



WOODLAKE CURRENTS

The Newsletter of the Woodlake Crossing Homes Association

June 2023

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ARCHITECTURAL REVIEW

Randy Parrish

ASSOCIATION MANAGEMENT

**Victory Community
Management, Inc.**

Sarah Knaub, CMCA®, AMS®

757-593-0166

VictoryComMgt@gmail.com

President's Corner

Hello neighbors!

As most of you, I have been enjoying the prolonged Spring with the mild temperatures. Last week may have gotten us caught up on some much-needed rain!

The Board has been busy updating the signage boards at both main entrances (check them out in the next month or so) and are procuring bids to repair the masonry that has developed cracks in the last few years. Fortunately, we plan ahead and set aside money in our reserve fund for these anticipated expenses.

As of July 1st, you may see some work near the park concerning the replacement of the railroad ties on the west side of Lakeland Crescent with a concrete headwall. This, along with getting the riprap repaired near the sluice gate has required the persistence of your Board and community association manager to keep after those who can get the job done.

Speaking of riprap, more of the stones that are placed to prevent erosion around the drains have made their way back into the lake. This is frustrating for those of us who are trying to keep the area structurally sound. At our last Board meeting, there was a discussion to have the area monitored with cameras to prevent this activity. Hate to spend money and time on this, but pleas in the past have not worked.

Let's all hope for a quiet hurricane season. Local news will soon be coming out with all the precautions and recommendations for readiness. Please take heed now so you are not running around at the last moment getting your property in shape.

Your President,

ppf

DID YOU KNOW...

The speed limit on Rt 134 (Hampton Hwy) has dropped to 50 MPH in York Co. It returns to 55 MPH in Hampton when you cross Back River near Semple Farm Rd.





GIVE A WARM WOODLAKE WELCOME TO OUR NEW NEIGHBORS!

Christian Baldwin & Adelle Patino 306 Lakeland Cres

POLITICAL SIGNS

Temporary signs are permitted for **30 days prior** to local, state, or national election days and must be removed **within 24 hours** following the election. As our district is not having any primaries, there should not be any signs for some time. Please stash them in your garage to be brought out again prior to Election Day on November 7th.



RVs & TRAILERS



Just as a reminder, from the Woodlake Residential Restrictions paragraph 15c:

“From May 1st through September 30th of each year, recreational vehicles, including but not limited to boats, trailer-mounted water craft and campers, each such recreational vehicle not to exceed twenty-five (25) feet in length and twelve (12) feet in height, may be parked on driveways ahead of the Minimum Building Set-back Line provided the recreational vehicle is parked no closer than ten (10) feet from the street and, provided further, the recreational vehicle is so parked only on an occasional and temporary basis, but in no event for a period of time longer than five (5) consecutive days.”

BARKING DOGS

Several residents have reported concern about the increased nuisance of barking dogs in the neighborhood. The Woodlake Restrictions do specify that pets may be kept “so long as they have such care as not to be objectionable or offensive due to noise, odor, safety, or unsanitary conditions.” If your dog spends time in your backyard, please be considerate of your neighbors and bring Fido in if something has caught his attention and he is barking continuously.

The York County Code addresses the noise from barking dogs, as well. Specifically, noise created by an animal that can be plainly heard 100 feet away and which continues for a period of 30 minutes or longer at any time of the day is prohibited. Read York County Code Section 16-19.2 for other specific noise prohibitions. York County noise ordinances are enforced through the Sheriff’s Office. If you need to report a violation of the noise ordinance, call the Sheriff’s non-emergency number, 757-890-3621.



COMMUNITY YARD SALE SURVEY

We would like your feedback on the frequency and timing of the Woodlake neighborhood yard sale. Given the waning participation rates year-on-year, we think that reducing the frequency to one community sale a year would be warranted. If you have an opinion, we would like to hear from you. Please email the wchasocialcommittee@gmail.com account with “Yard Sale” in the subject line and let us know if you prefer FALL or SPRING for the annual community yard sale. Also, if you have a strong opinion on reducing the frequency, then we would be happy to have your input as well.

MANAGER'S MINUTE —

SHORELINE & DITCH MAINTENANCE

You may have noticed the vegetation that is growing along the shoreline at the park. The board, along with the WCHA Stormwater Committee, is practicing responsible shoreline maintenance by establishing a vegetative buffer along the shoreline. All homeowners who live on the lake or along one of the York County stormwater ditches are encouraged to follow the guidelines below in order to help preserve the health and functionality of our stormwater drainage system.



In summary, please

- Maintain a three-foot deep vegetative buffer of native, non-woody plants along your shoreline.
- Regularly trim the vegetative buffer to between six and 18 inches high.
- Prevent woody vegetation/trees from growing on the banks of the lake AND ditches.
- Consult with a professional, when large trees are present, who can advise you about proper pruning and if removal is recommended, how to do so without destabilizing the shoreline.

In general, shoreline and ditch maintenance revolves around two things: (1) woody growth and (2) other vegetation like grass and plants. If you live on our lake, it is recommended that you allow a three-foot wide vegetative buffer of native, non-woody plants to grow approximately six to 18 inches high along your shoreline. The buffer can just be the natural grass and plants that will grow if you stop mowing to the shoreline, as you can see at the park, or you can plant shoreline-specific plants. The buffer should not be allowed to grow higher than 18 inches and should be trimmed regularly to prevent large cuttings from entering the lake. There are many resources online to help you design a buffer that fits your particular landscaping style. I've listed some helpful websites at the bottom of this page, but I'm sure there are more out there if you Google it yourself.

There are many benefits to having a shoreline buffer. One is that it acts as a sediment filter to remove pollutants from the water before entering the lake. Storm runoff often contains sand, salt, oil, gas, pesticides, fertilizers, animal feces, trash, and other debris; many of these pollutants promote the growth of algae. Another benefit to a vegetative buffer is it helps control Canada geese access. One goose can produce as much as two pounds of waste a day, and much of that waste enters the lake. Having a natural barrier by the water helps deter the geese from entering/exiting the lake as it inhibits their ability to detect predators. Lastly, a buffer helps stabilize sloping banks; insufficient ground cover can create instability and cause erosion. Once a slope is unstable it is very difficult to stabilize again, and erosion will continue.

Woody vegetation (*ie trees!*) should not be allowed to grow on the banks of the lake *or* ditches. While it may look nice and can provide habitats for small animals and fish, woody roots actually work to destabilize the bank. When the bank becomes destabilized, the erosion leads to sediment build up that can block the inlets and the outflows. In addition, leaves, pinecones, and pine needles fall directly into the lake or ditch and contribute to the sediment buildup. Branches that fall from the trees block the outflows during a storm and also contribute to the sediment buildup. Decaying natural matter can also play a part in the growth of algae. Large established trees right on the bank are sometimes better left alone as their removal can sometimes do more harm than good. If you have large trees on your bank, please consult with a professional who can advise you about proper pruning and if removal is recommended, how to do so without destabilizing the shoreline. Trees that are six inches or less in diameter at a point approximately four feet above the ground, though, should be removed.

If you have any questions or concerns about the ditches, lake or the shoreline at your property, please do not hesitate to reach out to me!

Stay cool!

Sarah Knaub
WCHA Community Association Manager
Victory Community Management, Inc.
757.593.0166 | VictoryComMgt@gmail.com

Helpful Websites:

<https://www.pubs.ext.vt.edu/SPES/SPES-14/SPES-14.html>

<https://www.solitudelakemanagement.com/benefits-of-native-plant-buffers-lake-and-pond-management/>

<https://www.solitudelakemanagement.com/the-importance-of-native-beneficial-buffer-littoral-plants-lake-pond-shorelines/>

<https://www.solitudelakemanagement.com/winter-buffer-trimming-for-healthy-spring-ponds1/>

***We are not endorsing or promoting the services of Solitude Lake Management, but they do provide very helpful online information!*

WCHA BOARD INFORMATION

THANK YOU! After many years of service to our neighborhood, Genny Barnett is stepping down from the board as of July 1st. We wish her all the best in her “retirement”! Heather Roberts has graciously stepped forward to fill her seat and will be taking over the office of Secretary, as well.

BOARD MEETINGS: The WCHA Board of Directors welcomes input from homeowners during the Open Forum portion of each board meeting. We would love to see you!

Meetings are held on the second Thursday of the month at 6:30 pm. Please contact Sarah Knaub at Victory Community Management for the meeting location as it changes frequently.

*** Please note, the board is not currently scheduled to meet in August unless urgent business requires doing so.*

MEADOWLAKE POOL INFORMATION

Seasonal Memberships are available for purchase online only at <https://swimmingpoolpasses.net/meadowlake>. Once you complete your membership application online, your passes will be mailed to you within 7-10 business days. There will be no entry without passes so don't delay and apply today!

Cost for a 2023 membership is \$190 for an individual or \$300 for a family and includes use of the tennis courts.

Prices are reduced on July 1 and August 1. Check out additional pool information on

MeadowlakeFarmsHomes.com.

FLOCK SAFETY SPARROW CAMERAS

Have you noticed these skinny black poles topped with a solar panel along any of our local roads lately? Mounted on the pole is a small automatic license plate recognition camera. The law enforcement departments of York County, Hampton and Newport News are having these cameras installed on many of our roadways. The cameras are maintained by a contractor and provide photographic evidence law enforcement can use to solve crimes. The plate-reading cameras can send an alert to local police if a known stolen vehicle or wanted person passes the location of one of the cameras. The information gathered by the cameras is also searchable, so police can locate a suspect from a crime in progress with a query of whatever information they have about the car—make, type, model, bumper stickers, colors, etc.

The purchase and installation of the Flock Safety cameras represents a cooperative effort by our law enforcement to help prevent and solve the most common type of crime that takes place in York County—property crime. If you have a doorbell camera or other surveillance camera on your property, you too, can contribute to the efforts to reduce these crimes by registering with the YPSO. If a crime takes place near your house, the Sheriff's Office may contact you to request you share your video footage with them. To participate, go to www.YorkCounty.gov and put “Security Camera Registration” in the Search field at the top of the homepage.



GOOD-TO-KNOW NUMBERS

We hope you never need them, but just in case, here are a few important numbers to have handy:

- York-Poquoson Sheriff's Office Non-Emergency Number: 757-890-3621
- Sewer Backup Emergency: 757-890-3750 (reg. business hours), 757-890-3773 (after-hours)
- **NEW! Emergency Water Cut Off (new SmartMeter boxes cannot be opened by homeowners):
Mon - Fri 8am - 5pm call 757-926-1000, after hours & weekends call 757-234-4800**
- Dominion Power (to report an outage): 866-366-4357

Woodlake Classifieds

SERVICES:

Pet Care - Going out of town but your pets can't come with you? Have a dog that would like an extra daily walk? **Mom and Me Pet Sitting, LLC** is a locally run, professional, mom (Holly) and daughter (Julia) pet sitting and dog walking service based in Woodlake Crossing that services the neighborhood as well as the surrounding Tabb area. We are licensed and insured, certified in Pet CPR and First Aid and have many years of pet ownership, as well as pet sitting experience. We offer a comprehensive range of customized pet sitting and dog walking services. Just let us know how we can help!

Our services include: Dog Walking & Mid-day Breaks, In Your Home Pet Sitting, Potty Breaks, Administering Medications, and so much more! If you want something that isn't on the menu, ask us. We will accommodate all your pet's needs. After all, spoiling pets (and their parents) is what we do best.

Give us a call and let us prove to you that we are the most *pawsome* pet sitting and dog walking team in town! We're proud to offer a Free Meet & Greet Consultation. References available upon request.

Please check us out on our Facebook page - @momandmepets. Call or text is best at 757-636-1566.

Home Improvement - Stone Lake Ct resident Brian Martin owns Power House Painting and Home Improvement. \$350 Off any project that includes house washing, wood rot repairs and whole house exterior trim painting in one single project. Call us at 757-310-2926 for your free estimate.

Neither the WCHA Board of Directors nor Victory Community Management, Inc. endorse or warranty any products or services advertised herein.

DISCLOSURE PACKAGE INFORMATION

If you are selling your home, you are required by law to get a Disclosure Package from the Association. To order, go to HomeWiseDocs.com and create an account. Then follow the instructions to place your order. If your agent is handling the DP request for you please advise them to do the same.



WOODLAKE WEBSITE

Visit www.woodlakecrossing.org to find information like minutes from the monthly Board meetings, past issues of *The Currents*, how to contact Board and committee members, and the Association's governing documents.

WOODLAKE COMMUNITY FACEBOOK PAGE

Our neighborhood Facebook page is set up as a closed group. If you would like to join, search for "Woodlake Crossing" and ask to be added to the group.

NEIGHBORHOOD E-MAIL LIST

Please send an e-mail to WCHASocialCommittee@gmail.com to be added to our neighborhood e-mail list **or if your e-mail address has changed.**

Woodlake Crossing Homes Association

Woodlake Currents

Sarah Knaub, Editor

VictoryComMgt@gmail.com

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The **Woodlake Currents** is published quarterly and funded by the WCHA. It serves as a means by which the WCHA Board of Directors informs the membership of Association activities.

The **Woodlake Currents** is distributed within the Woodlake Crossing Community to provide Association members with an opportunity to share ideas and make comments on issues relevant to the community.

The editor and Board reserve the right to edit and reformat articles and ads, and to reject articles or ads deemed offensive or inappropriate for the community.

WOODLAKE CROSSING HOMES ASSOCIATION
c/o: Victory Community Management, Inc.
5007-C Victory Blvd. #240, Yorktown, VA 23693
Tel: 757-593-0166, Email: VictoryComMgt@gmail.com

ARCHITECTURAL REVIEW REQUEST APPLICATION

Section: _____ Lot Number: _____

Applicant's Name: _____

Address: _____

Phone: _____

Email: _____

Description of Alterations: _____

IN ORDER FOR THE ARCHITECTURAL REVIEW COMMITTEE TO PROPERLY REVIEW YOUR APPLICATION, PLEASE INCLUDE THE FOLLOWING ATTACHMENTS:

WRITTEN PLANS and SPECIFICATIONS

PLAT (SITE PLAN) with drawing of exact location, configuration, and size of alteration(s)

(Including driveways, landscaped areas, setback lines, buffer areas and other features under the Zoning Ordinance)

ARCHITECTURAL PLANS/ILLUSTRATIONS OF IMPROVEMENTS

(Exterior elevations, construction materials and exterior colors)

PHOTOGRAPH(S) and/or DRAWING(S)

ANY ADDITIONAL INFORMATION (Please specify):

HOMEOWNERS: By signing below you are indicating that you understand **you must wait for receipt of your written approval of this application before beginning the foregoing alteration(s)**, and that approval of such alteration(s) by the Architectural Review Committee does not release you from your obligations to ensure that such alteration(s) is (are) in compliance with the applicable Building and Zoning ordinances for York County.

I/We understand that any damages that may occur during the course of this alteration are my/our responsibility, whether the damage is done to common property or private property (to include underground wiring, landscaping, roadways, etc.).

Homeowner Signature: _____ **Date:** _____

Homeowner Signature: _____ **Date:** _____

The signatures of all immediate neighbors must be obtained before your application will be considered.

NEIGHBORS: Your signatures must be obtained for all "improvements" (these include, but are not limited to, room additions, decks, fences, storage sheds and major landscape changes). BY SIGNING BELOW, YOU ARE INDICATING YOUR AWARENESS OF THE ALTERATION, NOT YOUR APPROVAL. If, as a neighbor, you have concerns regarding this application we encourage you to contact a member of the Association Board of Directors or the Association Manager as soon as possible.

Neighbor: _____

Neighbor: _____

Address: _____

Address: _____

Neighbor: _____

Neighbor: _____

Address: _____

Address: _____

All applications must be submitted to the WCHA Association Manager, Victory Community Management at the above address. Applications are reviewed monthly, so please allow adequate time to receive a response.

ARCHITECTURAL REVIEW COMMITTEE

Date of Receipt: _____ Date of the ARC Review: _____

- APPROVED
- APPROVED WITH COMMENTS/CONDITIONS
- DISAPPROVED
- DECISION WITHHELD
- OTHER: _____
- COMMENTS: _____

Signed: _____