



WOODLAKE CURRENTS

The Newsletter of the Woodlake Crossing Homes Association

November 2022

President's Corner

Highlights:

| | |
|----------------------------|---|
| President's Corner | 1 |
| Assessment Info | 2 |
| Solar Panel Regulations | 2 |
| Community Events | 4 |
| Classifieds | 6 |
| Attached: ARC Request Form | |

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Hello Neighbors!

If you were not one of the 20 or so folks who showed up for the yearly GMM at Tabb Elementary school, you missed an opportunity to meet your board members, other neighbors, and find out what is going on in your community. Since the number of proxies and those in attendance did not satisfy the requirement for a quorum, no formal votes or elections took place. There was still a lot of information presented and I will give you some of the highlights:

- * Reviewed 2022 accomplishments including tree maintenance in the park, VDOT ditch renovation, and proposed Solar Panel regulations
- * Future plans for shoreline renovation, rip rap repair, entrance enhancements, new message boards
- * Chairman of the Stormwater Committee (Rick Thompson) summarized the progress and recommendations that are a result of work that started in 2020
- * Dianne Reyes-Brynildsen of the Social Committee shared photos and info from events this year and other events planned for the year
- * Continued compliance with our covenants resulted in average of home sales almost 35% above assessed value
- * Treasurer's report and Proposed 2023 budget.

There were no nominations to fill long time board member Randy Parrish's seat on the board. Randy's experience as a contractor has provided valuable insight, but board candidates simply need an interest in and willingness to support our Woodlake community. Please carefully consider volunteering to serve. Time requirements (approx. 1hr/month) are minimal and no previous experience is required. Other opportunities to contribute and meet your neighbors are available via the various committees mentioned above as well as the 'Neighbors Helping Neighbors' group. What's that old saying? Many hands make light work 😊

ppf



Please, gear up!

Hands down, the most frequent request received from Woodlake residents is for the Woodlake community to **be visible when walking/jogging on the roads** when the light is low.



FINANCIAL BUSINESS

The **Annual WCHA Assessments** will remain at \$195 for 2023. ***Invoices for your 2023 assessment will be mailed out at the end of January/early February with payments due by March 1st.*** To keep costs down, please pay through Truist according to the instructions on your invoice.

Copies of the current financial report or budget are always available to homeowners by contacting Victory Community Management at VictoryComMgt@gmail.com or 757-593-0166.

SOLAR PANEL REGULATIONS

Thank you to everyone who completed the survey to provide input about solar panel installation in the neighborhood! We received 113 responses, approximately half of which indicated a need to place some restrictions on where and how solar panels may be installed. The board has drafted a resolution to provide guidance for the ARC approval process and presented the restrictions at the GMM. The full draft of the resolution is available on the Woodlake website under Homeowner Info — Documents. Or you can click here: <https://www.woodlakecrossing.org/governing-docs>.

The board may be voting on the resolution at their December 8 meeting. Please submit any feedback you have to VictoryComMgt@gmail.com or a board member by December 7. Here is a summary of the proposed solar panel regulations:

- ARC approval must be obtained prior to installation of solar panels.
- Panels shall be:
 - on the roof. Ground mounted systems are prohibited. (Small solar panels attached to outdoor lighting devices are permitted and do not need ARC approval.)
 - placed parallel to roof line.
 - placed on rear roofs or as inconspicuously as possible when the property is viewed from any adjacent street.
 - arranged symmetrically whenever possible.
- Any modification to panel placement requested by the Board as a condition for approval shall comply with Virginia Code §67-701.
- Following installation, the roof and surrounding areas must continue to be maintained in a reasonable standard of ordinary upkeep and care (i.e. leaves and debris cleaned off regularly, shingles cleaned of dirt/mold when needed, damaged panels repaired within a reasonable amount of time, etc.).
- As is true with all approved ARC requests, any changes to the approved plans must be re-submitted for approval prior to construction.

MISS THE ANNUAL GENERAL MEMBERSHIP MEETING?

If you weren't able to attend the General Membership Meeting, the slide presentation (without the financial information) is available for viewing on our website, WoodlakeCrossing.org. Choose the Homeowner Info tab at the top and follow the link. For financial information, please follow the instructions above in the "Financial Business" section.



RVs & TRAILERS

Just as a reminder, from October 1st through April 30th, all recreational vehicles, trailers and boats **may not be parked on your driveway** if any part of the vehicle will be in front of your minimum building set-back line.

Recently, complaints about non-compliant vehicles have been on the rise. Please be respectful of your neighbors.



THANK YOU!

We are thankful for our owners who give their time to help make Woodlake a nicer community in which to live! A special thank you goes out to the following:

Thank
you 

- The Parrish family for looking after the park, maintaining fences, planting flowers and all the other “little” things you do are so appreciated;
- The Cox family for keeping us informed by updating the entrance signs and coordinating Neighbors Helping Neighbors;
- The Chappell & Whilhite families for decorating the neighborhood and park entrances;
- The Brynildsen, Schrade & Covington families for leading Woodlake social events;
- Judy Layne-Wood for warmly welcoming our new neighbors!

* Many others perform acts of kindness, like picking up trash along the streets or helping a neighbor rake leaves. These are no less important and do not go unnoticed! Thank you for all that you do!

YORK COUNTY LEAF PICK UP DETAILS

Now through January 16, residents may place an unlimited number of clear bags of leaves at the front roadside for collection every other week. The following weeks remain on the leaf collection schedule for Woodlake:

| | |
|-------------|--------------------------|
| November 21 | December 5 |
| December 19 | January 2 |
| | January 16 (Final Sweep) |

Place bags at the front roadside by 7 a.m. on the Monday of your collection week. Pick up will be completed by the end of the week. **LEAF BAGS SHOULD:**

- weigh no more than 40 lbs.,
- be clear,
- have no drawstrings (please cut off),
- be no thicker than one millimeter, and
- contain no other yard debris (sticks, etc.) and/or pet waste.

For additional information, please call York County Waste Management at (757) 890-3780.

YARD DEBRIS

Do you have more yard debris than you can put in your trash can? Although it may be tempting, **do not burn it** as that is not allowed per the Woodlake Restrictions OR York County Code. Instead, you may:

1. Contact York County Waste Management to arrange **pickup** (see details below), or
2. Self-transport the debris to the local waste management facility at 124 Goodwin Neck Rd. Go to <https://www.yorkcounty.gov/578/Waste-Management> for more information.

York County residents may request yard debris **pickups** throughout the year by calling **757-890-3780** or through the online Customer Service Request System at [York County VA Customer Service Portal - CIVICS](#). You will be prompted to create an account (if you do not already have one) which you will use to register your request through a menu. If you are not provided with confirmation about when your pickup is scheduled within a few days of making the request, you need to resubmit your request.

Natural yard waste items collected include:

- Loose yard debris, grass, leaves & straw - placed in clear bags.
- Limbs & branches no more than 8” in diameter and 10’ in length - stacked in neat piles.

Residents subscribing to trash service may request two collections per month (approximately 24 cu yds) for \$25 per collection. Requests must be made as they will not initiate a pickup without a request.

DECEMBER WOODLAKE HAPPENINGS

SANTA VISIT TO WOODLAKE



Oh my! Some of you have been extra good this year! An elf recently arrived with news that Santa is going to make a special visit to Woodlake this year. We are busy getting ready for his visit. See you there.

Saturday, December 3 from 3-5 at the Woodlake Park

Meet Santa, snap a picture and share a sweet treat! Look for the SignUpGenius invite on Facebook and in your email inbox.

Additional details will be on the Woodlake Facebook Page! If you have any questions, please send an email to WCHASocialCommittee@gmail.com.

HOLIDAY LUMINARIES – GRAND ILLUMINATION

Each year, Woodlake Crossing lights up our neighborhood with candle luminaries on December 24th. It is a real treat to see! Luminary supplies and instructions will be delivered to your home soon after the packing event on December 3rd. If you plan to be out of town on the evening of December 24th or simply need help, please send an email to WCHASocialCommittee@gmail.com as soon as you know and we will help coordinate putting out and/or cleaning up your luminaries.

Saturday, December 3 from 3 PM – 5 PM- Luminary Packing will take place at the park. Come help prepare the luminary kits and enjoy a sweet treat. It's a wonderful neighborhood tradition and with 249 houses in Woodlake, we need your help! Look for the SignUpGenius invite in your email inbox soon. We need folks to pack and people to deliver the kits. This is a perfect activity for older kids to get involved in. The rain date for packing supplies will be Sunday December 4, 1-3 PM.



4TH ANNUAL BEST HOLIDAY HOUSE DISPLAY

Vote for Woodlake's Best Holiday Lights display. The competition was pretty tough last year. **Voting will begin on Dec 9th and will close on Dec 19th** – submit your vote through email to WCHASocialCommittee@gmail.com. One vote per household. The house with the most votes will earn bragging rights and receive a sign to display on their lawn. Let the decorating the begin!



VIRTUAL GINGERBREAD HOUSE DISPLAY

Does your family decorate gingerbread houses? During the **month of December**, please post pictures of your completed gingerbread houses on our Woodlake Facebook page for neighbors to enjoy!





GOT MOLD?

Envirowash Special — \$275

Envirowash is again offering Woodlake a special rate on their house washing service. Anyone who calls to schedule siding and gutter cleaning before March 1 will get it for \$275. Their regular prices start at \$325. This includes a one-year guarantee on the service.

Other services that Envirowash offers, including roof and window cleaning, require them to come to your house to give you a quote, but they will give you a "Woodlake" discount on them, as well. Check out their website, Envirowash.com, for more information about the services they offer and the processes they use.

If you are interested, call the Envirowash office at (757) 599-3164 to set up an appointment or to ask for a quote. Tell them that you are a resident of Woodlake and would like the special "Neighborhood Rate." Remember that you need to call before March 1 because that is the start of their busy season.

FREE THANKSGIVING APPLE PIES!!!

Dear Woodlake Crossing Neighbors - In the spirit of Thanksgiving - we are giving away Large Delicious Apple Pies to anyone who requests one. These are a gift to you, from us, with no strings attached. If you'd like one of these pies (we buy them from Costco), please text your name and "PIE PLEASE" to Medy Cook at 757-303-6019. We need to know how many pies to order in advance. Then you can PICK-UP your pie Wednesday, November 23rd at our Keller Williams office between 9am and 5pm:

RESERVE NOW: Text your name and "PIE PLEASE" to 757-303-6019

****Please request your pie by Sunday November 20 at 1PM****

PICKUP: Wednesday, Nov 23, 9am - 5pm

AT OUR OFFICE: Keller Williams Elite-Peninsula, 804 Omni Blvd, Newport News, VA 23606

THANK YOU AND HAPPY THANKSGIVING!!!

The Ford Cook Real Estate Team
(Woodlake Crossing Residents since 2005)

[The Ford Cook Real Estate Team](#)

Platinum Sales Volume 2018, 2019, 2020, 2021

Licensed in Virginia with Keller Williams Elite Peninsula



Woodlake Classifieds

SERVICES:

Interior Painting Special: Stone Lake Court resident Brian Martin owns Power House Painting and Home Improvement and they are offering \$1 Off Per Sq Ft For Whole House Interior Painting or \$250 any room of any size through February 28. Google Power House Painting and Home Improvement to see 84 (5) Star Reviews!!

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

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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: _____