



# WOODLAKE CURRENTS

The Newsletter of the Woodlake Crossing Homes Association

**September 2023**

## Highlights:

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Attached: ARC Request Form

### Woodlake Leadership Team

- Board Members -

#### PRESIDENT

**Patrick Forys**

123 Elm Lake Way  
vaeee84@gmail.com

#### VICE PRESIDENT

**Rick Thompson**

504 Lakeland Crescent  
rcktrat@gmail.com

#### TREASURER

**Dianne Brynildsen**

130 Stone Lake Court  
WCHABoardMember2@gmail.com

#### SECRETARY

**Heather Roberts**

123 Stone Lake Court  
WCHABoardMember1@gmail.com

#### MEMBER AT LARGE

**Steve Murabito**

215 Mill Crossing  
WCHABoardMember3@gmail.com

### -Non-Board Members-

#### 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 fall arrives following a hot, dry summer, all those yearly tasks of aeration, fertilizing, and seeding loom for the next few months.

At least the time and money invested usually results in a lush green lawn.

We have "weathered" the hurricane season successfully so far although we are currently in the peak of the season. Either way, the board per the storm water committee, have the current lake level ready for a substantial influx of rain water if it does occur.

Rip rap has been reinstalled near the sluice gate area along with stones strategically placed at the entrance to the drainage pipes to prevent limbs and debris from entering and clogging the pipes.

Please mark November 9th at 7pm on your calendars for our yearly General Membership Meeting at Tabb Elementary School. This will be a chance to see the accomplishments we have made during the year, what is planned for next year, and a review of the budget. Your input as always is welcome and you may have the opportunity to meet some of your neighbors from other parts of the neighborhood. My goal is to keep it short, to the point, and under an hour.

Last comment concerns the groups of bike riders who ride through our neighborhood. Although they are supposed to follow the same rules of the road as vehicles, they very rarely stop at our stop signs. Be aware when driving and do not assume their compliance.

Your President,





*GIVE A WARM WOODLAKE WELCOME  
TO OUR NEW NEIGHBORS!*

Robbie Harper

106 Jonquil Ct

## 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. There should not be any signs out until October 7th. Thank you for your cooperation!

## BRAKE FOR THE BUS

It's illegal to pass a school bus within the roadway as it drops off or picks up passengers—regardless of the direction of approach. Remember that there is no “safe” way to illegally pass the school bus, so be cautious when sharing the road with it.



## SAFETY FIRST!!!

Bike helmets are required in York County for anyone under the age of 14.

Go-karts are PROHIBITED on County Streets.

Golf carts are allowed on residential streets,  
but **only if they are insured and  
are DRIVEN BY A LICENSED DRIVER.**



We have several groups of kids who have been seen driving golf carts around the neighborhood. The carts are often over full and the drivers are disobeying the rules of the road, likely because they do not know the rules of the road!

## Social Committee News

Get your pumpkins, ghosts and skeletons ready,  
Woodlake is having a first-ever Halloween Decorating Contest!  
This will be similar to the Holiday Decorating Contest - details to follow soon.

*Santa is coming to Woodlake!*

Save the date: Sunday, December 17th, 2:30-4pm at the Woodlake Park.

Sign-up for a spot at <https://tinyurl.com/WoodlakeSanta2023>.



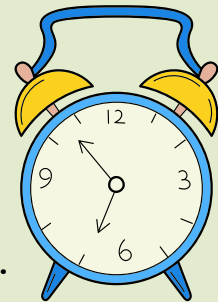
Watch your email and the Facebook page for information about luminaries and other holiday happenings!

If you have any questions, please send an email to [WCHASocialCommittee@gmail.com](mailto:WCHASocialCommittee@gmail.com)

Dianne Reyes-Brynildsen, Chair of the Social Committee

### Remember to Fall Back!

November 5th is the day to change clocks, and it's also the perfect *time* to change the batteries in smoke alarms and CO2 detectors.



### COMMUNITY YARD SALE Nov 4th 8-12pm

Woodlake Crossing and Meadowlake Farms will hold a joint yard sale on Saturday, November 4th from 8 a.m. to 12 p.m. (Rain Date, Saturday November 11th).

The sale will be advertised in the Daily Press, Association Facebook pages, Newsletters, various Trash & Treasure websites & on HOA Entrance Signs.



## GENERAL MEMBERSHIP MEETING

The Woodlake GMM is open to all homeowners and will be held on **Thursday, November 9th at 7pm** at the **Tabb Elementary School Cafeteria**.

This annual meeting provides homeowners the opportunity to get updates on neighborhood happenings and ask questions or discuss items of interest to the neighborhood. If you cannot attend the meeting, please be sure to complete and return the proxy form which you will receive in October.

The WCHA Board meets on the second Thursday of the month at 6:30pm and is tasked with upholding our Association covenants, building community, and maintaining property values. Board members serve 3-year terms. If you are interested in finding out more about serving on the Board, please email us at [WCHASocialCommittee@gmail.com](mailto:WCHASocialCommittee@gmail.com) or contact any member of the Board.

### Resale Disclosure Package Information

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

The cost of the disclosure packet is \$260 for a 14-day turnaround. If you need the packet sooner, there is a Rush Fee of \$50 to have the packet completed in 5 business days. (Purchasers have up to three days, or up to seven days if extended by the ratified real estate contract, to cancel their contract based upon the Resale Disclosure Packet. Please be sure to read VA Code § 55.1-2312.)

Escrow/closing agents also need to log on to HomeWiseDocs to request the Escrow Instructions prior to closing. Allow 3 business days for the Escrow Instructions/Dues Payoff order to be fulfilled. A rush of 24 hours may be placed on the order for \$50.

As of July 1, 2023, the Code of Virginia was amended and payment for a Resale Disclosure Packet is now required when it is ordered\*. The payment must be made on the HomeWiseDocs site via credit card or eCheck. There is no fee to make your payment by eCheck. There is a \$9.95 credit card fee collected by HomeWiseDocs. To help offset this fee, Victory Community Management keeps the fee for Disclosure Packets well below the maximum set by Virginia's Department of Professional and Occupational Regulation. If you have any questions please contact our Association Manager, Sarah Knaub, at (757) 593-0166 or [VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com).

\*Beginning July 1, 2023 the Code of Virginia was amended to require payment for Resale Disclosure Packets to be made upon ordering. The requirements for Disclosure Packets were removed from the VA Property Owners Association Act and the Condominium Act and were rewritten to form Chapter 23.1. Resale Disclosure Act. The full text of the Resale Disclosure Act can be found in §§ 55.1-2307 through 55.1-2317.

## Stormwater Committee Update

The rip-rap (rocks) surrounding the lake drainage pipes in the park has been refurbished, thanks to diligent efforts by our HOA Manager (Sarah) working with York County Public Works. The rip-rap will protect our park and drainage system from erosion for many years to come. Neighbors are reminded to stay off the rocks as they will easily shift underfoot. As part of this work, a small catch dam was constructed in front of the sluice gate to help prevent large limbs and debris from entering the sluice pipe. The Stormwater Committee will monitor performance of the dam to ensure drainage is not affected. The Committee also continues to monitor the lake level and weather forecasts to guard against lake overflows that can occur with large amounts of rain.

Rick Thompson, Chair of the WCHA Stormwater Committee



## WCHA Board Information

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 link,  
as meetings are usually held via Zoom.

Meeting minutes are posted to [WoodlakeCrossing.org](http://WoodlakeCrossing.org) after they are approved.



## Woodlake Classifieds

### Services

**Pet Care: Now accepting reservations for the 2023 Holiday Season! 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! 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. The winter is coming, so let's get your house ready. \$350.00 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.

Howdy Neighbors! This is Ford Cook, your Woodlake Crossing neighbor (at 604 Lakeland Crescent) and local Realtor.

My wife, Medy, and I have lived in Woodlake since 2005 (with our four boys and dogs) and absolutely love our neighborhood. If you're curious about home values and/or interested in discussing anything related to real estate, please give me a call or shoot me an email. It's free and I promise no sales pressure. Meanwhile, we are still in a LOW INVENTORY market, with a shortage of homes for sale. In spite of the high mortgage rates (like 7%), homes in Tabb are selling well and selling quickly. If you need/want to sell, or are just planning ahead, I can help you maximize your sale price and also ensure a smooth process, from preparations to closing.

The Ford Cook Real Estate Team  
Licensed in Virginia with Keller Williams Elite Peninsula  
Platinum Sales Volume 2018, 2019, 2020, 2021, 2022, 2023  
fordismyagent@gmail.com  
(757)344-3005

### For Sale

For Sale: 2002 Trophy Center console boat and trailer. Many extras. \$20,000. Call for details. Chris Merritt 757-218-1899.

## *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 answer the Membership Question.

## *Neighborhood E-mail List*

Please send an e-mail to [WCHASocialCommittee@gmail.com](mailto:WCHASocialCommittee@gmail.com) if your email needs to be added or updated on our neighborhood e-mail list.

## *Woodlake Website*

Visit [www.woodlakecrossing.org](http://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 Crossing Homes Association** *Woodlake Currents*

Sarah Knaub, Editor

[VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com)

Victory Community Mgt., Inc. Publisher/Distributor

5007-C Victory Blvd. # 240 | Yorktown VA 23693

757-593-0166

The *Woodlake Currents* is published quarterly and is 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: \_\_\_\_\_