

## Woodlake Crossing General Membership Meeting

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- November 14, 2024
- 7:00pm
- Tabb High School





# Welcome & Introductions

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Patrick Forys, WCHA President

Rick Thompson — Vice-President

Dianne Reyes-Brynildsen — Treasurer

Heather Roberts — Secretary

Steve Murabito — Member-At-Large

Sarah Knaub — Community Assoc. Mgr.

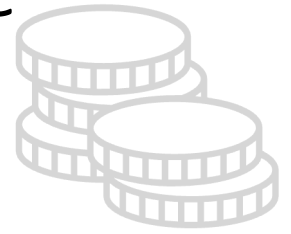
# Agenda...



- Do we have a quorum?  
*Need 25%, or 63 households*
- President's Time with Year in Review
- Reports
- Board Member Nomination/Election
- Open Forum
- York County Update by Tom Shepperd
- Adjournment/Announcements

# 2024 Year in Review

- Opened/renewed several Certificates of Deposit to take advantage of rising interest rates



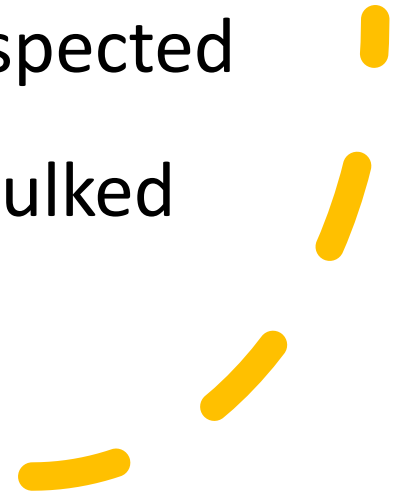
- Brick walls at entrances –



Cleaned

Inspected

Caulked



- Park renovation



Removed 2 gum trees

Moved one of the benches

- Graded and seeded to prevent further erosion



March 2024

BEFORE



August 2024

AFTER

- Added more stone dust around the playground



September 2023

BEFORE



November 2024

AFTER

- Continue investigating ways to improve the health and aesthetics of the lake
  - Vegetative buffer planting
  - More Grass Carp

Future  
Plans





# Committee Reports

- Communications
- Neighbors Helping Neighbors
- Welcoming
- Social Committee
- Architectural Review

# Communications

**Sarah Knaub, WCHA Communications Coordinator**

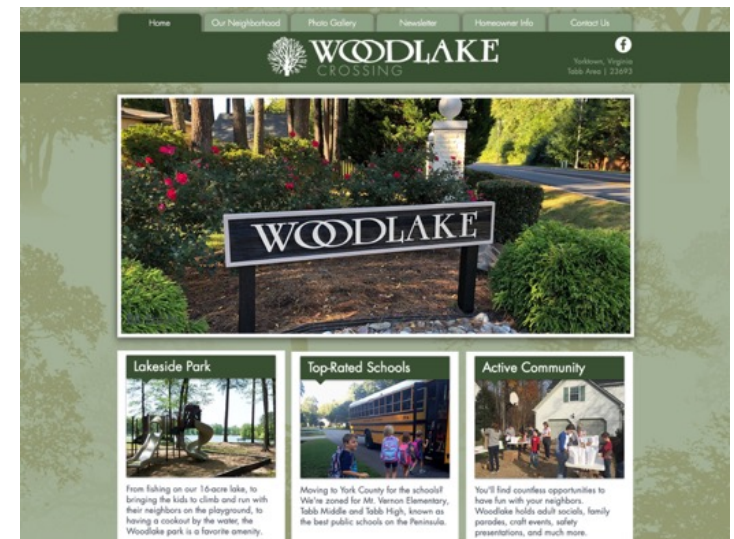
**WoodlakeSocialCommittee@gmail.com**

**www.WoodlakeCrossing.org**

- Email List — Keep your email address current!
- *The Currents* — Quarterly Newsletter
  - Sent out via the email list
  - Hardcopy can be delivered upon request
  - Free ads or items of interest

*Deadlines are the 15<sup>th</sup> of March, June, September & November*

- Website — Board Meeting Minutes, Newsletters, Governing Documents
- Resident Directory — will be sent out via the email list
  - Let me know if you would like a hardcopy*
- Facebook Group



# Woodlake Crossing Facebook Group

**Kristi Schrade – [kristischrade@gmail.com](mailto:kristischrade@gmail.com)**

- Started 10 years ago to connect with neighbors, ask for recommendations and share community news
- Closed group, so members must request to join and answer questions. Admins review requests and take action.
- Purpose is to be inclusive, so admitted neighbors in Mill Crossing and post Running Man food truck schedule
- Membership is currently around 245 individuals
- 99% of the time things run smoothly, for the other 1%
  - Alert admins of suspicious posts



# Neighbors Helping Neighbors

Heidi Cox, BHCox06@yahoo.com

- Provide short-term or one-time assistance to residents of Woodlake after a family-, health- or other life-changing event
- Contact Heidi if you would like to be on the list of volunteers
- If you need assistance or know someone who does, contact Heidi or use the Contact Us form on the website
- *All information is kept confidential*



# Welcoming

**Judy Layne-Wood**

- Sweet treat & a free Y week
- Contact information
- We don't always know when new folks have moved in, so if someone new moves in near you please let us know!



# Social Committee

**Scott & Dianne Brynildsen**

**Karla Covington**

**Kristi Schrade**

**Nick Borelli**

- We welcome other neighbors and friends to join our team.
- We would love to hear your ideas.



# 2024 Events & Activities

- Spring Egg Hunt
- Popsicles in the Park

# Most Spooktacular Halloween Display

- 28 votes
- This year's winners:
  - 702 Lake Dale Way
  - 154 Stone Lake Ct







## Upcoming Events & Activities

- Best Holiday Lights Display
- Luminary Packing (Dec 15, 10am-11:30am, 130 SLC Driveway)
- Visit with Santa (Dec 22, 11:30am -1pm at the park)
- More details will be provided via email and Facebook

# Architectural Review Committee

Randy Parrish

- Before starting any construction on your property or doing anything that substantially changes the look of your property, you must apply for ARC approval.
- The ARC request form is at the end of each quarterly newsletter and is on the Documents page of the website.

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.



# Financial Reports

For a copy of the YTD Treasurer's Report and Proposed 2025 Budget, please email [VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com)



# Management Report



Sarah Knaub

9 homes closed so far this year

Average sale price = **\$578,739**


**15.63%** above assessed value





## Board of Directors Meetings

- Board meetings are held on the 2<sup>nd</sup> Thursday of the month at 6:30 pm via Zoom.
- Final Board meeting of 2024: December 12
- Send an email to [VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com) if you would like the Zoom link



## Board Member Election

- One board seat is up for election (3 years)
- Rick Thompson would like to step back from the board (2 years left on his term)
- Nominees:
  - Dianne Brynildsen
  - Ford Cook
  - Any others from the floor?