



# WOODLAKE CURRENTS

*The Newsletter of the Woodlake Crossing Homes Association*

November 2021

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Attached: ARC Request Form

### Board of Directors

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#### MEMBER-AT-LARGE

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#### Management Company

Victory Community  
Management, Inc.  
Sarah Knaub, CMCA®, AMS®  
757-593-0166  
[VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com)

## President's Corner

Hello Neighbors!

I wanted to thank all those who attended our annual General Membership Meeting via Zoom! It was a chance to get to know your board members, Association Manager, and some of your fellow neighbors. Personally, I prefer face to face, but in today's climate we would have all been wearing masks and that would defeat the purpose. Including the board members and Sarah, we had 11 households in attendance and 13 proxies. We needed 63 *households* for a quorum.

For those of you who were not there, here are some of the highlights that may have more detail in the *Currents*:

- \*Board members present were myself (President), Elizabeth Bircher (Vice President), Randy Parrish (Treasurer), Genny Barnett (Secretary), and Rick Thompson (Member-At-Large). Sarah Knaub, Association Manager, also assisted in our presentation.
- \*Elizabeth gave some details on the new Reserve Study we just completed (it is required to be performed every 5 years). It gives the board an outline of what future expenses may be and how much we need to save to meet those potential obligations.
- \*Storm Water Committee formation, roadside ditch maintenance, and revised Shed/Outbuilding regulations were discussed.
- \*A summary of the year in review included the new signage, headwall replacement, playground equipment improvements based on our safety inspection, and the proposed York County Sidewalk Project.
- \*The Social Committee will be sending out information about the Luminary Packing and Holiday Walk dates. More to come concerning Thanksgiving and Christmas activities in the November *Currents*.
- \*2021 home sales resulted in 21 homes being sold for an average of 21.8% above assessed value with the average price of \$465,604. The desirability of our neighborhood and increased values is a direct correlation to the hard work that is done to keep properties maintained—not always an easy task for a neighborhood over 30 years old 😊
- \*2021 budget was reviewed
- \*2022 proposed budget was presented. There will be a slight increase (\$5) in assessments for 2022 to keep up with rising costs of utilities and maintenance. Like last year, the due date for assessments will be the end of February.
- \*Dianne Brynildsen was nominated to take Elizabeth Bircher's place on the board.

Leaf pickup started 11/15 and will continue every 2 weeks through the week of 1/24/22. The fewer leaves that go into our ditches (and eventually the lake), the less we experience drainage issues.

Our next board meeting will be 12/9 at 6:30pm via Zoom. Let Sarah Knaub know if you would like to attend and she will send you the login information.

Your President,

*ppf*

## WCHA BOARD INFORMATION

Elizabeth Bircher's current term on the Woodlake Board of Directors ended at the November GMM. Elizabeth has been a resident of Woodlake since 1998 and has graciously served on the Board previously. We want to thank Elizabeth for her service to the Board and to the Woodlake community!

Dianne Brynildsen stepped up to fill the Board member seat vacated by Elizabeth and will be officially appointed at the December board meeting. You will read more about Dianne in a future issue of the *Currents!* Board officer positions will be decided at the December board meeting, as well.

*The Woodlake Board meets on the second Thursday each month at 6:30 pm.*

## FINANCIAL BUSINESS



The **Annual WCHA Assessments** will be \$195 for 2022. ***Invoices for your 2022 assessment will be mailed out at the end of January with payments due by February 28th.*** To keep costs down, please pay through BB&T 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.



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

Jae Ho & Un Sook Song      314 Lakeland Cres

## WOODLAKE NOVEMBER HAPPENINGS



### 2<sup>ND</sup> ANNUAL THANKSGIVING DAY WOODLAKE TURKEY TROT

On Thanksgiving Day while you are waiting for your feast to cook, set your DVR to record the parade and bring the family out for a trot around the neighborhood! Start your trot at 9AM and you will be sure to pass neighbors as you go. Along the way you can hunt for turkeys and say "Hi" to your neighbors.

For a new twist to our trot this year, let's do something to benefit the local community. We'll have a bin at the park to collect non-perishable food items for donation to the local food pantry. So, trot on over to the park as you do your neighborhood laps and drop off a can of soup or some granola bars. We'll collect the bin at dusk. Gobble gobble!!!

## WOODLAKE DECEMBER HAPPENINGS

### 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! We had some great ones last year.



### HOLIDAY LUMINARIES – GRAND ILLUMINATION

Each year, Woodlake Crossing lights up our neighborhood with candle luminaries on December 24<sup>th</sup>. It is a real treat to see! Luminary supplies and instructions will be delivered to your home soon after the packing event on December 11<sup>th</sup>. If you plan to be out of town on the evening of December 24<sup>th</sup> or simply need help, please send an email to [WCHASocialCommittee@gmail.com](mailto:WCHASocialCommittee@gmail.com) as soon as you know and we will help coordinate putting out and/or cleaning up your luminaries.

**Saturday, December 11 from 10 AM – 12 Noon - Luminary Packing** will take place outside at 130 Stone Lake Court. 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.

### 3<sup>RD</sup> 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 10<sup>th</sup> and will close on Dec 20<sup>th</sup> – submit your vote through email to [WCHASocialCommittee@gmail.com](mailto: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!



### 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. Please save the date!

Saturday, December 18 from 2-4 at the Woodlake Park

Meet Santa, snap a picture and share a sweet treat!

Look for additional details on the Woodlake Facebook Page! If you have any questions, please send an email to [WCHASocialCommittee@gmail.com](mailto:WCHASocialCommittee@gmail.com).



### MISS THE ANNUAL GENERAL MEMBERSHIP MEETING?

If you weren't able to Zoom with us for the General Membership Meeting, the slide presentation is available for viewing on our website, [WoodlakeCrossing.org](http://WoodlakeCrossing.org). Choose the Homeowner Info tab at the top and follow the link.

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:



- 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 Bahr family for decorating the neighborhood and park entrances;
- The Brynildsen, Schrade & Covington families for leading Woodlake social events;
- Brian Brock who recently single-handedly cleaned out the stormwater ditch between Stone Lake Ct and N Fern Cove Ct; and
- Judy Layne-Wood for warmly welcoming our new neighbors!

\* We are aware that others perform various 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! Have a suggestion, thought or offer?? Email [WCHASocialCommittee@gmail.com](mailto:WCHASocialCommittee@gmail.com).



## GOT MOLD?

### Envirowash Special — \$200

Envirowash is again offering Woodlake a special rate on the house washing service. Their online special right now is an exterior house wash for \$275, but anyone from the neighborhood who calls to schedule this service before March 1 will get it for \$200. 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](http://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.

## YORK COUNTY LEAF PICK UP DETAILS

Beginning Monday, November 15 and continuing through January 24, residents may place an unlimited number of clear bags of leaves at the front roadside for collection every other week. The following weeks are leaf collection dates for Woodlake:

November 15  
December 27

November 29  
January 10

December 13  
January 24 (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,
- 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.

## UNWANTED 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 pick up, 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.

Please see the related information below.

### BURNING RESTRICTIONS

Nothing may be burned on any property in Woodlake except for recreational, religious, ceremonial, cooking, warmth or similar purposes and only when contained in a fire pit, chiminea, outdoor fire pit or similar structure.

The Woodlake Residential Restrictions, paragraph 11, states: "Incineration or burning of trash or leaves is not permitted on any Lot."

York County Code §11-55 prohibits the burning of any tree, yard and garden trimmings. In addition, the York County restrictions on the placement of open burning cannot be met on the lots in Woodlake.

If you see someone in the process of burning leaves, yard debris or trash on their property, the best thing to do is contact the York Co. Department of Fire and Life Safety at 890-3600, as this is first and foremost a safety issue. You may also contact our Community Association Manager, Sarah Knaub, at VictoryComMgt@gmail.com or 593-0166. Violators of the burning regulations are subject to fines from York County and non-compliance charges from WCHA.

### YARD DEBRIS PICKUP INFO

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 [yorkips.yorkcounty.cloud/service-request](http://yorkips.yorkcounty.cloud/service-request). 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.

York Co. also offers free collection of bagged leaves during the months of November, December and January. See page 4 of this newsletter for details.



TFC Recycling is a locally owned and operated family business. Established in 1973, TFC Recycling provides innovative recycling and waste solutions to business and residents throughout Southeastern Virginia and Northeastern North Carolina. We employ over 400 people and recycle over 175,000 tons each year. For more information, please visit our website or call us at 757-543-5766.

## WWW.TFCRECYCLING.COM

RECYCLE RIGHT

 <b>PAPER</b>	 <b>BOTTLES</b>	 <b>CANS</b>	 <b>GLASS</b>	 <b>CARTONS</b>
Flattened Cardboard, Newspaper, Magazines, & Mail	Kitchen, Laundry, Plastic Bottles & Jugs (empty, rinse & remove cap)	Aluminum and Steel Food & Beverage Cans (empty & rinse)	Bottles & Jars (empty, rinse & remove lid)	Food & Beverage Cartons (empty, rinse & remove cap)

The items above are acceptable in all TFC Recycling programs.  
Please visit <http://cvwma.com/programs/curbside-recycling/what-to-recycle/> for the list of additional acceptable items in the Greater Richmond area.

# NO!



No Plastic Bags  
or Plastic Wrap



Do Not Bag  
Recyclables  
(keep them loose)



No Tangles,  
Cords, Hoses,  
or Ropes



No Flammables,  
Gas Tanks, Batteries,  
Propane Tanks, Paint,  
or Aerosol Cans



No Food, Liquid,  
or Pizza Boxes  
(empty all containers)



No Styrofoam™  
(carryout or  
packing material)

## Woodlake Classifieds

### SERVICES:

**Power House Painting and Home Improvement:** Brian and Ashley Martin, Owner of Power House Painting and Home Improvement are running an interior painting special. Take 10% off any interior painting projects booked for December, January or February. Call 757-310-2926 or visit [www.paintingandhomeimprovements.com](http://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](http://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](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 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](mailto:WCHASocialCommittee@gmail.com) to be added to our neighborhood e-mail list **or if your e-mail address has changed.**



## NEXT WOODLAKE BIRD TALK

### **Topic 2: Nesting Neighbors & Secret Love Life of Birds**

**When: Wednesday, February 9th at 6:30 at the Yorktown Wild Birds Unlimited**

## VDOT REQUESTS

If you need your culvert pipe cleaned out, need something removed from a road or live near a pothole that needs to be filled, go to <https://my.vdot.virginia.gov> and submit a request.

## 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: \_\_\_\_\_