



WOODLAKE CURRENTS

The Newsletter of the Woodlake Crossing Homes Association

March 2021

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President's Corner

Hello Neighbors!

This issue of the Currents contains a lot of valuable information so my letter will be brief. Your volunteer board has been busy over the last few months setting up a plan to systematically address the lake level issue by forming a Stormwater Committee. More is included later in this issue. Volunteers to serve on this committee have been requested along with opportunities to serve on the Covenants Compliance team. Please consider donating some time to help ensure our neighborhood continues to be one of the more desired residential areas in York County.

The Board is also having a new Reserve Study performed to be able to plan financially for timely improvements as needed to our common areas and entrances. If the new sidewalk along Magruder Boulevard and the proposed Lanahan subdivision are news to you, may want to read the rest of this issue to catch up. In the meantime, get ready for all the azaleas, rhododendrons, and daffodils that will be blooming in anticipation of Spring! 😊

Your President,

ppf



PROPOSED REVISED SHED AND DETACHED GARAGE RULES

The WCHA Board of Directors is proposing some changes to the 2011 policy resolution governing the construction of outbuildings. The proposed changes pertain only to the maximum allowable sizes of sheds and detached garages and allow for a larger maximum combined square footage if homeowners wish to have both a shed and a detached garage. Sheds and garages must continue to be only one-story, and all other existing guidelines remain in effect.

The proposed specifications are as follows:

- **Shed Only:** Homeowners are restricted to the construction of a maximum two hundred (200) square foot, one-story shed. *(Currently: 150 sq. ft. maximum)*
- **Detached garage only (no shed):** Homeowners are restricted to the construction of a maximum six hundred (600) square foot, one-story detached garage. *(Currently: 500 sq. ft. maximum)*
- **Shed and detached garage combination:** Homeowners wishing to have a shed in conjunction with a detached garage are restricted to a maximum combined square footage of eight hundred (800) square feet. *(Currently: 600 sq. ft. combined maximum)*

If you wish to comment on the proposed changes or have any questions, please email or call our Association Manager, Sarah Knaub, by Friday, April 2. You may also comment by using the "Contact Us" form on our website, www.WoodlakeCrossing.org. The board plans to vote on the revised resolution at their April 8 board meeting.

STORMWATER COMMITTEE – RICK THOMPSON

A neighborhood Stormwater Committee has been formed to support the Woodlake Board in dealing with drainage issues related to the lake. The committee's goals are to determine the normal lake level desired by homeowners and solidify the policies for operation of the sluice gate. The committee needs homeowner involvement to support these decisions and provide assessment, maintenance, and monitoring of stormwater drainage. It is also important for the committee to stay involved with possible nearby development that will impact our lake. A kickoff meeting of the committee has been held but new members are always welcome. Please consider supporting the committee and attending future meetings by sending an email to WCHASstormwater@gmail.com or contacting me at (757) 945-9260.



ROADSIDE DITCH MAINTENANCE

One thing everyone is obligated to do in order to keep our stormwater drainage system operating correctly is to keep your culvert pipe and roadside ditch clear of obstructions. As you walk around the neighborhood, you can see many culvert pipes that have been allowed to become almost completely filled in with dirt over the years. In order for the system to work properly, your culvert pipe (if you have one) should be clear all the way down to the bottom of the pipe, and your ditch should meet the pipe at that same level so stormwater can flow unobstructed through the pipe. Sediment buildup or excessive vegetation in your ditch will not only block this flow but will cause standing water which will increase our mosquito population when the weather warms up.

If you have significant buildup in your ditch or culvert pipe, you have a responsibility to get it cleaned out. The first thing to do is to put in a request for VDOT to come clean out your culvert pipe for free. Go online to <https://my.vdot.virginia.gov/#4> and on the list of choices under "How can we help you?" choose "Other." Fill out the information on the next few pages to request a culvert pipe cleanout. VDOT tends to respond very quickly to these requests. However, each homeowner has to put in their own individual request, and when they come they will only clean the culverts for which they have work orders.

Once your pipe has been cleaned out you need to remove any vegetation that blocks the flow of water and any dirt or silt that has built up in the ditch. The bottom of your ditch should make a straight line between the bottom of your culvert pipe and the bottom of your neighbor's pipe. If you have to dig deep enough that you remove the grass, be sure to replant it right away to prevent erosion. When you mow your lawn, be careful not to scalp the bottom or sides of your ditch. If you have one of the handful of roadside ditches in the neighborhood that is lined with concrete, you should not have any dirt on top of the concrete. Use a shovel on a regular basis to scrape off any dirt that has settled there.

Starting later this spring, our Community Association Manager will be including ditches in our regular covenants compliance inspections. Homeowners with significant blockages will be notified by letter and given a specific timeframe in which to make corrections. It is up to each of us to maintain our property, not just for aesthetics, but to ensure we are not compromising the community's drainage system.

—The WCHA Board of Directors

Covenants Compliance Committee Seeks Volunteers

The WCHA Covenants Compliance Enforcement Procedures specify that a small committee of homeowner volunteers is needed to review properties before they receive a "Friendly Reminder" about a covenants compliance issue. We are in need of a few new sets of eyes to round out our committee. Volunteers are asked about once every six to eight weeks to review a list of properties identified by our community association manager to have compliance violations. There are no meetings to attend as a part of this committee!

For more information or to volunteer, please contact our Association Manager, Sarah Knaub or use the "Contact Us" form on our website, www.WoodlakeCrossing.org.

MANAGER'S MINUTE — COVENANTS COMPLIANCE INSPECTIONS

Spring is almost here! It's hard to believe it has come back around...and we're still wearing masks! I hope you and yours have remained healthy and safe through these unprecedented times. Spring also means Covenants Compliance inspections are beginning again. The Board has a legal duty to uphold the rules and restrictions of the HOA as one of the methods of maintaining property values in the neighborhood. Help ensure your neighborhood remains an attractive real estate investment that will attract new home buyers and allow future home sellers to receive top dollar for their home (that could be you!).

So, get out and take a look at your property from the street. Do you still have leaves piled up or branches strewn about that need to be removed? Is there mold on your siding or moss growing on your shed? Does repainting your trim, porch railings or gable vents need to go on your "to do" list? Check your mailbox—is the post leaning or in need of a fresh coat of paint? Now is the time to do some cleaning up so when the spring flowers start blooming, THEY are the focal point of your yard and not some other overlooked exterior maintenance item.

Beginning with the May inspection we will be placing a special emphasis on **trash and recycling cans** being stored out of view. Behind a fence or landscape bushes, or stored neatly at the side of the home (if the side does not face a street) meets this requirement. This, and all the Residential Restrictions, can be found at <https://www.woodlakecrossing.org/governing-docs>.

If you have any questions about the WCHA Covenants Compliance Program, please do not hesitate to reach out to me.

Sarah Knaub

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



GIVE A WARM WOODLAKE WELCOME TO OUR NEW NEIGHBORS!

Andy & Stacey Hammonds
Omar Alkadhi & Alia Aamar
Bernie & Kati Busonick
Benjamin & Melissa Kuster
Melissa & Anthony Atemon

702 Lake Dale Way
316 Lakeland Cres
406 Lakeland Cres
407 Lakeland Cres
104 Stevens Court

Clean out your closets and get ready!

The spring Woodlake/Meadowlake Farms neighborhood yard sale is scheduled for **Saturday, May 15th, 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, 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, May 22nd. If you have any questions, please contact Kim Voska at voskets@cox.net or 867-7871.





PLAYGROUND SAFETY – GENNY BARNETT

In an ongoing effort to maintain the safety of children using our neighborhood park, WCHA obtained a safety inspection of our playground equipment. This inspection uses current guidelines to evaluate all aspects of playground equipment, including general maintenance and improved safety. To protect our initial investment while providing a safe environment for our children, all swings are being replaced, additional grab bars will be added to several deck entries, and the swing bays will be modified to include two toddler bucket seats and two standard belt swings. There has been a refresh of the engineered mulch and landing pads will be added at the bottom of both slides. Several general maintenance items will also be addressed. Look for these improvements to occur this summer as our contractor's schedule has been quite full.

ROUTE 134 SIDEWALK UPDATE

The joint project between York County and VDOT to construct a sidewalk along Rte. 134 from Lake Dale Way to Autumn Way has been **approved**. They have completed just about all their easement acquisitions and hope to start construction in June. A crosswalk from the Presbyterian church over to the library and the YMCA has also been approved but is a separate VDOT project.

Part of the sidewalk project will involve putting a drainage pipe under our landscape bed on the north side of our entrance. The pipe will allow them to eliminate the ditch at the intersection and will hopefully improve drainage in this area. The 5'-wide sidewalk will be on the side of the power lines farthest from the road. A drainage swale will be added between the sidewalk and the treeline.



If you wish to look at the final engineering plans for the project, they are posted on our website on the Documents page. <https://www.woodlakecrossing.org/governing-docs>

LANAHAN SUBDIVISION – TOM SHEPPERD

The Lanahan Subdivision will go on the 24 acres located behind the Kirkwood Church. The property will border housing on Stone Lake Court in the Woodlake Crossing neighborhood and housing on Kyle Circle and Susan Newton Lane in the Meadowlake Farms neighborhood. Exit and entry from the Lanahan subdivision will be by way of Meadowlake Road. The subdivision is an open cluster design with 34 detached houses, recreational, picnic and garden areas, playground, gravel walking trail, and a large stormwater wet pond. The houses will be on small lots and there will be a 45-foot buffer that extends from the back of each lot to the property line. At this time, the County is reviewing the by-right plan to determine compliance with all state and county development codes. Once all the issues with the plan are addressed, the developer will be issued preliminary planning approval to remove trees and begin development. House building will not begin until final approval. This development plan will not come before the Board of Supervisors for approval.

For your Safety...



Please, walk on the left side of the road.

REAL ESTATE UPDATE – MARCH 2021

In March of 2016, a very friendly neighbor called me about selling their home in Woodlake. They were original owners and had an extremely nice home. At that time, nothing in Woodlake had sold for over \$400,000. We helped them prepare and market the home, and got it under contract at \$435,000 the first weekend... Here we are five years later, and I believe Woodlake may be "Crossing" into the \$500's by the end of this year. Wouldn't that be amazing?!

So here's what's happening in Hampton Roads real estate: We are in a severe seller's market. The number of listings in February 2021 is DOWN 49% compared to February 2020. Concurrently, the number of settled sales in February 2021 is UP 20% over February 2020. And pending sales are UP 26% over February 2020. Meanwhile - interest rates are still VERY LOW. What does this mean? There's VERY LITTLE INVENTORY. Buyers are fighting for homes. Sellers have the upper hand in negotiations. Prices are up and multiple bids are the norm.

Today in the Tabb School District from \$400-500K there are four active listings, of which three are under contract. There is one pending sale, and there are 27 closed sales within the past 180 days. In other words - there's only one available home for buyers shopping in Tabb from \$400-500.

If you are thinking about selling (we will miss you :), now is an extraordinarily good time to sell. If you're interested, please call me. I will show you how to sell your home for top dollar and keep more money in your pocket.

Ford Cook, Woodlake Resident
Licensed Realtor in Virginia
fordismyagent@gmail.com

GET READY FOR POOL TIME FUN!

Memorial Day Weekend is right around the corner and 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 the 2021 membership is \$165 for an individual membership or \$275 for the family and includes use of the tennis courts. Check out additional pool information on meadowlakefarmshomes.com.



**Opening Memorial Day
Weekend - May 29, 30 and 31st!**



FRIENDLY REMINDERS

As the weather warms up and kids are out exploring, please remind them of a few rules that may not yet be common sense to them:

- stay out of other people's yards and flowerbeds
- only approach a dog after asking the owner's permission
- stay off the rocks and fence at the park
- leave the playground mulch at the park where it belongs.

Woodlake Classifieds

SERVICE:

Power House Painting and Home Improvement -

Ashley and Brian Martin live on Stone Lake Ct and own Power House Painting and Home Improvement. Spring is here and they are offering \$25 off pressure washing or \$100 off exterior trim painting. It is the perfect time to get on their schedule. Call 757-310-2926 or visit www.paintingandhomeimprovements.com to set up your appointment.

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.**



There have once again been numerous incidents in nearby neighborhoods of criminals checking for unlocked cars and personal items that have been left in plain view inside the cars. If your car is unlocked, they will go inside your vehicle and rummage through to find anything they can steal. The York-Poquoson Sherriff's Office provided us with signs we have placed at our entrances reminding you to lock your vehicle—remember to "Beep Before You Sleep!"

Woodlake Crossing Homes Association

Woodlake Currents

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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.