before. We also acquired Ridge Utilities from private investors, to assure our water supply.



1980s — Development

We confronted issues, from excessive plant growth in the lake to gypsy moths, but we addressed them and proved that we could triumph against the odds. Administrative processes grew and solidified as we became a bigger community.

1990s — Consolidation

This decade solidified Blue Ridge Shores as a delightful place to live. We strove to keep our lake clean and well managed. Over the years, we struck an attractive balance between new housing and our natural environment. Meanwhile, the governance of our community became even more professional.



2000s — Growth

These ten years saw record growth as our community matured. We maintained our diversity and focused on important issues – the lake, the land, and that friendly wave-at-my-neighbors feeling that knits us together. We weathered debate on various issues, a building boom, needed renovation, and the expansion of our water facilities.



2010s — Expansion

Our second major lake dredging moved twice as much material as before. We enhanced and rebuilt the main marina and our bridge. Steadily, our membership increased. We survived an earthquake and our share of bad weather. Through it all, we maintained our strong community.



2020-2025 — Maturity

The past five years constituted a watershed for BRS. We completed major projects, including replacing the spillway - our biggest and most successful project! As a thriving and time-tested community, we have prepared ourselves for challenges of the future.



1960-1985: The Beginning



Creating The Blue Ridge Shores Community (BRS)

“Come on down...” was the sales pitch for Blue Ridge Shores back in 1960, when our community began. A private developer put the core of the land holdings together in the late 1950’s. He amassed nearly 800 acres, mostly purchased from the descendants of Thomas Ellis. Squire Ellis had extensive holdings centered on his home place, called Locust Grove. That house stood on the hill behind the Community Center parking lot. There’s more history here as well. Out the front gate, Marquis Road was named for Lafayette’s march during the Revolution. Extending past the back gate are several markers for the Battle of Trevillians Station, the biggest cavalry engagement in the Civil War.

The first developer’s dreams exceeded his wallet, so American Realty Service Corporation, a leisure community developer, took over. They added some 300 acres and platted out over 1,100 lots. The corporation built the first dam in 1960 and the lake filled smoothly, fed by Hickory Creek and over 100 small, natural

springs. Approximately 11 miles of narrow road were installed, originally unpaved. Piping for a private water system was laid underneath those roads. A snack shop was constructed, a marina followed, and a few sample cottages were built.

Marketing began when brochures went out and newspaper ads were placed. Those brochures offered a “private retreat” and the idea of “fishing from your own doorstep.”

The price was right, too: waterfront lots listed as low as \$1,995, and you could buy a lot complete with house for as little as \$3,995.

Folks did come down to see the new holiday lake development, mostly from Charlottesville, Staunton and Richmond. Later, people also came in from Washington DC and farther away. Early members liked the rural aspect of BRS so much that some wanted to keep the dirt roads. But as membership grew and dust increased, the roads were graveled and then paved.

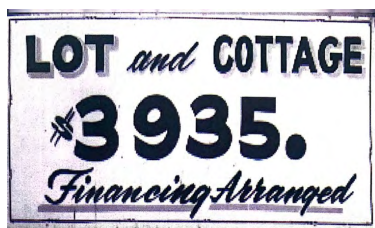
Blue Ridge Property Owners Association, Inc.

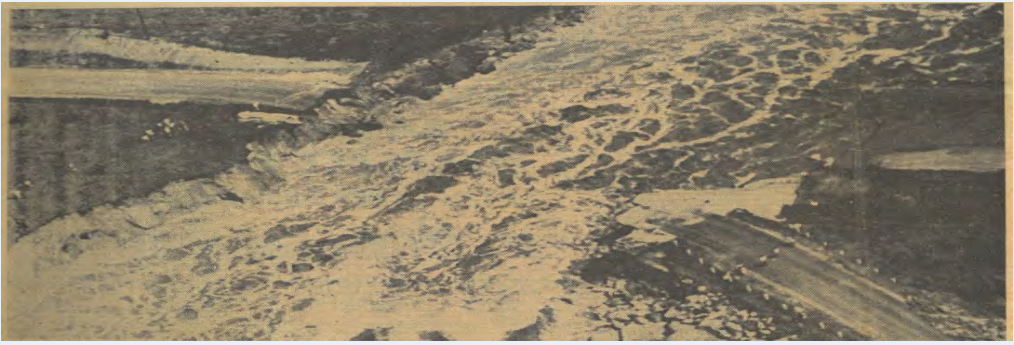
By 1963, American Realty had completed its sales activity and was ready to start the transfer of our community to the Blue Ridge Property Owners Association Inc. (BRPOA). The Association had been chartered in April of 1960, and worked for several years to finalize the transfer agreement.

Then, the work of creating the administrative structure, developing the budget, and running the 1,053 acre community began. The first staff was hired for office and maintenance work. BRPOA developed reasonable rules and procedures, from our first recorded restrictions to a sizable publication governing all lot site modifications — the equivalent of a building code.

There were many changes along the way. The original snack shop morphed into an administrative office. The Community Center began life as a garage. Originally, the storage building on Ellis Drive housed a private fire truck along with a volunteer fire station.

The community also encountered the need for higher dues and fees for the services required. This was — and still is — a major concern for our members. But the necessity to fund a higher budget remained, especially to establish a reserve fund for capital improvements. The main marina deteriorated rapidly and had to be replaced.





Storms Nearly Sink Blue Ridge Shores

The Blue Ridge Shores community continued to grow through the 1960's until a series of three violent storms struck in less than three years. The damage they caused nearly wiped out BRS altogether. This saga of disaster is worth telling in full as a tale of resilience and rebuilding that showed our community's determination.

Hurricane Camille

In August of 1969, one of the worst hurricanes in recent memory struck central and western Virginia. The storm stalled out around Louisa and points west. The best estimate was that it dumped about eleven inches of rain in a twelve-hour period. The resulting flood caused the lake to rise seven feet above the normal summer height. Water actually washed over some parts of the dam. This was far beyond what the dam and spillway could handle.

On August 20, the situation was dire. Ironically, the storm was gone and the day was beautiful. Then, the emergency spillway and the dam under it gave way, overwhelmed by the continuing surge of storm water. The lake emptied itself in a thundering cascade. No one was hurt in Blue Ridge Shores, but there were fatalities downstream.

This left a lakebed that was nearly dry. A few pools remained, perhaps as much as two acres. Water from springs kept some

areas wet enough that weeds and grasses shot up. People spoke of "mowing the lake" as they tried to keep this sudden jungle under control. The only flowing water was Hickory Creek, running down the center of the vanished lake.

There was other damage. The bridge and the rebuilt marina were destroyed. The office was flooded and many records were lost.

The drinking water supply was interrupted because the pipe across the dam was washed out. A few folks had used the lake as a dumping ground so old tires and other items emerged. Tree stumps and rocks dotted the lakebed. The BRPOA Board moved with remarkable speed to tackle the emergency. Just three days after the dam failed, an engineering firm was requested to prepare a study for restoring the dam and the lake. The firm was then authorized to design a replacement dam and bridge.

Apart from the development of a design on short notice, the major issue was how to pay for the work needed. The final bill would be more than \$310,000, a huge amount for the membership to finance. An assessment was levied and many members paid. Some offered added financing or loans. But a number of members did not pay, and tempers frayed. A special meeting of the membership was called in November of 1969, to explain the situation and to quiet the turmoil. Fortunately, the tide began to turn.

A new engineering firm was asked for suggestions to improve the plan. The work progressed until the rebuilt dam with a new spillway was dedicated on Memorial Day weekend of 1970.

Hurricane Agnes

But Mother Nature was not through with Blue Ridge Shores. In June of 1972, Hurricane Agnes ripped through the area, damaging the downstream portion of the rebuilt emergency spillway. Eventually, the insurance on the dam provided enough to repair the spillway. The lake was lowered and the repair project began.

More Weather Damage

Then came the soggy Fall of 1972. A massive storm caused significant added damage to the spillway in October of that year. The work already begun was badly disrupted. It was clear that the spillway needed to be rebuilt yet again and on a much bigger scale.

In October, the BRPOA Board accepted a bid for a redesigned spillway 100 feet wide, twice the original size. The cost was more than \$100,000 and each member was assessed a flat \$125. This caused controversy. Some residents opposed more investment and wanted to turn the lakebed into a golf course. Others balked at paying the assessment. A few even deeded their properties to BRPOA and walked away.



Main Marina and Concessions Development

The first main marina was built by the developer and then sold to private individuals. The office building had housed a hamburger and hot dog grill concession leased to various operators.



BRPOA Buys the Marina and Buildings

BRPOA purchased the marina and buildings in 1971 for \$23,000. The association office expanded as the community grew, so the grill never came back. Instead, snacks were offered from a separate snack shop building next to the gas pump where members could fuel their boats.

At first, American Realty owned Ridge Utilities, (RU) the company that provides water to all the homes in BRS. RU was later sold to private investors. A rise in water rates in 1969, and the wish to control the community water supply, prompted BRPOA to purchase RU in 1971 for just over \$111,000. In 1999, RU was reorganized as an independent not-for-profit corporation.

To this day, RU partners with BRPOA for office space and personnel, helping to keep costs down while ensuring good and plentiful water. See Chapter Five for more information about Ridge Utilities.

Early Road Paving

As the membership increased, the original dirt roads caused more and more problems. In dry weather, a cloud of dust followed every car. After a substantial rain, members' cars might need to be towed out of the deep mud. In any weather, pot holes bounced cars around. BRPOA decided to begin paving the roads, first with a soil-cement process, and then the more familiar tar-and-chip surface. In 1965, one mile of road had been paved. By 1985, almost all roads were paved.



Volunteer Fire Company

A fire engine and equipment station manned by community volunteers and located on site was the first nearby fire service for BRS. It was formed in 1980 as the 6th Company in the Louisa County Firefighters Association. Early residents served as volunteer firefighters and chiefs. Later, a fire station was built by the county just outside of the BRS back gate.



Community Services and Amenities

As BRS grew, new services and features were added. In 1964, trash pickup began. This was provided for no fee at first but later became a budgeted expense. By 1967, street signs and some traffic control signs were installed. Eleven waterfront common areas were designated so off-lake residents could access the lake. Two nature trails were developed. The maintenance area was created to house equipment and support community maintenance projects.

By the mid 1980's, much of the basic organization of the Blue Ridge Shores community had been accomplished.

We were made stronger by the perils we had faced and overcome. We were also strengthened by significant volunteer participation, a hallmark of BRS from its beginning.



1986-2000: Development and Rebuilding

"We've weathered the storms," was our proud claim as BRS moved into the latter part of the 1980's and beyond. We were a going concern, living in a beautiful environment, and able to master new issues as they arose.



We Live in the Natural World

In the air... Look up to see flocks of birds: cardinals, woodpeckers, ducks and geese, wrens, finches, nuthatches and juncos, as well as doves. Many migratory wildfowl stop here, from loons to bufflehead ducks. Majestic eagles, ospreys and blue herons also grace our lake.

On the ground and in the trees... We can spot deer and wild turkeys on the ground, with chipmunks and squirrels, and some flying squirrels peering down from the trees. The occasional bear even shows up!

At water's edge... We have turtles, including big snappers, along with frogs and toads and even blue tailed skinks, as well as industrious beavers.

In the lake.... There are some championship bass, along with perch and sunfish, really big catfish up to a reported 60 pounds, and an enormous population of snails.



The First Major Lake Dredging Project

By 1995, it was clear that our lake needed a major clean out, to remove silt that had come down Hickory Creek and was literally filling in some shallow areas. Like many created lakes, ours was trying to revert to a winding creek bed in a marshy valley. We put off the inevitable, but finally, the time came to remove the excess silt.



The project was announced in 1996 and ended in the Spring of 1999. We lowered the lake, and a local contractor brought in earthmoving equipment.

The lakebed was exposed but it stayed wet in many areas. At one point, a bulldozer was nearly engulfed by some particularly treacherous silt. The contractor had to fetch a second bulldozer to rescue the first one!

Overall, we pushed over 22,000 cubic yards of gooey silt from the worst accumulation sites. Much of that silt ended up as a major addition to the first island at the west end of the lake. More silt was used to create a second island as a wetland area.

This required our second membership assessment which created confusion and concern, but we persevered until the job was done.

Paving Pace Picks Up

In 1991 and 1992, we began the ongoing process of re-paving all of our roads with a uniform chip-and-tar coating, one stretch at a time. This took years to complete, since we now have over 12 miles of roads.

As the earliest paving weathered, we repaired cracks and crumbled shoulders, alternating between the north and south sides of our community. Neat holes were cut in to reach water leaks and then carefully filled.



Mother Nature Wreaks Havoc



Flash Flood Swamps BRS

In June of 1995, a damaging flash flood roared through our community. The office was inundated, records were lost and furnishings destroyed. Some members were stranded in their homes and had to be rescued. The marina was severely damaged and required extensive renovation. At our three beaches, much of the sand washed away, so we had to bring in truck loads of new sand. Our bridge also needed substantial repair. The water line that crossed Hickory Creek under the bridge was broken, so many members had no water for several days. We hauled water in until the piping was replaced.



Hurricane Fran Hits

This major hurricane hammered BRS in September of 1996. It wasn't as bad as Hurricane Camille, but a number of trees were knocked down. There was also considerable damage to member properties. Heavy rainfall caused the lake to rise rapidly, yet our dam and bridge stood firm. In particular, the spillway handled all the white water that thundered over it.



Testing Lake Water Quality

The water in our lake is tested each year as mandated by Virginia regulations. Although the occasional algae bloom occurs in the summer, our lake water quality has remained very good to superior for over forty years of testing. We also kept after dam and spillway maintenance year after year. Cracks began to appear in the spillway face, so we filled them as necessary.

Playgrounds, Nature Trails, Access and Common Areas

BRS also maintained our recreation areas. We replaced playground equipment at our beaches in 1995 and 1996. We improved and marked our two Nature Trails: Rocky Glen with its seven bridges, located off of Ash Road, and Brook and Dale, a longer upland woods trail beginning at the end of Pine Street. The beaches themselves were refreshed yearly with new sand. We improved our lake access areas and their docks. Common areas including the west gate and the community center were landscaped.

Bringing in Technology

Our first website was established in 1997. Our electronic gate system was installed in 1999 and has been regularly updated. During the 1990's, we took the initial steps of computerizing our administration, both for BRPOA and for the newly-independent RU.

Structural Improvements

By the late 1990's, it was clear that some aging structures needed more than just minor maintenance. We refurbished and improved the Community Center, adding our first-ever big screen TV, and a propane fireplace. The kitchen also received needed attention. Outside, we floored the Pavilion, which sat on the hill just above the Community Center. Our main marina was rebuilt by our talented maintenance team. They also improved the rip rap breakwater opposite our boat launching ramp.



2001-2010: Coming of Age in a New Century



In the new millennium, Blue Ridge Shores was no longer a fledgling collection of vacation houses. More than 560 homes were knit together by over twelve miles of roads, now all paved. Many houses were full time residences. Members stepped up to serve on numerous committees and help with landscaping and building renovation. Members serving on the Boards of Directors for BRPOA, Inc. and Ridge Utilities, Inc. invested much volunteer time and energy. In short, we came of age as a self-sufficient community.

Keeping our Lake in Shape



A top priority has been to keep the lake healthy. A fish study in 2001 concluded that desirable fish in the lake were present, but underweight. Eight years later showed considerable improvement. We also stocked the lake with bass and walleye.

Beginning in 2008, an environmental consulting group did a thorough study of the lake and found that the lake was generally in good shape. They confirmed that we had a good fishery and fine water quality – not bad at age fifty!

Ensuring the Strength of our Dam and Bridge

We continued to maintain our critical infrastructure. Twice, we repaired the tailrace pipe which lets excess water out of the lake. The spillway received repeated re-caulking to fix cracks. The sluice gate mechanism was repaired. The foundation of our bridge showed signs of erosion, so the needed repairs were completed in 2008. We strengthened the dam by adding more rip rap in 2009.

Renovating Buildings and Marinas

Our main buildings date from the 1960's, and began to show their age. Volunteers replaced siding and roofs, repainted, re-caulked and rebuilt parts of the buildings. The Community Center benefited from new lighting and redecoration, and the Office gained a new look, too.

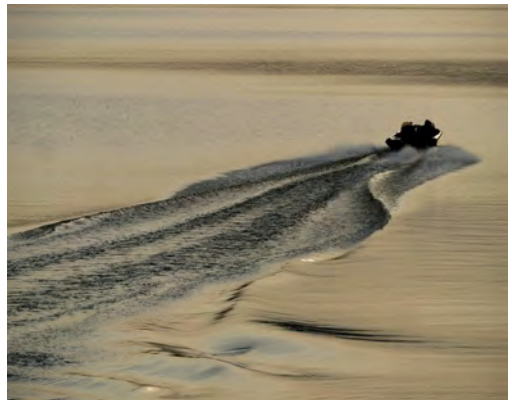
The main marina and boat docks were rebuilt by our maintenance staff. This included approximately 600 feet of marina bulkhead that was on the verge of collapsing.

When the playground equipment became outdated, the Event Planning Committee came to the rescue and provided most funding for new slides, swing sets, and other equipment.



Watercraft Regulations and Lake Use

Jet-powered boats became an issue by 2010, with a few jet-powered ski boats on the lake and growing demand by members to use jet skis. Wisely, we grandfathered existing jet boats and did not allow any jet skis. This was a good move, since other lakes with jet skis experienced boat traffic issues.





Beautifying our Landscape

Our setting has always been green and lovely. Wonderful efforts by volunteers and the Landscaping Committee beautified our home. Along the drive at the main gate, 100 junipers, 51 crepe myrtles, azaleas, hollies, and other bushes were planted – mostly by volunteers and financed in large part by generous donations.

Planting areas were improved and renovated from the entrance gates to the Office and Community Center. New magnolias and other shade trees went in at the main beach area, while thousands of bulbs and flowers were planted. Many skinned knuckles and sore muscles later, Blue Ridge Shores was a showplace!

Members also stepped up to help maintain our two Nature Trails, from cleaning up debris to securing timber steps. They marked those trails and identified wildflowers.



Weather— always a Factor

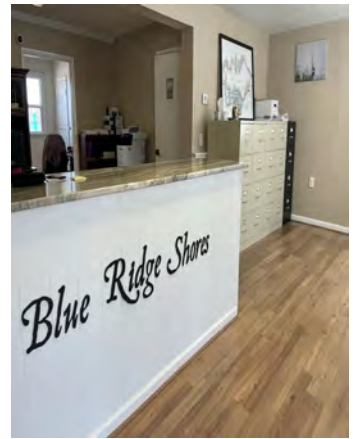
Hurricane Isabel...We kept vigilant for wet weather and got it in 2003 when Isabel produced winds of up to 80 mph and dumped more than five inches of rain. We lowered the lake by 3 1/2 feet, but it refilled in just nine hours!

Hurricane Katrina and Storm Hannah... Katrina hit in 2006 with high winds and rain. Two years later, Storm Hannah brought more major rainfall. Each time, with fast response to lower the lake, there was no serious damage.

Winter Storms...Most years, winter was pretty kind to our community, but occasionally, heavy snow blanketed the area, bringing down branches and trees. Maintenance plowed and cut us out quickly and efficiently each time. In some years, lack of precipitation forced temporary water rationing, but thoughtful, and conservation-minded residents and management helped minimize the challenges.

Dedicated Employees help Ensure Success

Blue Ridge Shores has been fortunate to have a succession of strong General Managers and knowledgeable employees. This has given us considerable continuity of management. We experimented with reducing staff in 2006, but turnover and retraining needs were unacceptably high. We returned to a General Manager and two employees in the office, with three employees for maintenance. Their duties encompass operations and maintenance for both BRPOA and RU.



The Building Boom and Bust

Lake Louisa was “discovered” by contractors beginning in 2004, when interest rates were low and the stock market was high. We underwent a building boom that saw new housing springing up and heavy equipment trundling down our narrow roads.

Construction building fees and road fees were increased fivefold to address additional demand and usage. Ridge Utilities also increased water hookup fees. The boom largely subsided by 2008 after adding dozens of new homes to BRS.



Security from Police to Cameras and Gates...and Back Again

BRS began the decade with a paid security force, but as the cost became a burden in 2004 and 2005, the community phased out paid protection. A Neighborhood Watch operated for a period of time, but by 2010, we went back to some paid security during holidays and summer weekends.

A major deterrent to petty vandals and scofflaws has been the enhanced lighting and the addition of 24-hour surveillance cameras at the Office and Community Center. We also replaced and upgraded our gates, installing new card readers and better cameras to help monitor unauthorized access to our community. Finally, we rebuilt both gatehouses after they were damaged.





The Event Planning Committee and the Women's Club Sponsor Community Events

Our Event Planning Committee, (EPC) has an enviable record of achievement for the community. This Committee sponsored about thirty events each year, from holiday dinners to pancake breakfasts. The Christmas dinner was always a sellout, and the Easter Egg Hunt was a joy for our youngsters. Projects such as new playground equipment and upgrades to the Community Center demonstrated what the EPC's quiet dedication can do.

By far the most anticipated event of the season was our fabulous Fourth of July celebration. Year after year, a full day celebrating the Fourth offered some 75 events and our iconic – and loud -- traditional fireworks show over the lake.

The Blue Ridge Shores Women's Club continued to offer varied, enjoyable, and educational monthly events open to all the women in the community. Their annual White Elephant Sale provided donations to more than a dozen Louisa charities.



Changing Bylaws, Rules And Regulations

Our Bylaws, Rules, and Regulations were revised as needed to reflect changing conditions and priorities. This was a major process involving a number of BRPOA Board members. The basic Covenants and Restrictions that govern our Association were also revisited and renewed which is required every ten years.



More Members and More Houses

At the end of 2000, we had 560 members and more than 400 houses in our community. Ten years later, our membership had grown to a total of 619 members, with over 500 dwellings. In addition, many existing cottages were expanded into year-round homes.

Solid Finances Even During the Great Recession

As BRS grew, so did its budget, perhaps the most discussed issue around the lake. We worked continuously to balance the economy of operations and the needs of a growing community. Dues and fees changed, both in amount and how they were assessed. As anticipated in a community of our size, costs were sometimes questioned. But in the end, all expenses were allocated in the most fiscally responsible manner. This fiscal responsibility has continued year after year. Although our dues and fees stayed flat between 2005, and 2007, we returned to yearly increases in 2008 due to rising costs. Meanwhile, the financial storm called the Great Recession was brewing.

That challenge pushed our community hard. In 2010, our collections rate — indicating those who were behind in paying their dues — grew to an alarming 21%. Some members questioned whether BRS could remain solvent. However, management worked closely and compassionately with members in need to develop successful payment plans. The next year, recovery began. Impressively, our budget stayed balanced. Reserves grew from \$179,000 in 2001 to about one million dollars in 2010.

Improving Communication

We worked to increase communication in our association. The Shore Line and the BRPOA web site were both redesigned. As a way for all members to voice their opinions, we began a yearly Membership Survey in 2004, providing guidance to our Board of Directors and Committees.

THE SHORE LINE

The Official Newsletter published by
BLUE RIDGE PROPERTY OWNERS ASSOCIATION

Published in 1966

2011 to 2025: Maturing and Modernizing

A few years ago, the local newspaper paid us a great compliment, calling BRS “the hidden gem of a lake community.” We earned that glittering title, maturing into a beautiful, quiet, and neighborly community. We’ve kept our low-key lifestyle while embracing change. Our membership has grown to 640 members in April, 2025, with 576 homes. Sixty-five years after our founding, we continue to remain successful..



Earthquake!

On August 23, 2011 at 1:51 PM, the ground vibrated, pictures flew off the walls, brickwork cracked, and dogs howled while birds screeched and flew away. A 5.8 magnitude quake rippled out from nearby Mineral, Virginia to shake BRS. We were just far enough away to escape major damage, but closer to the epicenter, walls crumbled and buildings collapsed. Back at BRS, we buckled down and fixed and repaired. Fortunately, all of our major infrastructure survived, including the dam and roads.

Hickory Creek Bridge Repair and Renovation

The bridge over Hickory Creek is supported by massive I beams and concrete abutments that should last for years to come. But the timber deck needed replacement in 2014. Our maintenance staff did the job at a savings of over \$100,000. It was impressive to see them remove and replace over 40 timbers, securing each one with four heavy-duty bolts. The whole project was planned to take two weeks, but efficient work meant that the bridge was back in service in only 10 days.



Marina

By 2019, the timber sides of the main marina and some piers between slips were reaching the end of their useful life. The marina was reconstructed to a higher standard, following current best practice. We changed the design to give easier access to slips and the gas pump but maintain protection from big wakes. The size of the slips was increased so that big pontoons didn't require two slips. The project actually added 16 more slips!

Keeping in Touch

The Shore Line, our official publication, has been distributed to members for nearly 70 years, beginning in 1966. It's now delivered digitally to most of us, but copies are still printed and mailed to members who request them. We have done a Membership Survey for years, asking about performance of the Association and any pressing issues. Using email, our General Manager delivers quick responses to issues of the day, from major projects to storm alerts...and even the occasional bear sighting.



Reception for cell phones had long been an issue here. So back in 2012, we were receptive when Verizon proposed a cell tower here. Months of negotiation followed, mostly about tower location. Ultimately, the offer was withdrawn because our hills and tree cover meant that only a minority of members would have been benefitted.

A new development in 2024 was using a drone to keep members visually updated on the huge spillway rebuilding project. We also used that drone to monitor the maintenance dredging in 2025, and to help develop a more precise plan for future major dredging. Now everybody can see their hard-earned dollars at work.

Our Second Major Dredging Project

By 2013, we could tell that something had to be done about the silt accumulating in our lake. This has been a continuing problem for us. Mother Nature wanted to turn our lake back to a simple Hickory Creek stream bed surrounded by lush marshland. Our previous dredging had been contentious, with no funds available, and tense meetings, so we were determined to do it right the second time.

Financing was a first priority. We accumulated approximately \$300,000 in a dredging reserves fund to reduce the loan we would need from a local bank. Reluctantly, we raised dues by 7% in 2014 to help accumulate more funds. We negotiated a favorable line of credit and actually paid it off a year early!



Careful Project Design, Permitting and Bidding

We retained a professional engineering firm to develop the project. The plans were complete by 2015-2016. They called for a “wet” dredging approach, utilizing barges and long-reach excavators. A major deposit area was excavated and stabilized off North Lake Shore Drive to contain the silt we dug up from the lake.

We submitted applications to get the many permits we needed, from the Army Corps of Engineers to Louisa County. Seven potential contractors were interviewed. Our choice was the only one that fully responded to our Request for Proposal. Fortunately, they were also the lowest bidder!

The Dirt Begins to Move

All this took time -- over three years before the first bucket of silt was dug in 2017. Throughout that year, the excavation continued smoothly, from dredging to dumping at the disposal site.

We Dredge a Little More

By the end of 2017, we had dug up and deposited approximately 40,000 cubic yards and still had a little more to go. Louisa County was so impressed by our careful process that they allowed us to take out more than our initial plan.

Finishing in early 2018

The total was almost exactly 50,000 cubic yards, which is a whole lot of silt. Think of a cube 300 feet wide on each side and 15 feet tall. (By comparison, we only moved 22,000 cubic yards during our first dredging in 1996-1999.)



Financial Challenge and Control

Solid financial control continues to be a key to our success. We've stayed solvent for 65 years while other local lake communities have struggled. We have only needed three special assessments in our history -- a record that precious few other home owner associations can match. Here are some reasons why...

Monitoring and Limiting Expenses. We keep a keen eye on expenses. Every payment we make is countersigned by two Board members. Each year, our audit is completed without significant findings.

Reviewing Dues, Fees, and Collections. We periodically evaluate dues and fees, adjusting them as necessary. Our base dues are still competitive for the area. We are fair but firm in collecting those dues and fees. Payment plans are always available for those in need. We maintain an enviable 1% past due collection rate -- much better than many local HOAs. This follows our membership surveys which say that we want people to pay their fair share, and pay it on time.

Strong Reserves. BRPOA went from just \$179,000 in reserves twenty-five years ago to over \$2,800,000 in 2024. This provided nearly \$2 million earmarked for the cost of the new spillway constructed in 2024. We still have a healthy reserve balance of over \$1,700,000 as of January, 2025.

Golf Carts Drive into BRS

In 2018, we began to allow golf carts to use our community streets. We developed a set of rules to encourage safe use of properly-equipped carts. Now, over 100 members drive their carts throughout the community, with many joining our yearly golf cart parades.





To Have and to Hold

In 2022, we did our second demographic survey, asking for some basic information about our membership and how long they've been here. It was impressive to learn that most of our members are here for the long haul. The majority have been here 11 years or longer, with about 25% here for 17 years or more. The three most important issues were the lake (including the dam), dues and fees, and security. These have stayed remarkably consistent since 2004.

Our Community Vision

We created a New Visions Committee in 2015 to develop a vision statement for our community. We wanted to express why our community is so special.

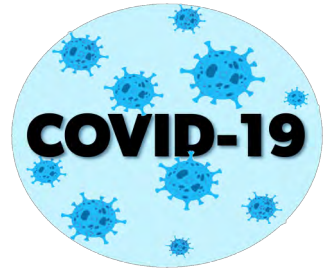
After much discussion and community input, the following statement was adopted: *Blue Ridge Shores is a private gated community with a small town feel. We strive to be friendly neighbors while maintaining a healthy, beautiful lake for members and their guests to enjoy.* Please see page 41 for the Mission and Values statements that were also developed.

Re-certifying the Covenants and Restrictions

Every ten years, our members are required to re-certify the basic covenants that govern our Association. 2019 was one of those years, and thanks to an inspired team, the process was smooth and efficient. We also looked at other administrative issues, from compliance to road safety and pets.

Covid 19 hits Blue Ridge Shores

Beginning in 2020, the pandemic took its toll. We emphasized safety to protect members and employees. The office was staffed, but the door was closed. Business was transacted outdoors.



Monthly committee meetings were canceled, changed to virtual, or held with everyone masked and widely spaced. This included the 2020 Annual Meeting in the Community Center parking lot, with just 34 attendees, masked and distanced. We cancelled the fireworks and other events, since social distancing was not feasible.

We reopened in 2021, following county and state guidelines. Masks came off, social distancing signs disappeared, and the hand sanitizer went back in the bathroom. In July, we held a thankful Fourth of July celebration with plenty of fireworks.



Modernizing our Office

In 2021, we modernized BRPOA with an online billing system, updated software, virtual meetings, and enhanced cell service.

A Massive Winter Ice Storm Tests our Community

In mid December of 2021, a dangerous storm blanketed BRS with tons of glittering ice on trees, roads, cars and houses. Hundreds of trees and shrubs were damaged or fell down completely.

The breaking branches sounded like a firing range. Our maintenance staff heroically cleared away huge piles of debris and reopened our roads. Many members picked up their own chain saws and went right to work.



The falling limbs and trees ripped down power lines and even snapped power poles right off. Many members lost power for over five days. They huddled around their fireplaces or came to the Community Center which had heat and hot food. Thanks to generators and our volunteers, the power was restored but the experience was harrowing.

2024 -The Year of the Replacement Spillway Project

After decades of good ratings, the Virginia Department of Natural Resources downgraded our dam in late 2017 due to its history of spillway repairs. More repair was no longer an option, so we moved ahead to develop a replacement plan. We evaluated three engineering firms before settling on Schnabel Engineering, Inc. They designed a replacement spillway and planned the massive construction project.

Engineering and Construction Companies

After Schnabel Engineering designed the project, they recommended Caton Construction to do the work. Our reserves provided about one third of the cost, and we financed the rest through a bank loan secured by a special assessment.

Preparation and Initial Excavation

Early in 2024, we took the big step and lowered Lake Louisa by about five and a half feet. A cofferdam was built to ensure that the construction site stayed dry. We excavated and replaced an unstable area at the bottom of the dam. The riprap at the spillway needed major reinforcement. The Caton Construction crew worked 48-hour weeks to help keep us on schedule. Schnabel Engineering managed the job meticulously and fairly, saving us over \$300,000.

Progress through the Spring and Summer

Overall, we used hundred of tons of concrete, rebar and tons of rip rap. Dozens of dump trucks and concrete trucks came and went. In June, massive footers were poured. Side walls went up considerably higher than before, complete with safety railings. Every aspect met all federal and state requirements. By August, the finished product was emerging from the dust and dirt.



New Spillway Dedication

On September 21, 2024, the basic spillway was complete. The BRPOA Board of Directors along with over 50 BRS members met at the site for a formal dedication ceremony. Our President made brief remarks and then...snip...the ribbon was cut. A few days later, the final paving was done and members could drive across the spillway once more. *In early 2025, our spillway project earned the Lake Management Excellence Award from the Virginia Lake and Watershed Association.*



Impressive Investment by Members

The final price tag for the spillway was just over \$5.5 million dollars. About one third was paid by reserves, and the rest was funded by a special assessment. Members had a choice of paying the assessment up front, or financing it over a 10 year period at a competitive rate. Remarkably, nearly 90% of us prepaid our assessments! Their actions reduced the required loan to \$550,000, much less than originally anticipated. This led to over a \$300,000 reduction in interest for BRPOA. We also received a state grant of \$250,000.



Advanced Maintenance Dredging

Once the lake was lowered, we could see the hills of silt at the West end of the lake. This is where Hickory Creek brings in most of the silt to our lake, and it was clearly piling up fast. We kept the lake down and addressed that silt accumulation in 2024, two years earlier than originally scheduled. Progress was slowed by major rainfall. But we persevered and removed over 9,500 cubic yards of silt.



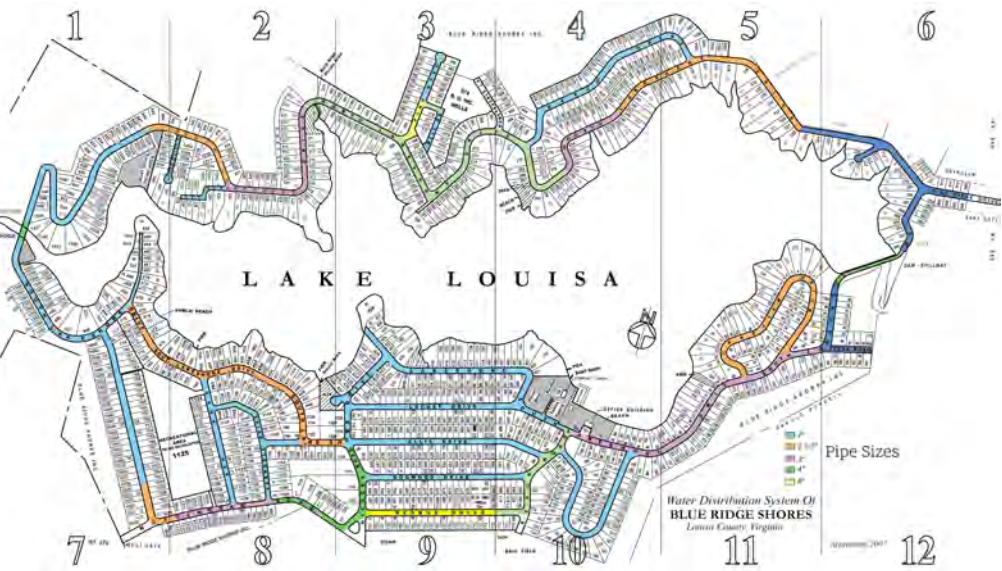
New Playground Equipment

In 2024-25 it was time to review the condition of the playground equipment at all three of our beaches. We replaced what was worn, unsafe, or broken, and repaired the rest. Overall, we added two new climbing stations, one swing set, and a new whirlingig, all paid from our reserves. Not surprisingly, what appears to get the most use are the hills of sand that we pile up each year at our beaches!



Ridge Utilities from 1960-2025

Our community has been fortunate to have its own dedicated water source from the very beginning. Ridge Utilities, Inc. (RU) has grown from a private company serving a handful of homes to a utility providing water to the whole community, with 581 water meter connections in April, 2025.



We’ve had to replace various sections of water mains due to severe weather or the need for more capacity. Those mains vary in size from two-inch diameter to six-inch diameter as show above, so we need a range of adapters and fittings available for repairs. Periodically, we have replaced well pumps, over 50 water main valves, and depth gauges for several of our nine wells. Each year, we do repairs and normal recalibration for the system.

The Beginning

Ridge Utilities, Inc. was formed in June of 1960, by the original developers of Blue Ridge Shores. It was constituted as a stock corporation to conduct a privately-owned business furnishing water to homes in the Blue Ridge Shores subdivision. Interestingly, the Articles of Incorporation also granted the right to sell bottled gas. The original three directors were affiliated with the developers. Five thousand shares of stock were issued, and restrictive covenants were recorded in the Circuit Court of Louisa County. When the developer departed, Ridge Utilities was sold to private investors.

The Community Buys RU

In May of 1971, all of Ridge Utilities stock was purchased by BRPOA, Inc. Understandably, our community wanted control of our water supply and the rate we paid for it. The BRPOA Board of Directors appointed the Ridge Utilities Board of Directors until 1999, when Ridge Utilities was reorganized as an independent, not-for-profit corporation.



Pure Water Year after Year

Private water systems like ours are tested rigorously every year by the Virginia Department of Health. With few exceptions we have passed every test. When there have been concerns, they have been traced and corrected. This testing helps us ensure that we are delivering the best possible water with every gallon we pump. *As far back as 2005, Ridge Utilities, Inc. earned the Excellence in Operations Award from the Virginia Department of Health.*



New Wells and Water Storage Tanks

As our community has grown, RU has expanded its capacity. We began with three wells serving a handful of homes. Six new wells followed, along with new controls. Water meters were installed, first for permanent residents and then for all connections.



In 1995, we added major new water storage with a 107,000-gallon storage tank serving the South side of BRS. That's the iconic big blue tank we can see from Redbud Road. It also serves as the Ridge Utilities logo.

In 2009, we completed another major new well installation and added a 43,000-gallon storage tank for our North side facility. We also added an 80 kilowatt generator to our Redbud and Well Road sites, which lets us maintain water service even during power outages.



Storms Couldn't Stop Us

Twice Mother Nature sent storms so violent that they interrupted our water supply. In both cases, the response was immediate and positive, bringing the water system back on line quickly and successfully.

When Hurricane Camille destroyed our spillway and breached the dam in 1970, the wreckage carried with it some of our water distribution system buried in the dam. Well before the dam and spillway were totally rebuilt, we had water service back to all of the community. In 1996, a violent storm turned quiet Hickory Creek into a raging stream. That roaring water swept massive debris into and under the bridge, shattering the water delivery piping. Our well pumps kept running for a time and every well was pumped dry. It was a holiday weekend and hundreds of members were impacted, so we had to act fast.

We bought water from the Louisa County Water Authority and contracted large water trucks to haul it to us in a 24-hour-a-day operation. Over 350,000 gallons were delivered, filling immediate needs and allowing our wells to recover. We installed a new water main on the lake side of the bridge. That stout pipe is protected by a six-inch steel well casing. The casing is sealed in place with concrete and has quick shut-off valves on both sides. It has stood up to all subsequent weather events for nearly 30 years.



Over 12 miles of Water Distribution System to Maintain

Delivering dependable water service to every house in the community takes miles of main water piping. It also takes our maintenance team exercising constant vigilance to identify leaks and fix them at once. We've all seen the neat, squared-off patches in our roads where maintenance has done pipe repairs, from patching pinhole leaks to replacing sections or joints. That's because the developer installed pipes under our original gravel roads. Getting to the pipes through that gravel was easy back then, but not so much today, now that all roads are paved.

Quarterly Reading for Each Customer's Water Meter

Four times a year, our maintenance team rides around the lake, stopping at every water meter to read the consumption recorded there. The process takes several days to finish. This provides the gallons used by each account, to generate billing statements.

It's also an excellent opportunity to identify leaks and fix them if they are a water main issue. If not, we inform the property owner immediately so that they can get the issue resolved quickly.

Cost Control

Ridge Utilities is careful to limit rate increases, keeping costs as low as possible for our customers.

We partner with our sister corporation, BRPOA Inc., to share the expense of employees, office and maintenance facilities, and some equipment including the backhoe. This lets us deliver water rates that are competitive with other HOAs.

Ridge Utilities Today

More than six decades after our founding, Ridge Utilities Inc. serves the entire BRS community with abundant clean water. Our mission hasn't changed since we delivered our first gallons of water:

Ridge Utilities Inc. is dedicated to delivering clean and plentiful water for all of our customers at Blue Ridge Shores.



The BRPOA Board of Directors

Standing Committees

Over the years, we have created the eight standing committees below. We also establish temporary committees for other matters such as dues and fees, our community vision, and major events. All committees consist of dedicated members who contribute their time and expertise.



Event Planning Committee. Formerly known as the Community Services Committee, this committee has played a vital role in shaping our lake community from the very beginning. From building public spaces to creating the Shore Line newsletter in 1966 and designing our community logo in 1979, this committee’s legacy runs deep. Today, the Event Planning Committee keeps that spirit alive by scheduling a variety of fun-filled events throughout the year, including pancake breakfasts, children’s parties, and our cherished Fourth of July festivities. All BRS members are encouraged to join—whether to help plan, volunteer, or participate.



Lake Committee. Lake condition has always a major concern for members. From the beginning it was clear that the lake enhances the community and supports property values. Lake Louisa also offers great recreation from swimming and fishing to boating. This committee was formed to assess the condition of the lake, including water quality, fish population, and control of aquatic plant life.

Finance Committee. A major reason that BRPOA has stayed solvent is our realistic and balanced annual budget, developed by this Committee. The committee recommends the level of dues and fees, and closely monitors expenditures throughout the year.

The Finance Committee also coordinates with the Reserves Committee to develop a sound financial plan for the future.



Reserves Committee. This committee was created to plan the future funding for infrastructure and equipment, which led to our first reserve fund. Our current reserves plan addresses all assets and expected major expenditures up to 50 years out.

The Reserves Committee works closely with the Finance Committee.

Joint Personnel Committee. This committee helps us attract, hire, and retain experienced, motivated, and engaged employees. Another part of the committee's responsibility is to review salaries, benefits, and policies to keep us competitive in the market place.

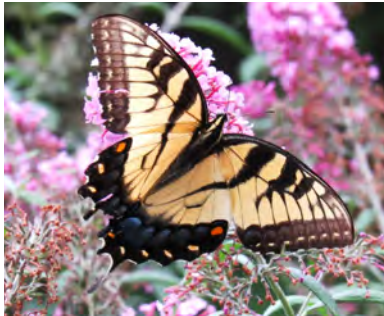
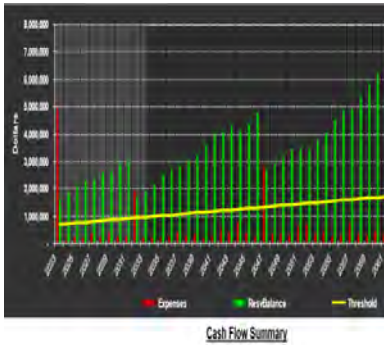
This is a joint committee, since RU shares all employees with BRPOA, a savings for both corporations.

Compliance Committee. Fair and common-sense enforcement of our basic Homeowners Association covenants, bylaws, and rules is provided by the Compliance Committee. It addresses issues and complaints, seeking understanding and agreement, but also levying consequences if necessary and warranted.

Safety and Security Committee. BRS members want to be assured that we maintain a safe and secure community. This committee focuses on many issues concerning traffic, pedestrian, and lake safety.

Guidance from this committee helps to limit access from non-members by keeping our gate and security systems up to date.

Landscaping Committee. Our members want the community to be attractive throughout the year. This requires consistent maintenance by volunteers. Many planting areas, including our entrances, common areas and our Office and Community Center need dedicated care. This can range from trimming and pruning to planting and the ever-present need to weed.





Sixty-five Years Strong

As we celebrate our 65th anniversary, we see a vibrant community, well prepared for the future. We are rightfully proud of the unique neighborhood that we have built. Together, Blue Ridge Property Owners Association, Inc. and Ridge Utilities, Inc. provide a strong foundation and solid management for one of the most unique lake communities in Virginia.

It is fitting we take a moment to remember that many dedicated people have helped in achieving our community's success. The lists of Presidents and General Managers opposite spotlight just a few of the major contributors who have smoothed our path. We should also recognize our dedicated staff and the members of the BRPOA and RU boards over the years. Finally, we need to thank the hundreds of volunteers who made it all possible through their service and their dedication to the BRS vision.

This Blue Ridge Shores Anniversary presentation was a group effort, with many folks helping to tell our story with recollections, remembrances, and helpful content suggestions. The photos are the work of a number of talented members and staff who graciously allowed us to use them. The text received careful attention from a number of expert editors: Jane Sleight, Lyndee McInnis, and Mark Ross for BRPOA, Alex MacCormack and Bud Jankiewicz for RU, and Hal Davis to pull it all together. Thank you also to staff members DeeDee Conley, Megan Marshall and Curt Heidel for more proofreading, page assembly and book production.

Looking back at the first 65 years of our community history, we can celebrate our triumphs and remember those who have preceded us. Let us move forward into our future as we have from the beginning, with good hearts, wise heads and willing hands.

Together we can — and will — continue the strength and success of the Blue Ridge Shores Community!

Board Presidents and General Managers

BRPOA Presidents

1961-1963	Harold H. Purcell
1963-1964	Roger Briggs
1964-1965	John T. Rogers
1966	R. E. Martin
1966-1967	Leland S. Talbott
1967	C. N. Gaylord
1967-1969	Glen McWhorter
1969-1971	Edward G. White
1971	Spencer Marlow
1972-1973	Charles E. Moyer
1973-1976	George C. Long
1977	Betty J. Queen
1977-1979	Charles W. Ale
1979-1981	Peter Gammelgard
1981-1983	Doris M. Heagen
1983-1984	John E. Bangs
1984-1985	Alex MacCormack
1985-1988	Edward G. White
1988-1990	Charles Beresford
1996-1997	Doug Heagen
1998-2001	John Martin
2001-2002	Molli Ellis
2002-2003	Delores Stocks
2003-2004	Bill Nicely
2004-2005	Herb Bauer
2005-2006	Walt Williams
2006-2007	Laura Foussekis
2007-2008	Anne McGregor
2008-2011	Donna Frago
2011-2012	Thad Furlong
2012-2013	Paul Glass
2013-2014	Jane Sleight
2014-2017	Mary Mainland
2017-2020	Rick Kilcoyne
2020-2022	
2022-2024	

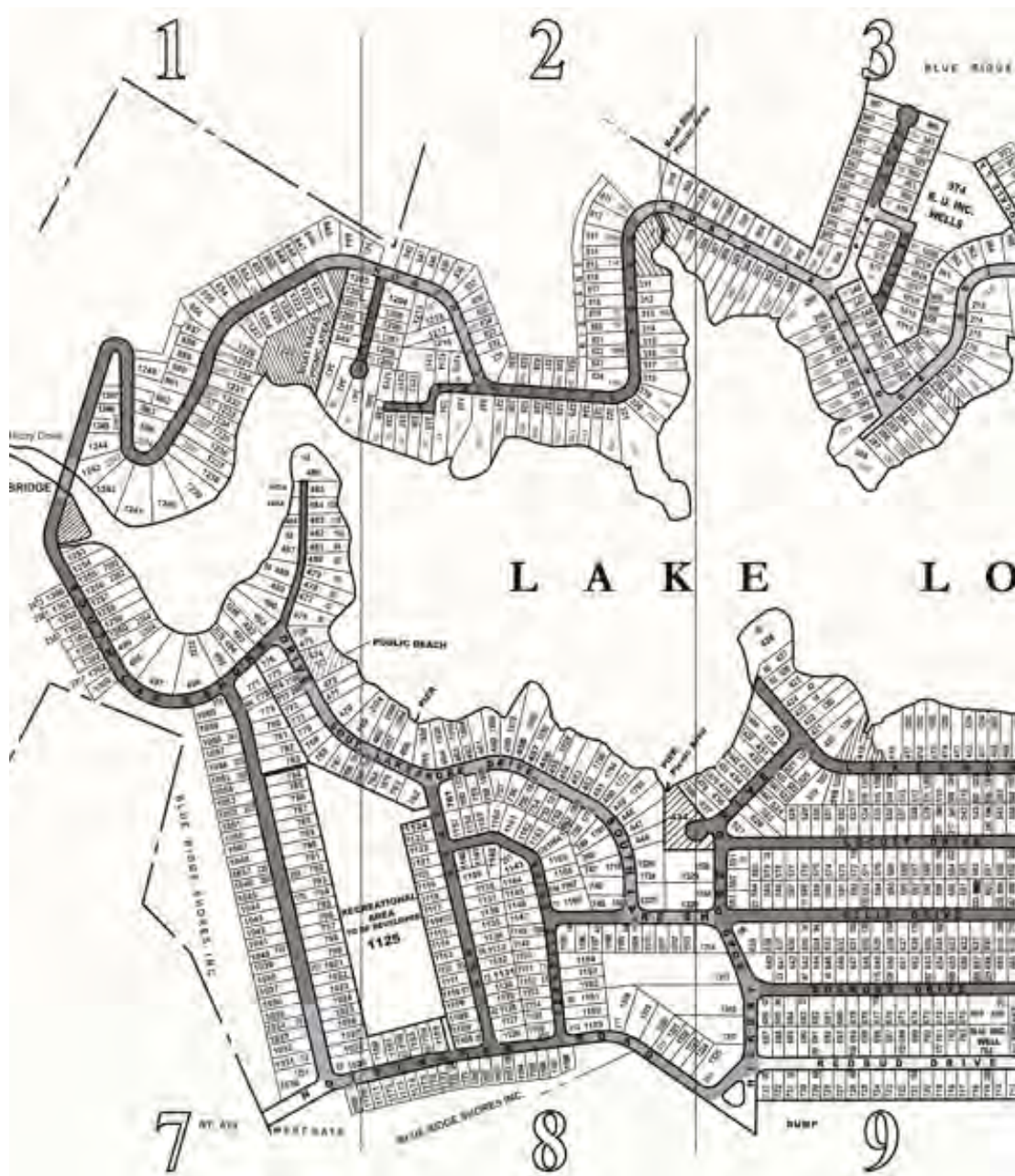
RU Presidents

1971-1976	Spencer Marlow
1976	Charles W. Ale
1977	Betty J. Queen
1977-1978	Alvin McKay
1978-1979	Charles E. Moyer
1981	Charles W. Ale
1982	Helen Boyd
1982	Charles Moyer
1983-1985	Betty J. Queen
1985-1986	Wallace M. Thomas
1986-1987	Douglas Raynes
1987-1992	Betty J. Queen
1992-1994	Terry McElhone
1994-1999	Alex MacCormack
1999-2000	Charles Beresford
2000-2001	Alex MacCormack
2001-2002	Robert Stocks
2002-2003	Keven Bottke
2003-2004	Carl Sierk
2004-2005	Alex MacCormack
2005-2006	Carl Sierk
2006-2022	Alex MacCormack
2022-Present	Al Fortune

Blue Ridge Shores Community General Managers 2000-Present

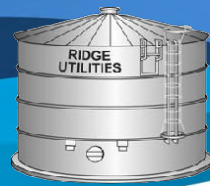
2000-2002	J. Lynne Jarrell
2003-2006	Herb Bauer
2007-2008	Delton Hansen
2009-2020	Denny Kelly
2020-Present	Curt Heidel

The Blue Ridge Shores Community Today



Our 325-acre lake is home to a community of 640 members as of April, 2025. Many have homes and some have lots. We live clustered around our own private lake, one of the most beautiful in central Virginia. We govern ourselves through the Blue Ridge Property Owners Association, Inc. Our private water supply is Ridge Utilities, Inc. Together, we are a neighborly and tightly-knit community where everyone has a voice and shares a vision that has kept us strong since 1960.





Blue Ridge Shores Vision, Mission, and Values

From our beginning in 1960, the BRS community has stayed remarkably true to a clear vision, a simple mission statement, and bedrock values. In 2022, we defined those vision and mission statements, with input from many members and a New Visions committee. We also affirmed our values and dedication to the special community we have become over the past 65 years.

BRP Vision Statement

Blue Ridge Shores is a private, gated lake community with a small town feel. We strive to be friendly neighbors, while maintaining a beautiful lake for members and their guests to enjoy.

BRPOA, Inc. Mission Statement

Our mission is to enhance the quality of life and sense of community in Blue Ridge Shores by supporting and maintaining our vision of BRS. We dedicate ourselves to provide:

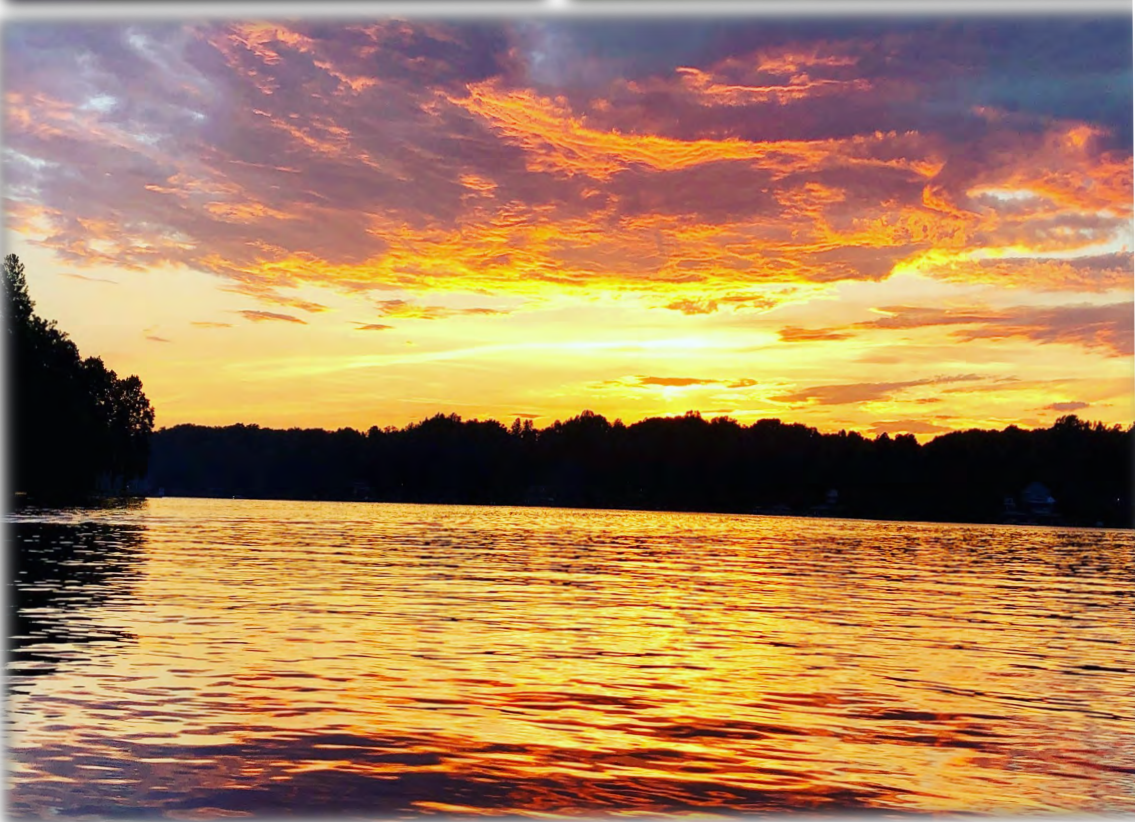
- Effective and fiscally responsible management of the Association.
- Timely and appropriate maintenance of the lake, facilities, and common areas.
- Consistent and fair enforcement of rules, bylaws, and covenants.
- Clear and effective communication.

BRPOA, Inc. Values and Community Services


The BRPOA Board and our employees will serve the membership by taking a fair, ethical, and objective approach in representing the interests of all members. The Board is a volunteer organization responsible to the membership. We serve BRS by participating in the following committees: Safety and Security, Lake, Personnel, Finance, Reserves, Landscape, Event Planning, and Compliance. We encourage all homeowners to take an active role by joining a committee, volunteering time at community events, or serving on the Board of Directors.

Ridge Utilities, Inc. Mission Statement

Ridge Utilities Inc. is dedicated to delivering clean and plentiful water for all of our customers at Blue Ridge Shores.



BLUE RIDGE SHORES FUN FACTS



1,053 Acres in the community
1329 Lots -- 576 with houses and 753 with no house
161 Lots non-adjacent to a home
126 Lots owned by BRPOA, Inc.
576 Homes (Single Family Dwelling Units)
640 Members -- people who can vote, one ballot per membership
581 Ridge Utilities Water Meter Connections
33 Ridge Utilities Water Hookups only
7 Lots owned by Ridge Utilities
43 Renter occupants -- non-voting
More than 12 Miles of Road at BRS
Over 12 Miles of Main Water Delivery System at BRS
11 Waterfront Common Areas
209 Waterfront Homes
367 Homes not on Waterfront
288 Waterfront Lots
3 Marinas
49 Total Rental Boat Slips
34 Boat Slips at the Main Beach Marina
7 Boat Slips at the North Beach Marina, lot 266
8 Boat Slips at the North Beach Marina, lot 310
325 Acres of Lake Surface
Top of the Dam Elevation -- 297.45 ft.
Base Flood Elevation -- 297.60 ft.
All data as of April 4, 2025