



WOODLAKE CURRENTS

The Newsletter of the Woodlake Crossing Homes Association

April 2023

Highlights:

New Neighbors	2
Finance Update	2
Pool Information	3
Classifieds	4

Attached: ARC Request Form

Woodlake Leadership Team

- Board Members -

PRESIDENT

Patrick Forys
123 Elm Lake Way
vaeeee84@gmail.com

VICE PRESIDENT

Rick Thompson
504 Lakeland Crescent
rcktrat@gmail.com

TREASURER

Dianne Brynildsen
130 Stone Lake Court
WCHABoardMember2@gmail.com

SECRETARY

Genny Barnett
156 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!

This mild Winter and early Spring are encouraging a lot of early flowering. Let's hope we don't get a frost in the next few weeks.

Our Covenants Compliance Committee volunteers have finished the first inspection of the year, and we have recently sent out notices. The Board decided to allow an extra 30 days to complete the removal of mold to allow those who are interested to take advantage of some of the early season deals that are offered by cleaning companies. Since roof stains are becoming more prevalent due to the aging of our neighborhood, there will be a focus over the next few months on notifying those homeowners who need to get their roof cleaned.

If you are reading this then this message is not directed to you. However, if one of your neighbors tells you they feel out of the loop about things happening in our neighborhood, please refer them to the Currents newsletter that is usually published quarterly (a special edition was published in January to convey timely information that the board deemed could not wait until late March), the Woodlake website *WoodlakeCrossing.org*, the Woodlake Facebook page or the frequent neighborhood emails. We also have message boards at the two main entrances, but there is of course not enough room to publish everything you need to know on these. We do realize that not everyone has an email address so we will happily provide paper copies to those who make the request.

Speaking of the message boards, both the message boards and our entrance landscaping will be updated over the course of the next few months.

We receive occasional requests for donations from legitimate groups (like local schools) for various functions. The board determined a while back that even though the causes were indeed worthy, that it would be difficult to grant one group's request and then deny another. We will provide space in our newsletter to advertise their event if requested.

One last reminder as you start planning exterior home improvements is to check whether your project requires architectural review approval *prior* to proceeding. If in doubt, please ask and there is no cost.

ppf



GIVE A WARM WOODLAKE WELCOME TO OUR NEW NEIGHBORS!

115 Elm Lake Way	Erin Rundberget & Trenton Smith
103 Sun Rise Way	Samuel & Ana Esplin
213 Mill Crossing	Alexander & Ashley Vicroy
109 Crest Lake Court	Dallas & Jordan Jansen

WOODLAKE FINANCES

- DIANNE BRYNILDSEN, TREASURER

We would like to give you an update on some financial decisions that the Board has made over the last few months. Given the current economic climate, the Board decided it would be prudent to take advantage of higher interest rates by investing some of our reserve funds. As a Homeowners Association, we do have limitations on where we can put our money and what services are available to us via our current bank. While we cannot simply move money around and chase after the highest interest rates available, we did explore options to improve our gains. Over the last three months, we have opened several no-penalty CDs. These 12-month CDs ladder, allowing us to retain liquidity and capitalize on the steadily increasing rates. When we invested some of our funds in December, interest rates were at 3.30%. Our latest CD is at 4.08%. Rest assured, the majority of our funds are kept liquid as we're cognizant of upcoming repairs and expenditures per our reserve study. As always, homeowners can request a copy of the monthly financial reports from VCM.



RVs & TRAILERS

Just as a reminder, until May 1, 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. After May 1, they may be parked on your driveway for **no more than** 5 consecutive days.



CLEAN OUT YOUR CLOSETS AND GET READY!

The spring Woodlake/Meadowlake Farms neighborhood yard sale is scheduled for **Saturday, April 22nd, 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 or driveway, sell, clean-up, and enjoy the profits from your treasures! If you have any leftover items, please consider dropping them off at the Bargain Box, CHKD Thrift Store, The Parish Thrift Shop in Poquoson, Goodwill, Salvation Army, or any other worthy cause. **Raindate** is Saturday, April 29th. If you have any questions, please contact Kim Voska at voskets@cox.net or 757-867-7871.

FUN ALL SUMMER LONG AT THE MEADOWLAKE POOL



Memorial Day weekend – the start of the pool season – will be here shortly and that means the Meadowlake Farms Pool is preparing for a summer of family fun!

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.

YORK COUNTY KINDERGARTEN REGISTRATION

Any child who is five years old on or before September 30, 2023 may attend kindergarten in York County next school year. To register, first complete the [online pre-registration form](#). Then families should contact Mount Vernon Elementary School at 757-898-0480 to schedule an appointment with the registrar to complete the registration process in-person and provide required documentation. Also, an Open House will be held on April 18 from 5:30-6:30 PM to share an overview of the kindergarten program and assist parents with the registration process.

MEET STEVE MURABITO

The Currents recently caught up with Steve who serves on our Woodlake Board of Directors. Here is what he had to say:

How long have you lived in Woodlake?

We purchased our home in December 2017.

Why did you decide to live in Woodlake?

We love the Tabb school system and Woodlake is a fantastic neighborhood.

What is your favorite part of living in Woodlake?

The great central location, the quite atmosphere and our wonderful neighbors.

Who lives with you?

My beautiful wife of 19 years Patsy, my daughter Olivia and our 2 cats Fish & Chips.

Where did you grow up?

I grew up in Upstate NY.

Describe the most interesting job you have ever had.

US Army – I traveled all over the world and got to work with some really, amazing people.

What is your favorite vacation?

Family vacation to Disney World



What is your favorite place to shop?

Lowes, I can spend days there.

What is your least favorite household chore?

Leaves – I despise raking leaves. LOL!

What is your favorite food?

Growing up in an Italian household, pasta will always be a favorite.

Woodlake Classifieds

SERVICES:

Family & Individual Spring Portraits - Spring is upon us and it's the perfect time to capture your growing family! Stone Lake Court resident Annette Holloway owns Annette Holloway Photography LLC and is booking sessions for 2023.

Inquiries Here: <https://bit.ly/ah-portraits> or email pics@annetteholloway.com

Portrait and Headshot Highlights Gallery: <https://annetteholloway.smugmug.com/Portraits/Portrait-Highlights/>

GOODS:

RadRover 6 Plus fat tire electric bike with Hollywood heavy duty car rack (less than 40 miles use) \$2000. Chris Merritt 403 Lakeland Crescent 757 218-1899

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

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: _____