



WOODLAKE CURRENTS

The Newsletter of the Woodlake Crossing Homes Association

September 2022

Highlights:

President's Corner	1
New Neighbors	2
General Mem Mtg	2
Mgr's Minute: Trees	3
Shoreline Maintenance	4
Community Events	5
Classifieds	6
Attached: ARC Request Form	

Board of Directors

PRESIDENT

Patrick Forys
123 Elm Lake Way
vaeeee84@gmail.com

VICE PRESIDENT

Dianne Brynildsen
130 Stone Lake Court
WCHABoardMember2@gmail.com

TREASURER

Randy Parrish
309 Lakeland Crescent
rparrish@mktaylor.com

SECRETARY

Genny Barnett
156 Stone Lake Court
WCHABoardMember1@gmail.com

MEMBER-AT-LARGE

Rick Thompson
504 Lakeland Crescent
rcktrat@gmail.com

Management Company

Victory Community
Management, Inc.
Sarah Knaub, CMCA®, AMS®
757-593-0166
VictoryComMgt@gmail.com

President's Corner



Hello Neighbors!

I wanted to bring to your attention a topic that your board (along with other HOA's) has been discussing over the last few meetings: solar panels. The state of Virginia has been proactive in setting up guidelines for what HOA's can or cannot do with regard to covenants and restrictions concerning this relatively new technology. The board is seeking general input from our neighbors on whether they are pro or con to homes adding solar panels to their roofs. We do currently require Architectural Review approval prior to any installation, and we would like your input as we draft more specific parameters that we will use for approval. There will be a SurveyMonkey sent out the first week in October and I am asking for your participation. We are also attempting to have our annual GMM in person this year (more information to follow) and solar panels will be on the agenda.

On another note, one of our longtime board members, Randy Parrish, will be stepping down from the board this November. We truly appreciate all of his service to this community over the years and wish him well as he practices being a grandpa! Randy's departure from the board presents an opportunity for someone new to serve. We have been able to keep our annual assessments at the minimum amount needed to provide appropriate services to Woodlake due to the volunteers who have served in many different areas over the years. Please give becoming a board member some serious thought. We meet at 6:30pm (currently via Zoom) the second Thursday of the month and usually cancel a summer and winter holiday meeting. My goal as president is to keep the meetings to no more than one hour.

Hope to see you all at the GMM in November.

Your President,

ppf



Political Signs

Temporary signs are permitted for thirty (30) days prior to local, state, or national election days and must be removed within twenty-four (24) hours following the election.

GIVE A WARM WOODLAKE WELCOME TO OUR NEW NEIGHBORS!



Zhong Wu & Ruby Han - 107 Jonquil Court
 James & Anna Paul - 103 Cranwood Ct
 Daryl & Sandra McNabb - 103 S. Fern Cove Court
 Alison & Joseph Purdy - 128 Stone Lake Court
 Gervais & Ed Baptist - 101 Dawn Place
 Rebecca & Sonny Gear - 105 Crest Lake Court

GENERAL MEMBERSHIP MEETING

The Woodlake GMM is open to all homeowners and will be held on **Thursday, November 10th at 7pm at the Tabb Elementary School Cafeteria**. More details will be provided in October. This is the annual meeting for all homeowners to get an update on neighborhood happenings from the members of the Board, as well as a chance for you to ask questions or discuss items of interest to the neighborhood.

We are also in need of at least one nominee to serve on the board! 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 and on-the-job training is available! If you are interested in finding out more about serving on the Board, please email us at WCHASocialCommittee@gmail.com or contact any member of the Board.

CURB APPEAL REMINDERS

Yard Maintenance—The Woodlake Restrictions don't list many specifics about yard maintenance, but their purpose is to "preserve and protect homeowner interests, rights and happiness by encouraging Owners to: (a) have pride in their homes, property and community; (b) provide safe and amicable living for all residents; (c) allow for individual enjoyment of home and property; (d) promote community harmony with care and consideration for others." Nothing shows pride in your home like a well-maintained yard! The curb appeal of the neighborhood as a whole depends on each resident maintaining his or her property as completely as possible. The Restrictions *do* require everyone to "maintain their Lots, dwelling and other Improvements in a reasonable standard of ordinary upkeep and care." For a neighborhood such as ours, it is reasonable to expect lawns to be cut on a regular basis, driveways and sidewalks to be neatly edged, landscape beds to be edged and mulched, and weeds to be kept to a minimum. If you don't have the skills and tools to do it yourself, ask a neighbor or friend if they can recommend a professional who can help.

Also, don't forget to remove the mold from your roof, siding, driveways, walkways, and mailboxes!

CLEAN OUT YOUR CLOSETS AND GET READY!



The fall Woodlake/Meadowlake Farms neighborhood yard sale is scheduled for **Saturday, October 8th, 8:00 am - 12:00 pm!** The neighborhood entry signs will announce the event along with the usual advertisements. All you need to do is set up in your yard/driveway, sell, clean-up, and enjoy your profits from your treasures! If you have any leftover items, please consider dropping them off at the Bargain Box, CHKD, The Parish Thrift Shop in Poquoson, Goodwill, Salvation Army, or any other worthy cause. Raindate is Saturday, October 15th. If you have any questions, please contact Kim Voska at voskets@cox.net or 757-867-7871.

MANAGER'S MINUTE — TREE CARE... WHOSE JOB IS IT?

I am often asked by homeowners what they can do if branches or limbs from a neighbor's tree are hanging over their property. Or what if a storm blows down a big limb from a neighbor's tree and it damages their fence? Here is some information for you:

- You have the right to cut branches from a neighbor's tree that are encroaching on your property up to the vertical plane made by the property line.
- You actually have a responsibility to trim anything that may cause damage to your property. In Virginia, your neighbor will not be found legally responsible for damage to your property that you could have prevented.
- You may not go onto your neighbor's property to do the trimming unless you have their permission.
- You must make sure that your cuts don't damage the tree in any significant way.
- Usually, it is your responsibility to pay for damage to your property from any tree or limb that falls, no matter who owns the tree. In Virginia, you would need to prove the owner of the tree was negligent in taking care of an obviously damaged or dead tree in order for them to be found legally responsible for damage to your property. Virginia courts generally don't hold the defendant responsible when weather events or non-visible rot are the reason for a fallen tree.

As with most issues in a community, matters are greatly improved with good communication between neighbors. Before lopping off a good chunk of a neighbor's tree, talk to them about your concerns. Being in agreement about how to solve a problem can save a lot of time, hassle, and aggravation!

As a reminder, now that hurricane season is upon us it is a good idea to walk around and look for any branches or limbs that should be removed.

Sarah Knaub

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



MAGRUDER SIDEWALK UPDATE

As many of you know, York County has been planning to install a sidewalk along Route 134 from Lake Dale Way to Autumn Way. The project is being paid for by York County and VDOT and includes a crosswalk from the Presbyterian church over to the YMCA and Tabb Library. Recently, the utility markings were updated and that means construction will start soon! We've been told to expect the contractor to start by about the second week of October. While construction is going on, please be especially careful when pulling onto Route 134.



RVs & TRAILERS

Just as a reminder, after September 30th recreational vehicles, including boats, may not be parked in front of your minimum set-back line (usually the front of your house) except for purposes of loading, cleaning, or maintenance.



SHORELINE MAINTENANCE

You may have noticed the vegetation along the shoreline in the park growing to be quite tall. Per the advice of many lake management professionals and the Stormwater Department for York County, we are growing what is called a “vegetative buffer” along the shoreline. This buffer will be the grass and other plants that grow there naturally. A couple times a year our landscape contractor will cut the buffer back and mulch the trimmings to provide nutrients for the new buffer. There are many benefits to having this 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, bird and animal feces, trash and other debris. Many of these pollutants are the nutrient source that allows algae to grow. Another benefit to a vegetative buffer is it helps with Canada goose control. Geese produce up to 2 pounds of waste a day, and much of that waste enters the lakes. A natural barrier inhibits their ability to enter the lake as frequently because they are not able to see whether there are predators around. Lastly, a buffer helps stabilize sloping banks. If grass is cut short along the slope of the embankment it can die in the summer heat. A lack of ground cover can then create instability and cause erosion. Once a slope is unstable it is very difficult to stabilize again, and erosion will continue. We will be keeping the grass in the emergency spillway (the “big ditch”) in the park a little longer than we have in the past to head off this problem.



All homeowners around the lake should consider leaving a vegetative buffer instead of mowing to the shoreline. There are many resources online that can provide more information about establishing and maintaining a buffer. A few of them are:

<https://www.solitudelakemanagement.com/buffer-management-services-to-improve-lake-and-pond-water-quality-/>

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

<https://www.clemson.edu/extension/water/stormwater-ponds/problem-solving/shoreline-erosion/index.html>

Another thing all homeowners need to consider is that woody vegetation (*ie* trees!) should not be allowed to grow on the lake banks or on the banks of any of large ditches/inlets. 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 will cause sediment to build up that can block the inlets and the outflows. Additionally, sediment buildup is caused by leaves from deciduous trees falling directly into the lake as well as branches that fall from the trees which can block the outflows during a storm. 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, we suggest you consult with a professional who can advise you about proper pruning and, if removal is recommended, how to do so without destabilizing the shoreline.

In its history, Woodlake has had very few expenditures as a result of maintaining our lake, which is technically a stormwater retention facility. Everyone has a stake in doing everything within their power to keep the shorelines healthy and as much organic matter out of the stormwater system as possible. Even dredging out an inlet would be a huge expenditure, and we would rather use our association funds for other endeavors!

Please see information elsewhere in this issue of *The Currents* about ways to safely dispose of household chemicals and how to dispose of your leaves for free this fall. If you have any questions or want some more information about shoreline maintenance, feel free to contact our Community Association Manager, Sarah Knaub, at VictoryComMgt@gmail.com. She has many resources to share and, if necessary, can point you in the direction of the right expert to help you.

FREE LEAF PICK UP

Leaves are already starting to drop so be on the lookout for information about York County’s free leaf pick-ups. Residents are able to put an unlimited number of *clear* bags (leaves only) at the curb to be picked up for free by the County throughout leaf season. The pickups take place in November, December and January.

SOCIAL FALL HAPPENINGS

Woodlake Game Night: Tabb Library,
Wednesday, September 28, 6-7:30pm.




Interested in planning/helping/supporting a fall festival? Nothing too fancy, just good family fun! Please contact Dianne & Scott at WCHABoardMember2@gmail.com

Trick or Treating: Halloween falls on a Monday this year..boo! Over the past several years, Woodlake has enjoyed festive Halloween nights with large crowds of trick-or-treaters. We encourage residents to setup your “treating station” in your driveway, invite a neighbor or friend and enjoy the sights and energy of the evening together. However, if you choose not to participate, please turn off your porch lights to signal that you are not participating, so boo crews know to pass on by.




Sneak Peak: Santa is coming to visit Woodlake again on Saturday, **December 3rd from 3-5pm** at the park. More details to follow.



Household Chemical Collections and Computer Recycling 2022 Schedule of Events

*Providing environmentally safe disposal to the residents of Williamsburg, James City County,
York County, Hampton and Poquoson since 1997.*

Events are only for residents of the above listed communities; proof of residency may be required.



WE WILL ACCEPT THE FOLLOWING:

- ▶ *****Computers:** Desktop and laptop computers, servers, computer monitors, cell phones, computer wiring, desktop printers including multifunction printers or “All in Ones”, fax machines, and desktop photocopiers and scanners.
****Please note that we can only accept the computer items listed above.*
- ▶ **Household Maintenance:** latex paint, oil based paint, stains, solvents, glue, varnishes, adhesives
- ▶ **Automotives- limited to:** gasoline and other fuels, waxes, gas/oil mixtures, brake fluid, engine cleaner, tar remover.
NOTE: Motor oil and antifreeze are not accepted at most events since many communities already accept them at no charge. Call or check our website at www.vppsa.org for more information.
- ▶ **Lawn & Garden:** insecticides, weed killers, pesticides, fertilizers, pest strips
- ▶ **Household Cleaning:** cleaners for oven, drain, toilet, septic tank etc., floor waxes, metal polishes, bleach, degreasers,
- ▶ **Miscellaneous:** charcoal fluids, dyes, kerosene, pool chemicals, fluorescent lights up to 8 ft, all compact fluorescents (CFLs), and rechargeable batteries (alkaline batteries are NO LONGER ACCEPTED; please put in your regular trash).

If you have any questions, please call us at 757-259-9850 or go to our website at www.vppsa.org

WE WILL NOT ACCEPT:

- X Televisions
- X ALKALINE Batteries
- X Explosives
- X Ammunition or Gun Powder
- X Household Trash
- X Business or Medical Waste
- X Radioactive Products
- X Large quantities of unknown materials
- X We do not have the ability to pump nor will we allow containers larger than 35 gallons

York County’s final chemical collection event of the year is Saturday, November 12, 2022 from 8AM – 12 Noon @ 105 Service Drive, Yorktown (enter from County Drive off Goodwin Neck Road)

Woodlake Classifieds

SERVICES:

Ashley and Brian Martin are owners of **Power House Painting and Home Improvement**. They live on Stone Lake Court. They have over 200 (5) Star Reviews on Google, Facebook, Angies List and Houzz.com. They specialize in exterior/interior painting, home improvement and pressure washing projects. If you combine pressure washing, wood rot repairs and exterior painting of any size project take \$250 OFF. Please visit our website at www.paintingandhomeimprovements.com

ITEMS FOR SALE:

boat trailer, 5hp outboard motor, canoe, mens bike 21 speed, craftsman lawn tractor bagging system, seeder/fertilizer unit (call for details)
Contact: Chris Merritt – 757-218-1899

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

WHAT'S HAPPENING IN REAL ESTATE?

Curious about the market and/or thinking about selling? It has been a crazy two years with super low interest rates, low inventory, bidding wars and escalating prices. But now we are in the midst of a major shift, driven by higher interest rates, inflation fears, and talk of recession. If you're thinking about selling, it's even more important now to prepare thoroughly. My specialty is prepping homes to sell; providing resources and guiding home-owners through the process. Call me anytime with your questions. It's always smart to start early!

Your Woodlake Crossing Neighbor -

FORD

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

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

Victory Community Mgt., Inc. Publisher/Distributor
5007-C Victory Blvd. # 240
Yorktown VA 23693
757-593-0166

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: _____