



WOODLAKE CURRENTS

The Newsletter of the Woodlake Crossing Homes Association

September 2024

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<i>Attached: ARC Request Form</i>	

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Victory Community Management, Inc.
Sarah Knaub, CMCA®, AMS®
757-593-0166
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President's Corner

Hello neighbors!

Here's hoping fall has arrived. Our yards could sure use a reprieve from the summer heat and a little rain would help too.

As you may have noticed, we've made some improvements to the park with the addition of crushed rock around the playground area and the planting of Bermuda grass on the lake front to prevent further erosion. A "shout out" to board member Rick T. for his diligence in maintaining the watering of the new growth. It will take some time to fully cover the area with green.

Also, a reminder to remember to fill out an ARC form (architectural review form) for any external additions you are planning (including fences). If in doubt whether one is needed, please contact Sarah Knaub (community association manager) for information.

It may seem early, but I want to throw in a plug for our November General Membership Meeting on 11/14. Please add to your calendar so you can find out what's going on in your neighborhood, review the budget for next year, and meet your board members and neighbors. The meeting will be at Tabb High School in the kiva and we will start at 7:00 pm.

Last but not least, please be watchful for school children, walkers, and bikers when driving through the neighborhood. 25MPH and stopping at the stop signs will help guarantee the safety of our neighbors as they get to their bus stops and enjoy the fall weather.

ppf

RESIDENT NEWS



GIVE A WARM WOODLAKE WELCOME TO YOUR NEW NEIGHBORS!

- 128 Stone Lake Ct - Stephanie & Liam Taylor
- 102 Crest Lake Ct - Wesley & Gina Seely
- 105 Crest Lake Ct - Jesse & Lauren Vela
- 601 Lakeland Cres - Alana & Alex Pringle
- 607 Lakeland Cres - Kyle & Kahla Hines
- 301 Lake Dale Way - Cameron & Emily Dean
- 101 Dawn Place: Jordan & Sofia Smith
- 112 Elm Lake: Adam & Heather Walker

Halloween is almost here!

Which house in our neighborhood has the most spooktacular display? **Cast your vote by October 31st:** <https://tinyurl.com/WCHA24Halloween>

Resident Directory Update

A draft of the updated directory will be sent out to everyone on the community email list. If you want any of your information changed, please send an email to WCHASocialCommittee@gmail.com by October 15.

Yard Sale Update See you in Spring!

There will not be a fall community yard sale this year, but we plan to have one in the spring. As we head into shorter days this fall, gather items, declutter and open new spaces for new ideas.

Political Signage Reminder

Temporary signs are permitted for 30 days prior to local, state, or national election days and must be removed within 24 hours following the election. There should not be any signs out until October 7th. Thank you for your cooperation!

Mark Your Calendar!

*General Membership Meeting (GMM)
Thursday, November 14, 2024
THS Kiva (Rm 212)*



COMMUNITY COMMENTS



New Little Library with a dog treat box

Please come visit the new addition to our neighborhood! My husband Bob Clardy and I have installed a Little Free Library with a dog treat box in front of our home at 100 Sun Rise Way.

The library contains an assortment of books for all ages. Books are always free for the taking. School supplies such as pens, pencils, crayons, highlighters, and composition books will occasionally also be available. Feel free to browse, take a book, or make a donation of a book. If you have multiple books that you wish to donate, please feel free to leave them on our front porch if they will not fit inside the library.

The dog treat box hosts a rotating variety of dog treats. A menu board lists that day's treat so you know what you are giving your dog. Treats are removed every night around 7:30 so they do not attract undesired overnight visitors. The dog treat box also houses a roll of pick-up bags so if a dog walker forgot to bring one along — or if it is “one of those days” when extra pick-up bags are needed — pick up bags are available. These bags are available 24/7.

We hope that the Little Free Library and associated dog treats add to your enjoyment of the neighborhood! Thank you, Elizabeth Bircher



COMMUNITY CLASSIFIEDS

Mom and Me Pet Sitting, LLC

ACCEPTING RESERVATIONS FOR THE FALL/WINTER 2024 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!

Looking at remodeling your kitchen/bathroom, fixing wood rot or painting your home?

- ✓ In-house painters
- ✓ Carpenters
- ✓ Remodelers
- ✓ Painting
- ✓ Wood replacement
- ✓ Remodel project
- 197 (5) Star Reviews on Google
- Follow us on Facebook!
- See how we helped Mount Vernon Elementary and Tabb Middle School.

Call 757-310-2926 or  @powerhousepaintingandhomeimprovement

Owners: Stone Lake Ct residents Brian and Ashley Martin

For Sale

SILVER SPRING 10-FOOT ALUMINUM PORTABLE WHEELCHAIR RAMP

29 1/2 in wide. 600-pound capacity. Used once \$350.

FAT TIRE ELECTRIC BIKE WITH REAR RACK

less than 40 miles, \$1500. Hollywood fat tire bike carrier for two bikes. \$250

Please contact Chris Merritt 757 218-1899

WOODLAKE HOMEOWNER INFO

General Membership Meeting

The Woodlake GMM is open to all homeowners and will be held on **Thursday, November 14th at 7pm in the kiva at Tabb High School.**

Topics: proposed 2025 budget, reserve fund, board member elections, and more!

If you cannot attend the meeting, please complete the proxy form that will be included with the notice you receive in the mail.

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

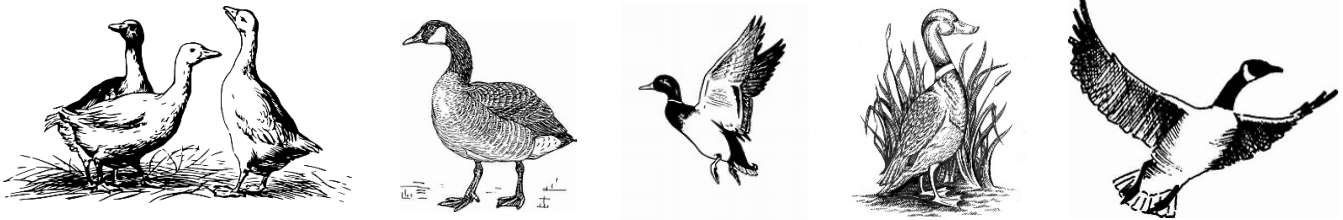
Architectural Review Request Application

Why NOT to feed geese and wild animals

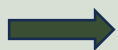
Did you know that by feeding the geese, ducks and other wildlife found here in Woodlake you are harming them? Wildlife that rely on humans for food lose their natural fear and may place themselves in dangerous situations, such as crossing roads in search of food. They also become aggressive toward humans.

Other reasons not to feed the wildlife:

- Their droppings contain bacteria that pollutes the lake
- Their droppings contain bacteria and parasites that are harmful to people – especially young children
- Geese damage the grass along the shorelines which leads to erosion
- By not sticking to their natural diet, they will suffer from poor nutrition and disease
- Feeding encourages them to stick around and will eventually lead to overpopulation

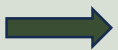


WOODLAKE CROSSING HOMES ASSOCIATION



Sarah Knaub, Editor

VictoryComMgt@gmail.com

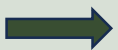


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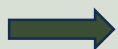
5007-C Victory Blvd. # 240

Yorktown VA 23693

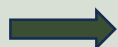
757-593-0166



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
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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: _____