

WOODLAKE CURRENTS

The Newsletter of the Woodlake Crossing Homes Association

November 2024

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Attached: ARC Request Form

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ARCHITECTURAL REVIEW
Randy Parrish

Association Management

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

Hello Neighbors!

Was happy to meet a lot of you at our annual General Membership Meeting this last Thursday night. It's always the best opportunity for folks to find out what's going in our community, meet your board members, volunteers, your fellow neighbors and have a chance to ask questions. Reviewing the 2025 budget lets you see where your assessment money goes, and you get a preview of upcoming plans and events.

Since this is November, I wanted to keep in the spirit of Thanksgiving and let the other board members (Rick Thompson, Diane Brynildsen, Heather Roberts, and Steve Murabito) know how thankful I am that they serve on the board and share their individual expertise. And even though she is compensated for most of her work, Sarah Knaub does an outstanding job as our community manager. Since she also lives in our subdivision, I can't help but think this vested interest works to our benefit. Another group that does the bulk of the actual work are the volunteers: Randy Parrish, Judy Layne-Wood, Kristi Schrade, Heidi Cox, Karla Covington, and Martha Steppe. No organization runs well without the help of individuals such as these. Last, but not least, I want to thank y'all in the neighborhood who have responded positively to those pesky notes concerning property upkeep by satisfying the request. Your hard work has paid off. It resulted in the nine homes that have closed so far this year having an average sale price of \$578,739 -- 15.63% above assessed value. Keep up the good work and have a happy Thanksgiving!

ppf

RESIDENT NEWS



GIVE A WARM WOODLAKE WELCOME TO YOUR NEW NEIGHBORS!

102 Crest Lake Ct – Wesley & Gina Seely

100 Stevens Ct – Zane & Nichole Steadman

Resident Directory Update

The revised Resident Directory is just about ready for publication!

If you did not submit your request for a paper copy at the GMM, please complete the form here: <https://forms.gle/W8H5cgTHCuEVJLYh9>

We appreciate having all requests by December 13th

Just a few reminders

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 (MBSL). The easiest way to find your MBSL is to measure 55 feet from the centerline of the road.

Throughout the winter months, please keep your driveway free of weeds/grass, and your mailbox and post clean and well-maintained.

Speeding

Winter is coming and darkness is upon us much earlier. Please keep our neighborhoods safe by slowing down, minding speed limits and paying extra attention to those who share the road with us at night, such as: **joggers, walkers and bikers.**

Staying within speed limits helps with awareness and allows more time to stop.

Thank you all for your help to keep our neighborhood safe!

SOCIAL COMMITTEE NEWS

6th Annual BEST Holiday Lights Display

Dec 1st to Dec 22nd Vote for Woodlake's Best Holiday Lights display

Submit your vote here tinyurl.com/WC24Lights

The competition was pretty tough last year! The house with the most votes will earn bragging rights and receive a sign to display on their lawn. **Let the decorating begin!**

Thank you to everyone who voted in the Halloween Decoration Contest!

There was a **tie for 1st place** between **702 Lake Dale Way** and **154 Stone Lake Ct**

Join us for the Woodlake Crossing Holiday Grand Illumination

Each year, Woodlake Crossing lights up our neighborhood with candle luminaries on December 24th. It is a real treat to see!

Luminary Packing will take place :

130 Stone Lake driveway on December 15th, 10am – 11:30am

Please sign up at tinyurl.com/WC24Luminary



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! We need folks to pack and people to deliver the kits. This is a perfect activity for older kids to get involved in.

Watch your email and Facebook page for information about luminaries and other holiday happenings! **Questions:** email WCHABoardMember2@gmail.com

Dianne Reyes-Brynildsen, Chair of the Social Committee

Santa is coming to Woodlake!

Meet Santa, snap a picture, and enjoy a quick chat!

Save the date: Sunday, December 22nd, 11:30am – 1pm at the Woodlake Park

Sign-up for a spot at tinyurl.com/WC24Santa



COMMUNITY COMMENTS

Woodlake Crossing Facebook Group 10 years and going strong!

This month marks 10 years since the Woodlake Crossing Facebook Group was launched by a few stay-at-home moms looking to connect with neighbors, ask for recommendations, and share community news and information. The group has grown steadily over the last decade and membership currently sits at nearly 250 individuals.

For the most part, the group runs itself with very few issues for the admins to handle. A few years back we added the requirement of answering questions about residency before being admitted to the closed group. This step was taken because there is a group in northern Virginia with a similar name, so the questions ensure people are requesting to join the correct group.

In the spirit of being neighborly, the admins allowed residents in Mill Crossing to join the group if they sent in a request. We also added a representative from Running Man who only shares information on the food trucks that visit their club house periodically.

In recent months, the admins either noticed or were alerted to a few strange posts from people vouching for a business without being asked for a recommendation. There was some concern about the legitimacy of these businesses, so the posts were deleted and the members removed from the group. While the residency questions help with admitting members, they are not fool-proof and the group admins are human. We will act quickly if something is amiss, but please continue to be vigilant and report any odd posts so we can review them and determine next steps.

We hope all that join the group find it to be a useful resource. Ten years later my kids tell me that only old people use Facebook and that's just fine with me – I really like our group. Sorry kids, there will be no Woodlake Crossing TikToks. *As always, your suggestions and feedback are welcomed, so please feel free to contact me at kristischrade@gmail.com.*

— *Kristi Schrade, Woodlake Facebook Group Admin*

COMMUNITY CLASSIFIEDS

Mom and Me Pet Sitting, LLC

ONLY A FEW MORE OPENINGS LEFT FOR PET-SITTING THIS HOLIDAY SEASON!

Pet sitting and dog walking service based in Woodlake Crossing – Servicing the neighborhood and surrounding Tabb area

- ❖ Licensed and insured
- ❖ Certified in Pet CPR and First Aid
- ❖ Comprehensive range of customized pet sitting and dog walking services
- ❖ Dog Walking & Mid-day Breaks
- ❖ In Your Home Pet Sitting
- ❖ Administering Medications, and much more

Text(best)/Call 757-636-1566 or  @momandmepets

Professional and locally run! Give us a call and let us prove to you that we are the most pawsome pet sitting/dog walking team in town! We're proud to offer a Free Meet & Greet Consultation. ~ Mom (Holly) and Daughter (Julia)
References available upon request

Power House Painting and Home Improvement

WE ARE YOUR LOCAL CLASS A BUILDER – CALL US TODAY!

WINTER IS THE BEST AND MOST BUDGET FRIENDLY TIME TO CALL A CONTRACTOR

- ✓ Bathroom
- ✓ Kitchen
- ✓ Deck restoration
- ✓ Painting
- ✓ Wood replacement
- ✓ Remodel project
- Purchase the painting of 2 rooms and get your bathroom painted for free!
- \$500 off any project > \$3500

Call 757-310-2926 or  @powerhousepaintingandhomeimprovement

www.paintingandhomeimprovements.com Owners: Stone Lake Ct residents Brian and Ashley Martin

Envirowash Special

CALL BY MARCH 1ST FOR WOODLAKE'S SPECIAL RATE!

Soft-wash cleaning services **\$50 off any service of \$350** – Mention you are a resident of Woodlake to get discount. Siding and gutter cleaning includes a one-year guarantee.

(757) 599-3164 to ask for a quote - Or Envirowash.com
make sure to include in notes "Woodlake Resident")

WOODLAKE HOMEOWNER INFO

Neighbors Helping Neighbors

CONTACT US IF YOU NEED ASSISTANCE! NHN is a group we have formed to aid those in Woodlake who need meals or other assistance during or after a family, health, or other emergency. If you need assistance or know someone in the neighborhood who does, or if you would like to be on the NHN volunteer list *please contact Heidi Cox at 757-224-5350 or bhcox06@yahoo.com.*

YARD DEBRIS DISPOSAL

Do not put loose yard debris in your trash
OR recycling can
www.yorkcounty.gov/795/Yard-Debris-Collection

WOODLAKE WEBSITE

Board meeting minutes
Issues of *The Currents*
Board member contacts
Committee member contacts
The Association's governing documents
www.WoodlakeCrossing.org

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, please advise them to do the same.



ARE YOU READY FOR HOME IMPROVEMENTS?

Remember to request ARC approval **BEFORE** constructing something on your property

Architectural Review Request Application

WOODLAKE HOMEOWNER INFO CONT.

Leaf Pickup Schedule

REMAINING DATES ARE THE WEEKS OF DEC 2, 16, 30, JAN 13 AND 27

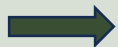
LEAF BAGS SHOULD:

- be placed at the front roadside by 7 a.m. on the Monday of your collection week.
- be clear, weigh no more than 40lbs
- have no drawstrings (please cut off)
- be no thicker than one millimeter, and
- contain no other yard debris (sticks, etc.) or pet waste.

You can find more information here:

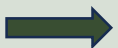
<https://www.yorkcounty.gov/782/Leaf-Collection>

WOODLAKE CROSSING HOMES ASSOCIATION



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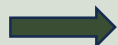
757-593-0166



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: _____