Life On The Lake

The Woodlake Community Association Newsletter October 2011

In This Issue

2012 Budget Facts, pg 2

2012 Operating Budget Summary, pg 3

Kids Taking Care Of Woodlake, pg 5

Board Briefs, pg 6

Covenant Clips, pg 7

ARB Approvals, pg 7

Is Your MAILBOX Still BROWN? pg 9

Money Matters: Shopping Secrets Your Grocery Store Won't Tell You, pg 10

Rain Barrel Workshop, pg 11

Flu Shot Clinic, pg 13

WSRC: Club Corner, pg 14

Fall WCA Events, pg 15

Bluebirds On Our Shoulders, pg 17

2012 WCA Fee Schedule, pg 19

Environmental Committee Candidates Needed, pg 20

New Residents & Neighborhood Reps, pg 21

WCA Calendar, pg 23

PARENTS: Chesterfield County schools will close 3 hours early on Wednesday, October 26.

BOD Approves 2012 WCA Budget:

Limits Assessment Increase to $1.16 Per Month

At their September 22 meeting, the Board of Directors (BOD) approved the Woodlake Community Association 2012 Operating Budget of $1,581,643. The quarterly assessment will increase to $119.56, which is a $3.48 increase per quarter. The Board worked diligently to approve an efficient and responsible budget to ensure the sound financial operation of the Association.

The BOD spent many hours reviewing and discussing each line item in the budget to determine areas for cost savings and reductions to reduce the amount of the increase as much as possible. After careful review, the Board determined that a small increase in 2012 will help the Association meet expenses. Expenses continue to rise, necessitating the assessment increase.

History of WCA Assessment Increases

2003	5.70%
2004	10%
2005	10%
2006	8.50%
2007	6.27%
2008	4.00%
2009	3.90%
2010	0%
2011	3.29%

It is the responsibility of the BOD to make sure that the budget is financially sound and that we keep pace with the maintenance of our infrastructure and facilities, are adequately insured, and provide the services expected by our residents. The Board continues to work to develop new funding sources such as the Capitalization Fee, but assessment increases are necessary to fund the operation of the WCA as well.

During budget discussions, the BOD carefully evaluated spending and rising costs, as well as the current market conditions, and once again made a deliberate decision to limit the assessment increase as much as possible to assist residents during tough financial times. The costs of running the Association increase annually, just as household costs increase annually, which means that an assessment increase is usually needed. However, the BOD and staff spend considerable time evaluating our contracts, services and costs of operations to ensure that residents receive the best value for the assessment dollars.

The Board worked hard to keep the quarterly assessment increase low at $3.48, about the cost of one gallon of gas.

In 2012, WCA anticipates spending $44,000 on our Bad Debt Reserve line item to offset the monies lost to the Association when a property undergoes foreclosure or a bankruptcy filing occurs. This is an increase of 125% from 2011 to 2012. Unfortunately, this line item represents the economic reality. This non-optional cost is the type that the BOD must take into account during budgeting. Insurance and salaries are also significant line items in our budget, and insurance costs continue to rise.

To offset the increase in costs, the BOD conducted a detailed analysis of our reserve fund spending levels and projections over time. The analysis showed that a one-time decrease in our annual contribution to the Reserve Fund will allow us to continue funding the reserves responsibly. The

continued on page 2...

WOODLAKE COMMUNITY ASSOCIATION BOARD OF DIRECTORS

George Rogerson, President
tombesscatherine@aol.com

Sharon Markowski, Vice President
gjm185@yahoo.com

Mark Riblett, Treasurer
riblettfamily@mac.com

Del Rio Walkey, Secretary
dwalkey@comcast.net

David Faulkner, Director
belize@comcast.net

Ray Turcan, Director
RNTURCAN@comcast.net

Brian Krezel, Director
krezelbk@gmail.com

WCA OFFICE & STAFF

Woodlake Community Association, Inc.
14900 Lake Bluff Parkway
Midlothian, VA 23112
TEL: (804) 739-4344
FAX: (804) 739-5157
OFFICE HOURS: Monday-Friday
8:30 a.m. - 1 p.m. & 2 p.m. - 5:30 p.m.

Julie Joyner
Community Manager
communitymanager@woodlakeonline.com

Lyn Hornick
Accounting Manager
accounting@woodlakeonline.com

Cindy McVey
Community Services Manager
services@woodlakeonline.com

Brian Hoyle
Community Standards Manager
communitystandards@woodlakeonline.com

Gail Fenske
Volunteer & Special Projects Coordinator
asstofficemgr@woodlakeonline.com

Dawn Desper
Administrative Assistant
admin@woodlakeonline.com

John Russell, Maintenance Manager

Life On The Lake is a monthly publication by The Woodlake Community Association. The WCA welcomes information, stories and photos about "Life In Woodlake." Please submit by the 10th of each month.
services@woodlakeonline.com

Budget

from page 1

BOD felt the reduction to this line item would enable WCA to operate in a financially sound manner, and it enabled a reduction in the assessment increase. WCA is able to continue replacing our bike trails and other existing amenities while still maintaining the service levels that our residents expect and deserve. In addition, the BOD held nearly all prices for use of WCA facilities, rental fees, and mailbox fees level for 2012, with the exception of the RV Lot rental rate.

For a complete summary and additional information on the 2011 Budget, please see page 3, or check the website at www.woodlakeonline.com. A line item budget is available to any property owner upon request.

A Statement From The WCA Board Of Directors:

The Woodlake Community Association Board of Directors supports the statement posted by the WCA on its web site on Monday, September 19, 2011 regarding the propaganda recently distributed throughout Woodlake neighborhoods. Further, we as the Board of Directors, support the following:

The Woodlake Community Association celebrates the diversity of our residents, no matter what religion, race, ethnicity, sexual orientation or financial background, for it is that very diversity that makes Woodlake great. Let us all continue to focus on the ways in which we can be better neighbors to one another and promote tolerance in our community.

It takes a tremendous amount of money to maintain a community the size of Woodlake and to perform the functions that are required by the Covenants. Increasing assessments is never a popular decision and a tough one to make. The BOD continues to work to make all decisions in the best interests of our community for the present and for the future!

2012 Budget Facts

- 2012 Annual Assessment $478.24
- 2011 Annual Assessment $464.30
- 2010 Annual Assessment $449.51
- 2009 Annual Assessment $449.51
- Quarterly Increase of $3.48 per residential property owner
- Annual Increase of $13.94 per residential property owner

Most significant line item increases:
- Bad Debt Reserve
- Insurance
- Landscaping Contingency
- Contingency Fund
- Savings Contribution
- Salaries/Compensation

Non-negotiable line items:
- Association Insurance
- Mowing/Landscape
- Corporate Taxes
- Legal Fees
- Audit/Tax Prep
- Electricity
- Credit Card Discount Fees
- Bad Debt Reserve

FALL COMMUNITY CLEANUP

Friday, November 18
& Saturday, November 19
8AM-4PM
WSRC Parking Lot

Watch for details about acceptable items on the web and in the November newsletter.

2012 WCA OPERATING BUDGET SUMMARY

2012 ANTICIPATED INCOME

I.	ASSESSMENTS	$1,371,704
II.	OTHER INCOME - pontoons, mailboxes, disclosure packages, interest, RV lot, boat registrations.	209,939
	TOTAL * ANTICIPATED INCOME (2011 - $1,525,765)	$1,581,643

2012 ANTICIPATED EXPENSES

I. ADMINISTRATIVE OPERATING EXPENSES

A.	Personnel- includes compensation for 7 employees, taxes, health insurance, retirement plan	370,672	
B.	Office Operation- utilities, postage, telephone, supplies, equipment maintenance	40,900	
C.	Fees and Services- security, IT, legal fees, audit, credit card billing fees, mailboxes	87,500	
D.	Other Expenses- corporate and personal property taxes, all insurance	56,387	
E.	Program Expenses- community functions, annual meeting, newsletter, community cleanup, covenant violation "self-help" program	72,350	
F.	Boating Program- pontoon captains, maintenance and repairs	21,075	
G	Miscellaneous- miscellaneous expense, employee training, incentive pool	10,400	
	SUBTOTAL * ADMINISTRATIVE (2011 - $638,109)		$659,284

II. MAINTENANCE OPERATING EXPENSES

A.	Personnel- compensation for 7 full-time employees, taxes, health insurance, retirement plan	365,328	
B.	Supplies- small tools, chemicals, sand, fertilizer, stone, mulch, gasoline, lighting and paper supplies	43,800	
C.	Office Operation- utilities	6,900	
D.	Grounds Maintenance- bike trail, bridge and tot lot repair, ditch repair, tree removal	27,400	
E.	Equipment Maintenance- equipment and vehicle repair, electrical and irrigation, signs	16,750	
F.	Fees and Services- water for all irrigation, streetlights, trash removal, dump fees, vehicle leases, radio operations, landscaping contract, mowing contract	133,300	
G	Other- dues, continuing education, miscellaneous	2,300	
	SUBTOTAL * MAINTENANCE (2011 - $587,668)		$595,778

III. OTHER

	New equipment, contingency fund, bad debt reserve, capital projects	
	SUBTOTAL * OTHER (2011 - $ 299,988)	$ 326,581
	TOTAL * ANTICIPATED EXPENSES (2011 - $1,525,765)	$1,581,643

Passionate teachers. Happy children.

- ☑ Best in Class Early Childhood Educators
- ☑ Integrated character development program
- ☑ Music, Spanish, Computer Technology

Primrose School of Midlothian at Waterford
804.639.1011

Primrose School of Swift Creek
804.744.0787

Primrose Schools®
The Leader in Educational Child Care®

Educational Child Care for Infants through Private Kindergarten and After School

Each Primrose School is privately owned and operated. Primrose Schools and The Leader in Educational Child Care are trademarks of Primrose School Franchising Company.
©2011 Primrose School Franchising Company. All rights reserved.

Jennifer Runnion

REALTOR®, ABR®
4600 Millridge Parkway
Midlothian, VA 23112
Office: 804-915-4012
Mobile: 804-439-3025
jrunnion@prurichmond.com
RichmondRealtorJen.com

Whether you are buying or selling, let me put my expertise to work for you.

- **Consecutive Top Producing Agent**
- **Dedicated, Professional, Experienced**
- **Woodlake Resident**
- ***Accredited Buyer's Representative***

Moving you in the RIGHT direction!

Prudential
Slater James River REALTORS®

WOODLAKE ANIMAL HOSPITAL

Medical and Surgical services

House call services
Acupuncture
Dental care
Digital radiology
Traditional Chinese Veterinary Medicine
Geriatric/hospice care

6511 Woodlake Village Parkway
Midlothian, VA 23112

804-639-1159

Kind, compassionate and complete care for your beloved pet

www.woodlakeanimalhospital.net

Leslie Ann Jones DVM

Kids Taking Care Of Woodlake

Boy Scouts' Third Annual SCRUB Project

Have you ever wondered how our beautiful lake's shore gets cleaned up? On Saturday, September 17th, Boy Scout Troop 2860 descended upon Woodlake for their third annual SCRUB (Swift Creek Reservoir Urban Betterment) event. This year, Ed Fenske and the Den 3 Webelos helped out, paving the way for their future involvement in SCRUB.

Using 5 kayaks and 2 canoes, the group cleaned up the shoreline and trails all around Shelter Cove, the pavilion, the trail running beside the lake, and the creeks that feed into the reservoir. The then moved to Rock Harbour and scoured the shoreline for more trash.

Some of the items they collected included the base of a basketball hoop, part of a remote control helicopter, a homemade skateboard, 2 TV tables, many 5-gallon buckets, a cooler, a car battery jumper, and a leaf blower - not to mention the dozens of bottles, cans, and balls.

Front Row: Geordon Worley, Grayson Wheeler, Adam Livingston, James Livingston, Tyler Gould, Zach Scribner, Tom Godon, Andy Smith, Brian McNeil. Back Row: Hunter Swain, Conner March, Scoutmaster Greg Smith.

Above: Shane Perry mans the blower. Right: The cleaned lot!

Kids Clean Up After Hurricane

Several neighborhood kids decided to help out after Hurricane Irene by cleaning up the Sunrise Bluff Tot Lot. A big Woodlake thank you to Clare, Shane & Kevin Perry and Robbie and Ashton Haskins!

BOARD*briefs*

September 13, 2011 Special Budget Meeting

Members of the Board of Directors of the Woodlake Community Association, Inc. receive a packet of information every month before the regular Board meeting. This packet contains the agenda, financial statement, reports, and other information that relate to the business that will be addressed by the Board during the meeting.

The regular monthly meeting is held at the Woodlake Community Association offices at 14900 Lake Bluff Parkway. It typically starts at 6:30 p.m. and concludes with a motion to adjourn and go home after two and a half to four hours. Owners are welcome to visit the Woodlake Community Association office to get a copy of the minutes of a meeting, however we think you will find this column convenient and informative. It was created in response to input from members to provide an executive summary of the most important decisions and actions taken by the Board, and it will appear in each monthly newsletter.

President Rogerson called the meeting to order and confirmed that a quorum was present. Officers and Directors present included President George Rogerson, Vice President Sharon Markowski, Treasurer Mark Riblett, Secretary Del Rio Walkey, Director Brian Krezel, and Director Ray Turcan. Director David Faulkner was absent. Also present was Community Manager Julie Joyner.

Member Voice
Director Turcan noted that the beginning of the fireworks show was not as high quality as in previous years though it finished well. The BOD commended the maintenance crew for their hard work and extra time spent on the hurricane cleanup. CM Joyner noted the success of the Community Cleanup for Hurricane debris.
During the business portion of the meeting the Board took the following actions:

• Discussion of the 2012 proposed Operating, Capital Projects and Reserve Budgets for the Woodlake Community Association.
• Line-item-by-line-item review of all budget items in an effort to further reduce operating expenses.
• Consensus to reduce the 2012 reserve contribution in order to achieve the capital projects goals for the year. Such a reduction would not negatively impact the overall fund balance and maintains a funding goal as defined by the reserve study.
• Consensus to reduce the capital projects budget due to the anticipated reduction in scope of changes to the Woolridge Road entrance landscape changes.
• Consensus to place $20,000 into savings in order to raise the fund level in the bank.
• Consensus to adjust line items including: Environmental Committee, Legal Fees, Community Functions and Marketing/PR.
• Consensus that CM Joyner continue to research possible changes to the line items: Newsletter, Maintenance New Equipment, and Mowing Contract. If new cost savings can be found, the BOD will consider budget amendments.
• Consensus that CM Joyner will make all line item changes and provide an updated budget document for review at the September 21, 2012 regular meeting.

Next meeting. The next regular Board meeting will be held on Wednesday, September 21, 2011 at 6:30 p.m. at the WCA office.

Adjournment. Meeting adjourned at 10:20p.m.

September 21, 2011 Meeting of the Board of Directors

Vice President Markowski confirmed that a quorum was present. Officers and Directors present were Vice President Sharon Markowski, Treasurer Mark Riblett, Secretary Del Rio Walkey, Director David Faulkner and Director Brian Krezel. President George Rogerson and Director Ray Turcan were absent. Also present were Community Manager Julie Joyner, Community Standards Manager Brian Hoyle and Recorder Gail Fenske.

Member Voice
Residents from Clipper Cove, Powell Grove, Highberry Woods and Sandstone Ridge sent emails and thank you notes complimenting the WCA Maintenance staff for their hard work and quick responses during and immediately following Hurricane Irene. The Board received correspondence regarding WSRC. A Shelter Cove resident asked WCA to contact Chesterfield County to request that they work to minimize foul odors generated from the pump station at Shelter Cove.

During the business portion of the meeting the Board took the following actions:

• Motion to approve minutes from the September 13 Special Board meeting. The vote was unanimous.
• Motion to enter into executive session for the purpose of discussion related to violations of the Woodlake Covenants and contract negotiations. The vote was unanimous.
• Motion to reconvene the regular meeting, affirm the decisions made in executive session, and affirm that no other discussion took place in the meeting. The vote was unanimous.
• Review of staff reports and project list.
• Motion to enter into executive session for the purpose of contract negotiations. The vote was unanimous.

• Motion to reconvene the regular meeting to affirm the decisions made in executive session and affirm that no other discussion took place in the meeting. The vote was unanimous.
• Motion to approve the proposed WCA budget with the Capitalization Fee to be the same rate as the annual assessments. The vote was unanimous.
• Motion to authorize CM Joyner to negotiate and enter into a contract with Branders Bridge for the construction of Woodlake bike trails in 2012, including clauses for the asphalt index clause and phasing and not to exceed $95,000.00. The vote was unanimous.
• Motion for CM Joyner to work with the maintenance department to determine whether or not any work can be completed on the new bike trail bridges this fall in order to maintain the momentum of the project, and to address the issue of Woodlake residents trespassing on a neighboring property. The vote was unanimous.
• Consensus of BOD to hold a special meeting to review the Shoreline Erosion document with the Woodlake Environmental Committee on November 2, 2011 at the WCA at 6:30 p.m.
• Motion to accept staff recommendation to provide WSRC information periodically in WCA e-mail blasts and add an option to all WCA forms for residents to receive information from WSRC. The vote was unanimous.
• Consensus of Board to publish a statement in the next Newsletter and on the website regarding propaganda flyers that were recently distributed in Woodlake driveways.

Next meeting. The next regular Board meeting will be held on Wednesday October 19, 2011 at 6:30 p.m. at the WCA office.

Adjournment. Meeting adjourned at 10:35 p.m.

Covenant Clips

Political Signs
Unless special permission is granted by the WCA Board of Directors, signs are not allowed at Woodlake's main and neighborhood entrances, along our roadways, medians, and trails, or in our neighborhoods and yards. Unauthorized signs found in these places will be confiscated by the WCA. One permittted exception is for political signs, as noted below:

At the time of a local, state, or national election, one political sign not exceeding 16 square feet in size may be placed in a property owner's front yard only for a period not longer than 30 days prior to the day of the election.

The WCA Board of Directors Meeting Information

The BOD meets on the third Wednesday of every month unless otherwise announced. Meetings take place at the WCA office, 14900 Lake Bluff Parkway and begin at 6:30 p.m. A member voice session is held at 7:00 p.m. to hear resident concerns, comments and questions. Comments are limited to 5 minutes per resident unless otherwise noted by the BOD. All residents are welcome to attend for member voice and to observe the remainder of the meeting.

ARB Approvals
August & September

Bent Creek - Shed
Bent Creek - Vinyl siding
Gates Mill - Addition
Heather Glen - Garage addition
Heather Glen - Roof
Heather Glen - Window replacement
Lansgate - Roof (2)
Lansgate - Vinyl siding (2)
Martin Glen - Deck
Martin Glen - Screened porch
Moss Creek - Front porch
Moss Creek - Vinyl siding
Saddle Hill - Color change
Shelter Cove - Deck extension
Standing Oak - Vinyl siding
Watercrest - Window replacement
West Bay - Addition
Windy Ridge - Shed

The ARB meets twice monthly to consider residents' applications. ARB forms can be found at woodlakeonline.com.

For questions regarding ARB requirements, call Brian Hoyle at 739-4344.

Planning Work On Your Home's Exterior?
Make sure to get the proper approval in advance!

Architectural Review Board (ARB) approval is required for all exterior modifications, including changes in paint color. Applications with examples of required diagrams and samples and are now available online. To view and print an application, go to woodlakeonline.com and click on "Documents" at the top of the home page.

INFANT • TODDLER • PRESCHOOL • PRE-K • AFTER-SCHOOL

Come Grow With Us:®

ASK ABOUT OUR FLEX™ LEARNING PROGRAM

THE Goddard School® FOR EARLY CHILDHOOD DEVELOPMENT

50% OFF FIRST MONTH'S TUITION!*

WOODLAKE • 804-739-8081

MEET OUR NEW OWNERS!

STYLE WEEKLY'S READERS' CHOICE 2011 BEST OF RICHMOND

Goddard Systems, Inc. program is AdvancED accredited.

www.goddardschool.com

*Offer valid for new Goddard families at the above location only. Some program restrictions apply. Not valid with any other offer. Offer expires 10/31/11. The Goddard Schools are operated by independent franchisees under a license agreement with Goddard Systems, Inc. Programs and ages may vary. © Goddard Systems, Inc. 2009

We'll take Your inspiration

To Reality!

Our craftsmen are currently in your neighborhood transforming a home for one of your friends, and we wanted to introduce ourselves. DesignLine Home Transformations is a design/build, full-service remodeling company. Our designs are elegant, our craftsmanship meticulous. Take a look, and then give us a call. We'd be pleased to make your dream a living reality! 804-270-4411

DesignLine HOME TRANSFORMATIONS

www.designlineinc.com

Time Is Running Out To Make The Switch!

A simple change can update the appearance of your property, help improve your neighborhood, and help us reach our community goal to transform every mailbox to black by years' end!

Nearly three years ago, the WCA BOD made the decision to change our mailbox color from brown to black. Several factors that influenced the decision making process included the inability to purchase the prepainted mailboxes and the resulting increase in cost to paint the mailboxes brown, and the reduced lifespan of the paint job. The BOD did not want to pass increased costs onto our residents for an inferior product, and so the three-year transition began. In January 2009, we began the "Mailbox Mania" program, offering significantly reduced prices on mailboxes and paint kits. We also held a contest to award the first neighborhoods to convert entirely from brown to black mailboxes with a party at East West Legacy Park! Many of you transitioned immediately and many more followed over the past two years.

Early in July, staff conducted a follow up survey of our neighborhoods, which showed that 90% of Woodlake mailboxes have already made the switch. If your mailbox is brown, you still have time to meet the deadline of December 31,2011.

Painting your mailbox is a small investment that makes a big impact. It can instantly refresh the curb appeal of your property. A paint kit from WCA is inexpensive and it is a quick job! Your neighborhood could be the next to make the switch and improve appearance of every property in just a few hours time.

Make The Switch Options

Price List

Black Mailbox, Do-It-Yourself Installation	$25.00

(SAVE NOW! THE PRICE WILL INCREASE TO $30 AFTER DECEMBER 23!)

Black Mailbox, WCA Installed	$48.00
½ Pint Valspar Gloss Black Paint	$ 4.00
Paint Pen for Letters & Numbers on Post	$ 4.00

Spruce Up The Post, Too!

1 Pint Alaska White Post Paint	$ 6.00
Name Plates & Installation	$ 41.00
Blank Plates & Installation	$ 29.00
Full Unit with Plates & Box, Installed	$159.00

CALL WCA for other options or questions, 739-4344.

THREE CHEERS!

Only 160 brown boxes remain! Way to go Woodlake!

Clover Hill Elementary School

THINKING GREEN And EARNING MONEY!

Red Bin:
Newspaper
Catalogs
School Paper
Phone Books
Magazines
Books
Office Paper
"Junk" Mail

Green Bin:
Cardboard
Paperboard (cereal boxes, etc.)
Brown Paper Bags

Help CHES and the Environment by bringing your recyclable paper to the bin located at the back corner of CHES parking lot. The school will earn money for Red Bin items listed at left.

Check out our blog at gogreencloverhill.blogspot.com

Shopping Secrets Your Grocery Store Manager Won't Tell You

By Cindy McVey, WCA Staff

In tough economic times, everyone finds ways to cut back on expenses such as entertainment and other extras, but cutting back significantly on the food we purchase isn't an option for most. That might explain the recent "extreme couponing" craze among consumers of all ages and income levels. It's become such a big trend that Money Magazine included an 8-page article on it in their August 2011 issue. According to the article, Americans only cash in an average of $10.57 per year of the $1,677 in coupon savings that are available to them. But beyond using coupons, the secrets your store manager isn't telling you can really add up to extra savings. Here are some of the best:

Pick a Better Day and Time
Shop when the store isn't as crowded and you'll feel less stressed and more mentally equipped to calculate the best deals. Only 4% of shoppers hit the stores before 9:00 a.m. or after 9:00 p.m., so try to shop then to avoid the longest lines. If those times don't work for you, plan to shop on Wednesday, the least crowded day of the week.

Know Your Store's Coupon Policies
Does your store double coupons? Do they accept competitors' coupons? Do they give coupon overages? Most major stores will have their policies online where you can print them for handy reference. Take them to the store with you, too, in case you run into a problem or question. And check back often, as policies change frequently. If the store doesn't post their policies online, ask the store manager to provide you with a copy of them.

Learn To "Stack" Coupons
Some stores offer coupons that can only be used in their stores, but what the store won't tell you is, manufacturer's coupons can usually be used in conjunction with their coupon, sometimes doubling your savings. You can maximize your savings even further if you wait until the item is also on sale, but be sure to check your coupons' expiration dates so you don't let them expire waiting for a better deal.

Understand Multiples
Many stores promote a sale price in terms of multiple quantity purchases, such as "20 for $10" which seems to suggest that the shopper needs to buy twenty items. However, in many cases, each item is priced individually - such as 50 cents each - and shoppers do not need to buy 20 items to get the low sale price. Unless you really need 20, ask before you buy.

Understand BOGOs
Ask the store if you must buy two items to get the advertised deal. If the store charges half price for each "Buy One, Get One Free" item, that means you only have to buy one item to realize the savings. If you have a coupon, you will pay even less by only having to buy one (as compared to dividing the coupon savings across two items). But, if you have more than one coupon for

that item, it will allow you to buy more than one of the half price items so you can stock up at a very low price.

Know Your Store's Layout
Store floor plans are strategically designed to force you past items you probably don't need before you get to the staples you came for - and it works. An average of 60-70% of consumer purchases aren't on a shopper's original list. Staples are usually at the perimeter of the store and in the centers of the aisles, so make a beeline for those areas and ignore the special displays. There's a good reason why manufacturers pay top dollar for space at the end of an aisle!

Look High and Low
Even if you've successfully maneuvered past those tempting displays and extra items, you can't afford to let your guard down. The most expensive items and those that aren't general staples are typically placed at eye level because they're easier for you to reach, and it's proven to be an effective method of getting consumers to spend more and buy things they don't need. Similarly, products marketed primarily to children will be on the lower shelves. Before you shop, make a list, including sizes and brands of items you need, then stick to it. And while shopping can be an excellent teachable opportunity, if you have trouble saying no to your kids, leave them at home while you shop.

Know When NOT To Buy In Bulk
Remember when buying in bulk was a great way to save money?

Manufacturers know that the average consumer believes "bigger is always better," so these days you'll sometimes find that economy-size products actually cost more per unit. Don't rely on the unit price shown on the store's shelf, either. They're sometimes wrong, so carry a calculator and do the math yourself.

Save On Deli Meat
If your store sells fully cooked ham, turkey or roast beef in the meat department, ask if you can have it sliced at the deli and you'll save as much as 50% over the regular deli meats.

Weigh Pre-Packaged Produce
By law, bagged produce must contain at least the weight stated on the bag, but here's the big secret: manufacturers often throw in an extra food item to avoid underweight errors. Weigh the bags and choose the heaviest one to get a better price per pound. If you eat a lot of produce like apples, oranges, potatoes and grapefruit, the savings over time can be significant.

Watch The Price Scanner
A Consumer Reports survey found that 6% of respondents were overcharged at the grocery checkout, and no particular chain stood out as more or less accurate. Watching while your grocery prices scan and verifying their accuracy at checkout can save you money and may even score you free food. Many grocery chains will give you the item for free if it scans at the wrong price, but it's up to you to spot the error.

Stock Up
Most grocery items go on sale every four to six weeks. For non-perishable staples, buy enough at the discounted price to last until the next sale so you're never caught short and forced to pay full retail.

Start a Price Journal
If you really want to get serious about saving, start keeping a price journal. Write down the items you use most often, and keep track of the normal price at the stores where you shop, as well as the dates they go on sale. It may take some time investment at first, but soon you'll begin to see sales patterns, and you'll also know what the lowest normal prices are so you'll recognize a good deal when you see one.

Author's Note: In preparation for writing this article, I decided to put some of the experts' recommendations and strategies to the test, so I started my own "extreme couponing" experiment three months ago. I was mostly curious, but figured saving a little money would be a nice bonus. I'm pleased to report that, with just a few hours of work and planning each week, I saved my family nearly 38% on groceries, over-the-counter medical needs, and toiletries. Somewhere along the way, it even became an enjoyable challenge. I think it curbed my spending in other areas, too, as I found myself evaluating every purchase more closely, asking myself, "Do I really need this? Can I wait until it's on sale? Do I have a coupon for it?" The savings resulting from my new way of thinking are just as valuable to my family's budget.

They say it takes 21-28 days for a new behavior to become a habit. If that's true, I just may be a coupon shopper for life. I can live with that - and so can my wallet!

Do You Know Someone Who Deserves The Spotlight?

Has your neighbor achieved an extraordinary goal? Do you know someone who makes selfless contributions to the community? The WCA is looking for stories about its exceptional residents - and we know there are many!

Please contact us at 739-4344 to submit your candidate for "Spotlight on Special People."

Woodlake Environmental Committee

Fall Rain Barrel Workshop

Saturday, October 22
10:00 AM
Legacy Park Pavilion
$30 per Barrel

Tools, supplies and instructions for assembly will be provided. All you have to do is dress for the weather, bring work gloves and show up. You'll leave with a working rain barrel!

NOTE: Rain barrels require screening and pre-approval from the ARB. ARB approval forms will be available at the workshop.

Call the WCA at 739-4344 to register. Barrels are limited to 24, so call now!

AUTOMOTIVE CONCEPTS

AUTOMOTIVE CONCEPTS has been your full service auto center, in Chesterfield, since 1984.

We offer complete oil changes, tune ups, a/c services, rotate and balance tires, brakes, hoses, belts, state inspections, alignment, complete diagnostics and repair by ASE certified techs.

BUMPER TO BUMPER Certified Service Centers

With this ad come by and enjoy

$10 off any service

Except State Inspections *(cannot be combined with other offers)*

16922 Hull Street Road, Moseley, VA 23120
(Two miles west of Woodlake behind Valero Gas Station)

739-5900

www.autorepairchesterfield.com

Becky Parker

HOMETOWN REALTY
"The Exceptional Exception"

908-2991

Woodlake is a great place to live! I should know- *I grew up here*! As a Real Estate Professional & Consecutive Distinguished Achiever...who better to represent you in the sale of your home than your neighborhood Realtor!

*Latest Marketing Techniques

*Exceptional Service *Top Producer

Ask4Becky@BeckyParker.info
www.BeckyParker.info

GATEWAY HYUNDAI

Additional $500 Discount** to Active + Retired Military Personnel

Best In Class 35 MPG!

2012 Hyundai Sonata

Best In Class 40 MPG!

e 2012 Hyundai ant a

"Thinking Great Deal, Think Gateway."

Award-Winning Hyundai Quality Backed By America's Best Warranty™

10-Year/100,000-Mile
Powertrain Protection

5-Year/60,000-Mile
Bumper-to-Bumper Coverage

5-Year/Unlimited Miles
24-hr. Roadside Assistance

*See dealer for LIMITED WARRANTY details. America's Best Warranty,™ the Hyundai Advantage™

**Must present Military ID at time of purchase.

2012 Hyundai Genesis Sedan

29 MPG!

2200 Walthall Center Drive • Chester, VA 23836

Exit 58A I-95 South • Exit 58 I-95 North

Minutes from Fort Lee and Surrounding Areas

Sales Mon-Fri 9am-8pm
Sat 9am-6pm | Sun 12-5pm

Service/Parts Mon-Fri 8am-5pm
Saturday 8am-4pm

Visit Us At: www.i95cars.com

CALL TODAY 804-414-2020

Woodlake Swim & Racquet Club, Woodlake Community Association & Martin's present

5th Annual

FLU SHOT CLINIC

Injection or Mist

Monday, October 17, 2011
9:30-11:30 & 5:30-7:30

No appointment necessary!
Swim and Racquet Clubhouse (Tennis Location)

Open to WSRC members and Woodlake residents, ages 5 and older.
Administered by Martin's Pharmacist, Maria Damico.
Please wear a short-sleeved shirt!

PAYMENT: Cash or check payable to "Martin's." No credit or debit cards. Do you have private insurance or Medicare Part B that will pay for all or part of your shots? If so, stop by the AFC front desk (indoor pool location) to pick up a registration form, and Martin's will pre-bill for you. All applications for insurance *must* be received at the AFC no later than October 14th for pre-billing. Receipts for self-billing will be available within one week after the clinic (upon request only).

For more information, call 739-3454 or 739-4344.

Woodlake Swim & Racquet Club

Big Kids Lock-In

Saturday, October 8th
5:00-9:00 p.m.
AFC
$16 Gold/Existing Silver
$18 Full Facility/Existing Family
Swim
Ages- First Grade-11 yrs old

Have fun swimming, playing games, eating pizza, and more! Must be able to swim in 4ft.
RSVP to the Front Desk by October 6 at 739-3454.

Hip Hop Tots

New 6 week session!
Thursdays,
October 6th-November 10th
Ages 3-5 (must be potty trained)
12:15-12:45 p.m., Aerobics Studio
Sign up at the AFC Front Desk to ensure a spot as class size is limited.

Tall Tales and Make Believe

Storytime every Friday
11:00 a.m. at the AFC
All year long!
A different story, activity, or a craft every week!

Back Stretch and Strength Clinic

Starts October 4th at 12 p.m. at the SRC. This clinic is for those that would like to learn how to get their back stronger and stretch it out to help allievate soreness. We will mainly touch upon the lower back and core area.

Clinic will be held every
Tuesday and Thursday for 3 weeks
(6 total sessions).
Cost: $40 gold $32 full facility
Special FREE DEMO on October 1st at 1:30p.m., SRC.

Join us for the 2nd Annual Woodlake Zumbathon by the Lake! Saturday, October 29, 2011 from 10:00 am-12:00 pm at the Pavilion in Legacy Park. Wear PINK in support of Breast Cancer Awareness, bring a friend, and come dance with the Woodlake Zumba Instructors! Open to the public. Questions can be directed to Lee Anne H. Tragle, 678-296-1515.

Woodlake Swim & Racquet Club is proud to offer a variety of amenities that are available nowhere else. Our unique combination of recreation and fitness in a family environment is truly one of a kind. We invite you to visit us as woodlakesrc.com to browse through the many amenities and activities available to our members all year long.

Call Today For Membership Specials! 739-9095

WSRC Club Offices
14710 Village Square Place
Midlothian, VA 23112
AFC (804) 739-3454
SRC (804) 739-4120
Membership (804) 739-9095
Accounting (804) 739-8600

AFC Hours
Monday-Thursday: 4:00a.m.-10:00p.m.
Saturday: 7:00a.m.-9:00p.m.
Sunday: 8:00a.m.-9:00p.m.

Outdoor Pools closed until May 2012

SRC Hours
Monday-Thursday: 11:00a.m.-8:00p.m.
Friday: 11:00a.m.-10:00p.m.
Saturday & Sunday: 11:00a.m.-8:00p.m.

Club Corner

Final
Moonlight Movie
of the Season!

Friday, October 14
7:30 PM

All movies are shown at the Legacy Park pavilion. Bring a blanket or chairs and your favorite movie snacks, and enjoy the show by moonlight in our beautiful lakefront park !
Admission is FREE!
(Woodlake residents and accompanied guests)

Please RECYCLE this newsletter!

You can always refer to this and older issues of *Life on the Lake* at woodlakeonline.com

PRIVATE PONTOON CRUISES

Make your reservation by calling the WCA at least one week in advance, 739-4344. RUNNING THROUGH OCTOBER!

Reserve the PAVILION for your special event, through October!

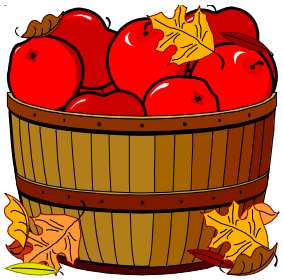
Rent the Woodlake Pavilion for a birthday celebration, family reunion or wedding.
Call 739-4344 to make a reservation.

22nd Annual
Arts & Apples Craft Show

Over 60 Crafters!

Saturday, November 13
9AM-3PM
Woolridge Elementary School

FREE admission!
Indoor Show
held RAIN or SHINE!



Woodlake Swim & Racquet Club

Turn Over a New Leaf with One of our Great Fall Programs!

- Masters Swim Program
- Woodlake Running Group
- Fall Swim Clinics
- Fall Tennis Lessons and Clinics
- ... and much more!

www.woodlakesrc.com

For information call 739-9095 or 595-1340

Woodlake Child • Development • Center

739-3709

Located just inside Woodlake
14750 Myer Cove Dr.
Midlothian, VA
23112

Serving
your community
for over 20 years

Preschool Center
State Licensed
Full Time: 6 weeks- 5 Years
Half Day: 2-5 Years
Educational Curriculum

Youth Center
Ages 5-13 Years
Before and After School Care

Summer Camp
Gymnasium
Sports Fields
Fun-filled Environment

Classroom Video Monitoring

Cellular-Equipped Buses

Accredited by
International Academy
Private Education (IAPE)

Website: www.woodlakechild.com

Clover Hill Children's Center

7001 Chital drive
Midlothian
Across Hull Street from
Clover Hill High School

639-1632

A Loving, Secure and Educational Environment

- Ages 6 Weeks - 12 Years
- Consistently Monitored by Chesterfield County Health and Fire Departments for Child Protection
- Computers
- Nationally Accredited
- Educational Curriculum
- **Video Monitoring** in Every Classroom

Website: www.childcareinchesterfield.com

Bluebirds (Almost) On Our Shoulders

By Gio and Tom Hoekstra,
Shelter Cove

For years, we have admired the occasional bluebird that we have seen here in Woodlake. The deep cobalt blue and contrasting orange and white of the male and the more muted colors of the female always draw our attention. As Thoreau said, "The bluebird carries the sky on his back." So true!
For years, we have hoped to attract a nesting pair to the bluebird house we put up in our yard. Well, this year, we moved the nest box to a new, more open location, and we hit the jackpot!

First, the bluebird couple conducted a multi-day process of deciding if they REALLY wanted to nest here. They perched in nearby places to observe the area, and they constantly poked their heads in and out of the box. It was almost like "Mama" was checking the décor inside to make sure that this 0.1528 square-foot home was just what she wanted for her soon-to-be-growing family.

Once the pair decided that this was the place, there was another multi-day process - building their nest. One of their favorite materials for the nest was pine needles, and they had more than enough of that close at hand. Hundreds - if not thousands - of pine needles were carefully arranged in a circular fashion with a perfect, cuplike depression in the middle to accommodate the eggs and, eventually, the babies.

Our nest box was built with a hinged lid and a flip-up side panel to allow us to observe the nest. The birds really didn't seem to mind an occasional peek to check on progress in the nest. Of course, we documented the process with daily photos.

One morning a few days later, one beautiful, light blue egg appeared in the nest. The next day, a second egg appeared. And, on days three and four, one more egg was laid, for a total of four. We learned that Mama doesn't sit on (incubate) the eggs until the last one is laid. That way, they all hatch at about the same time. Smart!

Then the long wait started. Would all, or any, of the eggs hatch? When would the happy day be? Well, about 14 days later, a quick peek revealed the first babies, and, within a short time, all four had hatched. Some might call the four pink-skinned, wrinkled, featherless newborns ugly, but to us - like to all parents and grandparents - they were beautiful. Each day for about two weeks, we took a peek and a photo or two as the chicks grew. First, signs of tiny feathers began to appear, then real feathers began to develop, and finally, hints of blue were seen. For the last few days before the babies left the nest (fledged), we didn't open the box for fear that we might cause them to hop out prematurely.

While all of this was going on, Papa, and occasionally Mama, were constantly shuttling back and forth with insect after insect for their "kids." We helped the process a bit by putting out about 20 mealworms twice a day as a special gourmet treat for the hard-working parents.

Gourmet mealtime became a daily ritual. We would whistle as we placed the mealworms out, and we would often see Mama and/or Papa anxiously waiting on a nearby branch for their treat. One day, Papa actually circled 10 feet overhead as we placed the mealworms in the feeding dish. It was like he was urging us to leave so he could eat. And then the big day came, 19 days later. The young ones began to take that tentative, and probably frightening venture from the nest box. It remains a mystery to us how these babies, only a couple of weeks old, can fly away without any flight simulators, tutorials, or how-to manuals.

Even after fledging, the young relied heavily on the adults to feed them. It was fascinating to watch the parents capture a bug and try to entice the young to pick it up off the ground instead of relying on the parent to feed it. Eventually, the babies learned about "gourmet mealtime." They would follow their parents to the mealworm dish and beg Mama and Papa to feed them. Quickly, they learned to grab a treat for themselves.

After a few more weeks, we would only see the family occasionally. They stop by the feeders in our yard once in a while for some sunflower seed snacks, but we have never seen the adults or the young reenter the nest box after fledging. We

continued on page 19...

CHIOCCA'S SALON INC

a professional hair care company

14736
Village Square
in Woodlake

Open: Mon 10am-7pm,
Tues. - Thurs. 9am-8pm,
Fri. 9am-6pm, Sat. 8am-3pm

739-0337
www.chioccassalon.com

Fall Special

(thru Nov. 2011)

Introducing
...Bumble's New

Hair Smoothing Treatment

$200 reg.

½ off

now $100*

*for hair longer than shoulder length, additional product charge

Chesterfield Learning Center

Personalized Tutoring
all ages — all subjects

Conveniently located at
6920 Woodlake Commons Loop

Summer Hours

M-F 2:00 p.m. – 9:00 p.m.

Sat. 9:00 a.m. – 2:00 p.m.

Sun. 10:00 a.m. – 2:00 p.m.

Chesterfieldlearningcenter.com

Telephone: 804-739-0861

Buying or Selling?

There is just one number to call for
Professional Real Estate Services

218-5871

Cheryl Valenti
Certified Staging Professional
Accredited Buyer Representative
Certified New Home Sales Professional
Legacy Properties
valentirox@comcast.net

Your neighborhood Realtor for 20 years.

Legacy PROPERTIES

Home Safety and Accessibility

Trustcare Home Medical Equipment

Ramps, Grab Bars, Stair Lifts
Lift Chairs, Walk-in Tubs
Barrier-free Showers
Home Modifications
Licensed and Insured
Free Estimates

Guenter Burkhardt
804-385-9098

Modern Woodmen
FRATERNAL FINANCIAL

Touching lives. Securing futures.®

Personalized ADVICE.
QUALITY financial products

Robert E. French Jr., FICF, LUTCF, CLU & Travis French, FIC, CFFM

6500 Harbour View Ct., Ste. 203, Midlothian, VA
804-595-1090

GIANT YARD SALE!

Clover Hill High School
Rescheduled For Saturday, October 15
7 AM - 12 PM

Sponsored by The Exponents parent group for the Math/Science High School at Clover Hill High School (13301 Kelly Green Lane). Proceeds will go toward three scholarships for graduating seniors.

Vendor Spaces Still Available!
Call Lisa at 744-8572
or send an email to
chhsyardsale@aol.com

woodlakeonline.com
Will WOW You!
Make It Your Hompage.

Bluebirds,
from page 17

presume that they are now flitting about the neighborhood, grabbing insects and seeds, and having a good old time along the lakefront. Some bluebirds migrate south for the winter, but some stay here through the cold. Our fond hope is that the parents or young adults will return next year to repeat this amazing, age-old, process. We can't wait!

There is an online photographic log showing nest building, egg laying, growth of the chicks, and post-fledging behavior. Look for the link to it at woodlakonline.com.

Woodlake Community Association 2012 Fee Schedule

Assessment (Residential)	$478.24/yr
	$119.56/qtr
Capitalization Fee (one-time fee)	$478.24
Hand Billing Fee	$10.00/qtr

Signs

Yard Sale Sign	$20.00 refundable
Lost Pet Sign	$20.00 refundable
FSBO/FLBO Sign	$65.00 ($45 refundable)
FSBO/FLBO Lead-in Sign	$20.00 refundable

Publications

Phone Directory	$6.00
Covenants, Design Guidelines	$6.00 each or both for $10.00

Mailboxes, Paint, Installation, etc.
See page 9 for complete price list.

Boating Facilities

Day Sailor	$15.00/yr
Mooring Post	$70.00/yr
T-rack	$45.00/yr
RV/Boat Dry Storage Lot	$720.00/yr
Pontoon Slip	$850.00/yr

Pontoon Boat Rental

Fri-Sun	
1 1/2 hours	$45.00
2 hours	$60.00
Mon-Thur	
1 1/2 hours	$35.00
2 hours	$50.00

Pavilion Rental
(Resident functions/"Outside" functions, rented by a resident)

1-25 people	
26-50 people	$20/$30 per hour
51-100 people	$30/$45 per hour
101-200 people	$50/$75 per hour
Over 200	$80/$120 per hour
Weddings only	$120/$180 per hour
	$700/$1400 per day

Board Seeks Applicants For Woodlake Environmental Committee

The Woodlake Environmental Committee (WEC) consists of nine (9) members who are Woodlake Community Association members appointed for a one (1) year term at the discretion of the Board of Directors. In addition to the nine voting members, a Board liaison serves as an information resource and reports on committee progress to the Board. A staff member also attends committee meetings quarterly, assists with the organization of meetings, and offers support and assistance.

The WEC meets at the WCA office once a month, usually the first Tuesday of the month from 7:00 p.m. until approximately 9:00 p.m. Members occasionally participate in other activities and events sponsored or organized by the Committee.

If you have some or all of the qualities at right, please consider applying for the WEC.

Emilio's ad

WEC Members Should:

- Work well with a variety of people in a small group setting
- Be able to commit a minimum of 3-6 hours every month
- Have a flexible schedule to attend meetings
- Have A positive attitude
- Have the ability to think about the big picture
- Have environmental, grant-writing, fundraising, or education experience

APPLICATION FOR SERVING ON THE WOODLAKE ENVIRONMENTAL COMMITTEE

NAME: _____

ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

Please list any relevant experience, why you are interested in serving and any other pertinent information.

_____

_____

_____

_____

_____

All applications are due in the WCA office by 5:30 p.m., December 2, 2011.

WOODLAKE NEIGHBORHOOD REPRESENTATIVES

ACORN RIDGE: Jamie & Michael DeWitt
BEACON HILL I: Nancy McBee
BEACON HILL II: Kelly Cantrell & Mary Richeson
BEECHWOOD POINT: Matt Donlon
BENT CREEK: Sunshine Irvine, Steve Siegert
BOYCE'S COVE: Ellin & Bob McCulloch
CANDLEWICK: Phil Villiott
CHATMOSS: Valerie Tillies
CHESTNUT BLUFF: ***Needs Rep!***
CLIPPER COVE: Ellen Lucado
COUNTRY WALK: Pat Herman
DUCK COVE: ***Needs Rep!***
FIDDLERS RIDGE: Bill Halligan
FOREST WOOD: Carmen Allred
GARDEN FLATS: ***Needs Rep!***
GATES MILL: Ed Brown
GLEN RIDGE: Marty & Ed Peterson
GROVE FOREST: ***Needs Rep!***
HEATHER GLEN: Joyce Gumm
HICKORY GROVE: Wallace Robertson
HIGHBERRY WOODS: Elaine Innis, John Paramore
LANSGATE: Brian King
LAUREL TRAIL: Bess Rogerson
LONG COVE: Brian Harkins
MANOR GATE: Dianne Mann, Joe Strolla
MAPLE BROOK: Ron Kessler
MARTIN GLEN: Linda Chapman
MEADOW CHASE: ***Needs Rep!***
MILL SPRING: Heather Clark, Gale Hickling
MOSS CREEK: Cary Murrell
NORTH CHASE: Jim Waggoner
OAK KNOLL: Frank Blankenship
ORCHARD GROVE: Everett Bosselait, Del Carrell
PLEASANT GROVE: Olga Kelly
POWELL GROVE: Sharon Ritter
RED FERN: ***Needs Rep!***
RIDGE POINT: Cyndi Rymer
ROCK HARBOUR: Judy Harrison
ROSEBAY FOREST: ***Needs Rep!***
SADDLE HILL: ***Needs Rep!***
SANDSTONE RIDGE: Lori Collins
SEDGEFIELD COMMONS: ***Needs Rep!***
SHELTER COVE: Tom Hoekstra, Diane Boyle
SILVER BIRCH: Sue Johnson
STANDING OAK: Jennifer Runnion
SUNRISE BLUFF: Joelle Hawkins, Skip Mischke
WALNUT BEND: Jerry Horton
WATER POINTE I: Edna Webster
WATER POINTE II: Carol Crick
WATERPOINTE APTS: ***Needs Rep!***
WATERCREST: Lois Strukle
WATERS EDGE: Stacye Meeley, Christina Arena
WEST BAY: Christine and Lee Hogate
WEST BRANCH: Linda Sleeth
WEST SHORE: Eve Tschantz
WILLOW GLEN: Miro & Jacqueline Spirk
WINDY RIDGE: Michael Marcotte
WOODLAKE VILLAGE APTS.: Crista Tyler
WOODS WALK: Kavin James

Welcome New Residents!

ACORN RIDGE
Adam Conlon

BOYCE'S COVE
Christine & Joseph Iacometta

CHATMOSS
Rebecca Hendren

CLIPPER COVE
Betty & Michael Tashjian

HIGHBERRY WOODS
Timothy Stacy

MAPLE BROOK
Tami & Timothy Blevins

MILL SPRING
Gabriella & Aldo Tamis

OAK KNOLL
Kelly & Ralph Hevener
Sharon & David Girten
& Donavan Crider

WALNUT BEND
Lisa & Sean Kelly

WILLOW GLEN
Blaire & Matthew Loman
Sharon Seitz

Stay In Touch!

Changed your
phone number or email?
Please let us know!

Call us at 739-4344
or send an email
to admin@woodlakeonline.com
to update your information.

YARD SALE Reminders and Policies

Yard Sale signs may be placed only at the entrance to your neighborhood and only on the day of the sale. The sign must be acquired from the WCA, and a $20 deposit will be collected for its use. The deposit will be refunded in full if the sign is returned to the WCA in good condition within 30 days.

Signs not acquired from the WCA, signs placed anywhere other than the neighborhood entrance, or signs put out on any day other than the day of the sale will be removed.
WCA-acquired signs that are found anywhere other than at the neighborhood entrance or at any time other than on the day of the sale will be removed, and the deposit will not be returned. Residents may be charged a fee for "illegally" placed signs, in accordance with the Woodlake sign policies. (See the November 2008 issue of *Life on the Lake*, available at woodlakeonline.com.)

Neighborhood yard sales will be posted on the marquees, space permitting, when there are three or more households participating. WCA scheduled events and meetings take precedence over all other postings; therefore, advertising of yard sales is not guaranteed, but the WCA will try to do so.

When residents acquire the "legal" YARD SALE SIGN from the WCA, the sale will be posted at woodlakoneline.com FREE OF CHARGE!

DUMPSTER USE AT WOODLAKE'S APARTMENTS:

The management at Woodlake Village and Waterpointe Apartments reports a large amount of "outside" trash being dumped in the private dumpsters on their property. These dumpsters are for the use of apartment residents only, and anyone else found using them will be charged with trespassing.

NO TRESSPASSING

LEASH YOUR DOG

IT'S THE LAW!

Please Help Us Keep Woodlake Beautiful!

SCOOP THE POOP!

Selling Your Home?

Virginia law requires the seller of a property in a planned community to provide an association disclosure package to a prospective buyer.

Once you have a signed contract or offer, you will need to order a disclosure package from the WCA. Fees are collected at closing or 45 days from the date of inspection. Call 739-4344 to order.

2011 WCA Disclosure Package Fees
(Seller's Responsibility)

Full Package, (2) Hard Copies $250.00
(14-day turnaround)

Each Additional Hard Copy $25.00

Full Package, (2) Electronic Copies $225.00
(14-day turnaround)

Rush Fee $50.00
Hard Copy or Electronic
(Turnaround, 5 business days)

Update of Assessments and/or Documents Only $50.00
(2) Hard Copies or Electronic
(turnaround, 3 business days)

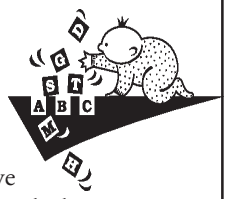
Full Update $150.00
Inspection plus Assessments and/or Documents, (2) Hard Copies or Electronic (10-day turnaround)

Update of Inspection Only $100.00
(2) Hard Copies or Electronic
(10-day turnaround)

Property Transfer Recording Fee $50.00
(Buyer's Responsibility)

Capital Transfer Fee $464.30
(Buyer's Responsibility)

NEED A BABYSITTER? WANT TO BE A BABYSITTER?



The WCA maintains a list of both adult and teen babysitters in Woodlake. Find a sitter or have your name added to the list!

TEEN HANDYMAN LIST

Lawn mowing, raking, and more are services Woodlake teens have to offer.

PET SITTERS AND WALKERS

Woodlake teens and adults will walk your pets daily or feed and water them while you're on vacation.

RESIDENTS HELPING SENIORS

Woodlake residents will help seniors with shopping, chores, transportation to appointments, or companionship. This is a new category, and the WCA is looking for residents who would like to be added to the list of volunteers.

Call the WCA at 739-4344 to be added to the list.

Stop by the WCA to pick up any of the above lists, or request one by e-mail at admin@woodlakeonline.com.

The WCA does not endorse or recommend anyone on the above lists. Please be sure to check references carefully.

WOODLAKE RECYCLING

Place Bins at curbside no earlier than 7 p.m. on the day prior and no later than 7 a.m. on collection day.

Remove bins from the curbside no later than 9 p.m. on collection day.

Notice From Central Virginia Waste Management Authority:
If you are a new resident who does not have an official green CVWMA recycling bin, you can call Central VA Waste Management at 349-0900 to request a free one delivered to your property. If you are a resident who already has a bin but want another, you can buy one Mon-Fri, 8AM-4:30PM at 6700 Landfill Drive in Chester, VA. Call 748-1297 for more information.

For other recycling information, call the Recycling Hotline at 340-0900 or visit http://chesterfield.gov/ManagementServices/GeneralServices

WCA CALENDAR

October 2011

Oct 4 **Environmental Committee Meeting**
7PM, WCA

Oct 5 **Board of Directors Meeting**
Re: WSRC Budget
6:30 PM, WCA

Oct 10 **ARB Meeting**
8:30 AM, WCA

Oct 13 **Neighborhood Rep Meeting**
10AM, Pavilion
(Location Change)

Oct 19 **Board of Directors Meeting**
6:30PM, WCA

Oct 24 **ARB Meeting**
8:30 AM, WCA

TBA **Covenant Task Force Meeting**
7PM, WCA

November 2011

Nov 2 **Environmental Committee Meets with Board of Directors**
7PM, WCA

Nov 10 **Neighborhood Rep Meeting**
7PM, WCA

Nov 12 **Arts & Apples Craft Show**
9AM-3PM
Woolridge Elementary School

Nov 14 **ARB Meeting**
8:30 AM, WCA

Nov 16 **Board of Directors Meeting**
6:30PM, WCA

Nov 18-19 **Community Cleanup**
8AM-4PM, SRC Parking Lot

Nov 28 **ARB Meeting**
8:30 AM, WCA

TBA **Covenant Task Force Meeting**
7PM, WCA

Life On The Lake
Woodlake Community Association
14900 Lake Bluff Parkway
Midlothian, Virginia 23112

2011-12 WOODLAKE TELEPHONE DIRECTORY

Additions and Changes

Deadline: Friday, October 21, 2011

If you are a new Woodlake resident, if you've moved from one Woodlake address to another Woodlake address, if you have a new phone number, or if there have been changes in your family since the 2011 directory was published, please give us your new information. We will not list phone number(s) in the directory unless you request that we do so, but we'd still like to have them for our files!
Mail or bring your form to WCA, 14900 Lake Bluff Pkwy, Midlothian, VA 23112, OR e-mail the information below to admin@woodlakeonline.com

Adults' Name(s):_____
Address:_____
Children's Name(s):_____Phone:_____

☐ LIST my phone number in the directory. ☐ DO NOT LIST my phone number in the directory

The WCA collects e-mail addresses for Association-related correspondence. Your e-mail will be used only by the WCA and/or neighborhood reps. It will not be published in the directory.

E-mail:_____