



WOODLAKE CURRENTS

The Newsletter of the Woodlake Crossing Homes Association

September 2021

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Attached: ARC Request Form

Board of Directors

PRESIDENT

Patrick Forys
123 Elm Lake Way
vaeeee84@gmail.com

VICE PRESIDENT

Elizabeth Bircher
100 Sun Rise Way
ebircher@cox.net

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@verizon.net

Management Company

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

President's Corner



Hello Neighbors!

I am ready for the cooler weather of Fall---as I am sure a lot of you are 😊 I can deal with the bagging of leaves as long as the humidity and temperatures are tolerable.

I hope you take a few minutes to read through the entire *Currents* since it is packed with information that pertains directly to you and your neighbors. I have listed some of the highlights below:

* **General Membership Meeting (GMM)**- We are required to have at least one annual meeting for members (you) to afford the board a chance to meet you and give you an opportunity to ask questions concerning our subdivision. Please make every effort to attend by marking November 4 @ 7 PM on your calendar. Reminders and details will be sent out and whether it will be via Zoom or whether we will actually have an in-person meeting.

* **New Signage**- the cedar signs throughout the neighborhood are due to be replaced. We will be using funds from our reserve account which is our savings for large capital replacements.

* **Playground equipment**- will be doing some repairs and upgrades to our playground equipment based on a safety inspection conducted Q4 2020.

* **Stormwater Committee**- This group of neighbors (with board member Rick Thompson heading the committee) have been monitoring lake levels, mining weather data, and analyzing the issues contributing to some of the flooding that occurred last year. They met with York Co. representatives on 8/26 to relay all the info/data they had collected. A four-point plan was developed by the county to be implemented over the next few months.

* **Ditches/culverts**- The board is still working on drain issues. When contacted, VDOT will come by your property to clean out your culvert underneath your driveway. Ditches between and behind properties will periodically have county employees come through with a weed-eater, but the main responsibility is with the homeowner for keeping them free of debris—especially leaves, branches, and grass clippings—which ultimately ends up in our lake to create other issues.

* **Social committee**- The Social Committee will be promoting a couple of programs for this Fall to promote neighbors meeting neighbors.

As you can see, a lot is going on. I have not covered all the above completely and there a few other items I did not include, so keep reading! Have a safe and virus-free Fall!

Your President,

ppf

GENERAL MEMBERSHIP MEETING

The Woodlake GMM is open to all homeowners and will be held on **Thursday, November 4th at 7pm**. 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.

GIVE A WARM WOODLAKE WELCOME TO OUR NEW NEIGHBORS!



Lawrence & Shay Callier	112 Elm Lake Way
Kaila & Javier Ruan	103 Jonquil Court
Julie & Greg Strickland	201 Lake Dale Way
Jon & Julie Kurek	105 Lake Herrin Court
Harry & Elizabeth Pham	320 Lakeland Crescent
Tira & Christopher Parrish	408 Lakeland Crescent
Lauren & Nathan Hayes	100 N Fern Cove Court
Stephen & Rebecca Kaiser	111 Stone Lake Court
Brandon & Gada Saunders	129 Stone Lake Court

PATRIOTIC FLAGS

Several years ago, Woodlake had a group of volunteers who decorated the main drags of Woodlake (Elm Lake Way, Lakeland Crescent and Lake Dale Way) with small American flags about every 8 ft for three holidays: Memorial Day, Fourth of July and Veteran's Day. Respecting the United States Flag code, flags were only displayed sunrise to sunset for the day. We have scores of almost new American flags and would love to see these used again. Would anyone like to see this tradition reinstated and be willing to take part in a team effort to decorate the streets of Woodlake? This can be a great volunteer opportunity for Boy & Girl Scouts to meet service hours. If interested, please email WCHASocialCommittee@gmail.com with your offer or a request for additional information.

BIG THANKS!



The Woodlake/Meadowlake Farms neighborhood yard sale was a success! Thank you to everyone who participated, and especially to Kim Voska, who makes sure it is able to happen.

We need volunteers to keep things running around Woodlake, so if you find yourself with a little time to spare consider volunteering. We can always use more social events and will need another board member starting in November. Email WCHASocialCommittee@gmail.com with any questions or to volunteer!

UPCOMING WOODLAKE SOCIAL EVENTS

Wednesday Wildlife Series

Interested in learning more about birds in the Hampton Roads area? Join Woodlake neighbors and friends at Wild Birds Unlimited in Yorktown for a fun, informative discussion series.

Topic 1: Winter Survival Tips for your Birds

When: Wednesday, November 10th at 6:30

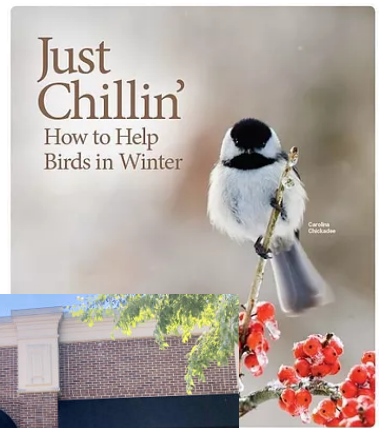
Topic 2: Nesting Neighbors & Secret Love Life of Birds

When: Wednesday, February 9th at 6:30

Topic 3: Hummingbirds - Nature's Miracle

When: Wednesday, June 8th at 6:30

Seating is available for the first 25-30 guests with plenty of standing room available - all are welcome! Sessions will last about 45-50 minutes and there will be plenty of time to make purchases before and after the presentation. A **coupon** will be offered to those in attendance. There is no need to RSVP. If you have any questions, please send an email to wchasocialcommittee@gmail.com.



Located at:
3120 Kiln Creek Pkwy
Yorktown, VA 23693



WOODLAKE SIGNAGE

We're sure you've noticed some of our neighborhood signs look a little worse for wear. We had all the signs evaluated by a professional and are in the process of having them all remade! The project will be paid for from our reserve funds and will serve to have all our signs be of a consistent style and material. This was also an opportunity to update the color scheme. Keep your eyes open for the new signs as they should be arriving soon!

PLAYGROUND UPDATE

As our playground equipment is getting older, the board hired a professional to complete a Playground Safety Inspection at the end of 2020. Overall, the equipment was found to be in good shape, but a few items were noted that needed attention. Several of these items have already been addressed, such as the replenishment of the mulch and the addition of mats at the slide exits. The rest of the improvements have been severely delayed by Covid-19. At some point, hopefully soon, the parts and pieces will arrive for some minor repairs, new swing seats and additional safety bars. The safety improvements are being made out of an abundance of caution and to prolong the life of the equipment—all equipment is currently safe when used properly and under adult supervision. Please continue to enjoy the playground!

WOODLAKE STORMWATER COMMITTEE UPDATE

A second report from the Woodlake Stormwater Committee was presented to York County officials and Tom Shepperd on August 26. This report was presented in person by Sarah Knaub, our Community Association Manager, and Rick Thompson who was able to attend via conference call. The report highlighted several issues identified by the Stormwater Committee both here in Woodlake and farther downstream near Big Bethel Rd. The report was well-received, and a promise to keep better watch on the maintenance of stormwater structures downstream from Woodlake was made by the County staff.

Four action items for the County were directed by Tom Shepperd at the meeting:

- 1) Use a camera to inspect the entire sluice pipe to determine if there are blockages causing slow drainage
- 2) Remove the delta/silt buildup in the creek at Lakeland Crescent across from the park and confirm that the reverse flow of water into the lake is corrected
- 3) Clean up the "creek" at Big Bethel to remove silt and obstructions to our sluice pipe drainage
- 4) Contact Dominion Power to cut vegetation in the power line easement just past Big Bethel Rd. to improve the flow of water

The area across from the park has already been excavated, and the County will be working to get the exposed utility lines re-buried. Work has also been done at the pipes next to Big Bethel. The board and Stormwater Committee will follow up on these county actions to ensure our drainage system functions as it should.

The sluice gate remains open until the above work is complete or hurricane season is past.

If you have any questions, please contact Rick Thompson at WCHASstormwater@gmail.com or (757) 945-9260.

Woodlake Stormwater Ditches

Have you recently assessed the pipe under your driveway? Are you able to see from one side through to the other? If not, it is likely that water is not flowing as intended through your ditch. and we are asking you place a request with VDOT to clear out your culvert pipe. This is a free service. Go to <https://my.vdot.virginia.gov> and submit a request.



For residents who have had a visit from the VDOT vacuum truck, the next step is to make sure there is a clear and level path from the bottom of your culvert pipe to the next culvert pipe on either side. If the ditch is higher than your cleared pipe, then the water will not flow... clear a narrow path for the water and let nature follow its course. Also, be sure to rake leaves out of the ditches regularly and keep the vegetation in the ditch cut low.

REAL ESTATE UPDATE

Greetings Woodlake Crossing neighbors...

GREAT NEWS... Our home values are going UP! ... selling this year from 19-36% above the tax assessed values. People ask, "Is the market cooling off? or still crazy?". It's calming down a bit with the normal seasonal change and school resuming. But we still have a huge shortage of listings compared to buyers. So if you're considering a move, it is still a fantastic time to sell.

APPLE PIES... We are once again giving away delicious Costco apple pies for Thanksgiving. Reserve yours by texting my wife, Medy, at 757-303-6019. Pickup will be Wednesday November 24th at our Keller Williams office, 804 Omni Blvd, Newport News.

Please reach out anytime with your real estate questions!

Ford
(757) 344-3005

[The Ford Cook Real Estate Team](#)

Platinum Sales Volume 2018, 2019, 2020

Licensed in Virginia with Keller Williams Elite Peninsula

[HomeSnap Profile](#)

[Google Reviews](#)

[Zillow Reviews](#)



WOODLAKE CROSSING SALES 2021 (as of Sep 17, plus two in Mill Crossing)

Status	Address	Location	Built	Beds	Baths	Size(sf)	Tax	Asking	Sold	% Tax	Listed	Closed	Days*
Pending	109 Crest Lake Ct	WOODLAKE	1986	5	3.5	2,903	\$377,100	\$450,000			8/4/21		20
Sold	314 Lakeland Cres	WOODLAKE	1988	4	2.5	3,050	\$372,800	\$464,900	\$470,000	119%	8/4/21	9/16/21	35
Active	103 Sun Rise Way	WOODLAKE	1987	7	3	4,244	\$448,200	\$599,000			6/16/21		93
Sold	129 Stone Lake Ct	WOODLAKE	1987	4	2.5	2,666	\$364,900	\$415,000	\$435,000	119%	8/2/21	9/3/21	4
Sold	111 Stone Lake Ct	WOODLAKE	1987	4	2.5	2,600	\$362,500	\$425,000	\$430,000	119%	5/14/21	6/29/21	1
Sold**	201 Lake Dale Way	WOODLAKE	1987	4	3	2,317	\$350,000	\$435,000	\$440,000	126%	7/10/21	8/13/21	2
Sold	320 Lakeland Cres	WOODLAKE	1988	4	2.5	2,631	\$356,400	\$440,000	\$445,000	125%	5/21/21	6/30/21	32
Sold**	117 Elm Lake Way	WOODLAKE	1990	4	2.5	2,554	\$358,500	\$440,000	\$470,555	131%	4/1/21	5/4/21	5
Sold	408 Lakeland Cres	WOODLAKE	1990	3	2	2,802	\$391,600	\$449,500	\$466,000	119%	5/28/21	7/2/21	21
Sold**	103 Jonquil Ct	WOODLAKE	1987	4	2.5	2,495	\$355,800	\$449,500	\$470,000	132%	5/27/21	7/9/21	12
Sold	105 Lake Herrin Ct	WOODLAKE	1989	4	3.5	2,850	\$458,700	\$575,000	\$591,000	129%	5/24/21	7/7/21	17
Sold**	102 Stevens Ct	WOODLAKE	1989	5	3	4,500	\$477,500	\$649,900	\$649,900	136%	2/6/21	4/30/21	51
Sold**	109 Kent Taylor Dr	MILL-XING	1988	4	2.5	2,513	\$393,500	\$465,000	\$485,000	123%	7/29/21	8/25/21	3
Sold	105 Emerald Ct	MILL-XING	1988	4	2.5	2,266	\$334,400	\$399,900	\$427,500	123%	5/28/21	7/16/21	3

*Days on market prior to contract

**Sold by Ford Cook

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.

Woodlake Classifieds

SERVICES:

Power House Painting and Home Improvement: Ashley and Brian Martin live on Stone Lake Ct and own Power House Painting and Home Improvement. Schedule a project that combines pressure washing, wood rot and painting and take \$250 off your project. 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.

RV/TRAILER RULES

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.



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.

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.**

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

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: _____