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WCA & WSRC SUCCESS STORY: A Message From The WCA President

March 22, 2013

Dear Woodlake Residents:

Over the past few weeks, much information has been distributed throughout the community, and beyond, regarding the Woodlake Community Association (WCA) and the Woodlake Swim and Racquet Club (WSRC). The Board of Directors (BOD) would like to clarify misinformation and a number of misconceptions, and further explain the relationship between the WCA and the WSRC management team.

In 2010, after a complete and thorough evaluation, the BOD proposed that the

community purchase the WSRC, and the community agreed. The WSRC pays its own way and will continue to pay for itself in the coming years.

To enable the WCA to purchase the Club with no down payment, East West Partners (EWP) loaned us \$1 million of the \$4.5 million purchase price. The unsecured 5-year mortgage note of \$1 million came with two important stipulations:

- 1.) If at any time during the management contract, the WSRC cash flow is insufficient to cover expenses, debt service, or

continued on page 2...

2013 WCA Annual Meeting

Tuesday, April 23 - 6:30 p.m.
Woolridge Elementary School

Embrace, Engage, Imagine!

4 Board Seats Available!
Vote for 4 Candidates on your 2013 Proxy-Ballot!
Voting packages mailed March 22.



**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. and 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
asstofficecmgr@woodlakeonline.com

Dawn Desper
Administrative Assistant
admin@woodlakeonline.com

John Russell, Maintenance Manager

Life on the Lake is published 11 times per year 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

emergencies, EWP will defer, at no penalty to the WCA, the amount owed on the loan. Therefore, EWP continues to have a vested interest in the success of the Club from both a financial perspective and a professional one.

2.) The contractual 5-year agreement for the management of the WSRC allowed for continued management of the Club by East West Partners.

This offers the WCA a number of clear benefits:

- Years of successful club management experience at a reduced cost of \$50,000 annually, which only covers the accounting services they provide;
- An opportunity to learn about club management from experts in the development and club management field;
- An experienced team to assist the Board of Directors in making decisions, and;
- Continuity for our existing Club members to ensure that they continue to receive the services and programs offered by WSRC.

With the help of EWP, our ownership of WSRC is a **success story**. With no cash investment by Woodlake residents, our loan balance has decreased by \$733,821 and we have continued to offer Woodlake residents an amenities package that cannot be matched anywhere in the greater Richmond area.

Working with our management team, we closely monitor the club's operation and plan for the future. Our debt service from 2016 and beyond will be reduced by \$250,000 per year, which will enable

us to fund major capital improvements at that time. We would, of course, like to be in a position to fund improvements and enhancements before then so we will continue exploring all available options.

The message for you is that the WSRC is doing well financially, our relationship with our management team is strong, and we want to position ourselves to do even better.

Year-to-Year Net Operating Income Comparison:

2010*	\$480,679
2011	\$793,487
2012	\$781,335

(*Partial year, August 1 - December 31)

We are a community with diverse opinions, which means that sometimes our conversations will be difficult, and not everyone will agree with all decisions. I can assure you that your elected officials are always looking out for the best interests of the Community.

At times, our path may require us to blaze a new trail and to create new opportunities for the community, and we must do that **together** - engaging each other, relying on our partnerships, and focusing on improving the quality of life of residents, and to preserving and enhancing property values. We can only do so with your support, and with the support and assistance of our partners at East West.

Sincerely,
George Rogerson
President, Board of Directors

Stay In Touch!

**Have you changed your phone number?
Do we have your e-mail address?
If not, you may be missing important
WCA information.**



**Send your updated information to us at
admin@woodlakeonline.com, or call us at 739-4344.**



Woodlake Community Association 2013 Candidates for Board of Directors



Frank W. Blankenship, Jr.

Frank and his wife Vicki moved to Oak Knoll in 1994. Both of them have always lived in or near Chesterfield County, and they raised their two children, Hunter and Emily, in Woodlake. All four Blankenships are Clover Hill High School graduates! Frank, Vicki and their daughter Emily all work in Chesterfield County – his wife for Chesterfield County Public Schools, and his daughter as a surgical technician at Johnston Willis Hospital. His son Hunter is an E-7 in the U.S. Army, currently stationed in Crestview, Florida. Frank and Vicki have two grandchildren.

Frank recently retired from Chesterfield Fire & EMS after 32 years of service. During his time there, he served on numerous work groups and committees, including one requiring a 2-year commitment. He currently works part-time with the Chesterfield County Fire Marshal's office, and he says he enjoys the part-time schedule so he can enjoy his days off watching his granddaughter, Layla.

In Woodlake, Frank has served as the Oak Knoll neighborhood rep for many years. Frank is a member of the Central Virginia Fire Arson Association. Through his job with the Fire Marshal's Office, he has worked with many State and County agencies.

Q: Why would you like to serve on the Woodlake Board of Directors?

Frank: As a retired professional firefighter with over 32 years of experience, more than half of my life has been dedicated to serving the citizens of Chesterfield County and my community. I know my combined experience as a firefighter, a Lieutenant in charge of personnel and emergency scenes, and as a Fire Investigator/Inspector with the Fire Marshal's Office will be an asset to Woodlake's Board of Directors. As you can see, I have a vested interest in Chesterfield County and this community. I believe I possess the experience, passion, and skills necessary to represent the citizens of Woodlake as a Board member.



Molly Kaufman

Molly, husband Matthew, and their two children moved to Woodlake from England a little over a year ago. They began as renters, thinking they would soon move closer in to the city to ease Matthew's commute to his Innsbrook office, where he is employed with GE. But six months in, they knew they had found "home" in Woodlake. As Molly was filling out her application to run for the WCA Board, she was literally living out of boxes after just closing on their new Sunrise Bluff house. She's ready to jump into *life on the lake* with both feet!

Molly holds a B.A. from Mount Mary College in Milwaukee, Wisconsin, and a Master's degree from Cambridge University in England. She is currently employed in Sales and Marketing by two local companies. She has extensive experience with volunteer boards with the U.S. Army, once serving on six at once! She is a member of the Junior League of Richmond and a local book club.

Q: Why would you like to serve on the Woodlake Board of Directors?

Molly: I would like to get involved in our new community. After 16 years as a military spouse, I feel that I have quite a lot to offer an association due to my wide variety of experiences and positions with different volunteer organizations. Volunteering is a big part of who I am!

Please see pages 4-5 for more candidates



Woodlake Community Association



June Taylor Keller

Gates Mill resident June Keller moved here from South Carolina 25 years ago when her husband, Mark, was transferred with DuPont. The Kellers raised three children in Woodlake: Austin (27), Ashley (25) and Alexander (23).

June is an Elementary/Middle School teacher by trade, earning her degree from the University of Louisville. Over the years, June has taught in Pennsylvania, Delaware, South Carolina, and Virginia. She currently works as a substitute teacher in the Chesterfield County Public Schools. She is a member of the Bermuda Hundred Chapter of the National Society of the Daughters of the American Revolution in Chesterfield, and she was a member of the Woodlake Women’s Club for 10 years. Before coming to Woodlake, June served on the Homeowner’s Association in Pinewood

Plantation in North Augusta, South Carolina. During her tenure there, she worked on entrance maintenance issues, roads, and community standards.

Q: Why would you like to serve on the Woodlake Board of Directors?

June: Having lived in Woodlake since 1988, I have seen many changes take place in the community, as well as in the 360 West corridor of Chesterfield. My husband and I will be retiring soon, and we have been to various communities throughout the south, looking at retirement homes and communities. After seeing communities such as The Villages in Florida, and various Del Webb communities, we compared these to Woodlake. We have come to the conclusion that Woodlake is very nice, and we have it very good here. Why move? We have close proximity to grocery stores, restaurants, shopping, theaters, and medical facilities. We are pleased with the new landscaping at the entrance, the new walls, and the monolith and neighborhood signage. Our HOA dues structure is reasonable in cost, and the WCA does a great job in maintaining our community. Our amenities, and WSRC, are excellent. I want to continue with the fine work the WCA does. I would like to see road improvements within each neighborhood, as well as on 360 (new lanes). I want to see continued maintenance of the bicycle/walking paths around the lake and neighborhoods, as well as the playgrounds. I want to see that our community standards continue to be maintained throughout all the neighborhoods of Woodlake.



Caryl Quinn

A native of Carlisle, Massachusetts, Caryl and her family moved to the Richmond area over 20 years ago, living in Brandermill for 6 years before relocating to Beechwood Point in Woodlake 15 years ago. Caryl is a huge baseball fan, a self-described beach walker and sea turtle enthusiast, a Topsail Island boater, a Cosby High School Choral Booster, and a member of a Woodlake Bunko group. She has served on Hands Across The Lake and as a charter member of the Woodlake

Environmental Committee. She is a dedicated participant in the Red Lion Foundation, a small organization that provides funding for non-profit groups.

Caryl previously served 2 terms as a WCA Board member, for a total of six years, during which she served one year as Board President. She feels that serving on the Woodlake Board was – and is – one of the best ways to give back to a beautiful community that has given so much to her family.

Q: Why would you like to serve on the Woodlake Board of Directors?

Caryl: The Upper Swift Creek area, in which Woodlake resides, is experiencing a housing boom. Our infrastructure continues to be taxed. Our schools are overcrowded, and our roads are congested. As building picks up again, there will continue to be environmental concerns about the water quality of the lake. A regional approach to common issues affecting Woodlake and our neighboring communities is in Woodlake’s best interest. My past experience as a Woodlake Board member has proven that there can be strength in many voices with passionate arguments working for a common goal.

2013 Candidates for Board of Directors



Steven Siegert

25-year Bent Creek resident Steven Siegert moved to Woodlake with his family after living for a time in another Chesterfield community, and before that, in Roanoke, Virginia. Steven holds a B.A. in Psychology with a minor in Special Education, and a degree in Rehabilitation Counseling. He now calls himself “retired,” but you’ll often find him at the Woodlake Swim & Racquet Club, where he works as a part-time personal trainer. He is currently taking classes in Wellness and working toward certification in Nutrition.

Q: Why would you like to serve on the Woodlake Board of Directors?

Steven: I love the ambiance and surrounding area of Woodlake, and I want to enhance and improve what we offer to residents. I want to get neighborhoods more involved and boost pride in the community. We can only do this by being creative and innovative. I am retired, and I can devote the necessary energy to help sustain Woodlake’s great environmental advantage and be creative in keeping Woodlake a great place to live without a great deal of capital investment.



Del Rio Walkey

A native of Richmond, Del Rio Walkey came to Woodlake with her husband and their two children in 1998, settling into the Candlewick neighborhood. After her graduation from VCU with a B.S. in Business Information Systems, Del Rio went to work for Paul Tribble during his years as a Virginia Senator. She later served 19 years at Wachovia Securities as a manager, and then as first vice president. After Wachovia’s merge with A.G. Edwards, Del Rio was offered a job in the company’s St. Louis headquarters, but Del Rio and her husband George decided that staying in Woodlake – and raising their family here – was more important. She is currently employed in the Risk Office at Capital One Financial as Senior Process Manager.

Del Rio has always been involved in her community. While working at Wachovia, she was appointed to the Virginia College Building Authority by former Governor George Allen. In 2008, she spearheaded a movement in the Woodlake area against the proposed development of a cell tower on the grounds of Clover Hill Elementary School. In 2010, she ran for and won a

seat on the Woodlake Board of Directors, and she will complete that 3-year term this April, but she’s hoping you will elect her to serve for 3 more!

Q: Why would you like to serve on the Woodlake Board of Directors?

Del Rio: After spending three years working on the Board, I realize there are still lots of opportunities for our Community to capitalize on over the next few years, and I would like to participate in the process of ensuring that Woodlake remains a strong and thriving Chesterfield County Community. Since moving to Woodlake, there have been several capital investments in our amenities, including the build-out of the marina/waterfront, revitalization of our community and individual neighborhood entrances, bike and walking paths, and purchase of the Woodlake Swim & Racquet Club – which will continue to require lots of thoughtful decisions and attention to ensure viability. The community has faced many challenges, including actions to erect cell towers at both of our elementary schools, hydrilla in the reservoir, and inhabitation of Cormorants, to name a few. If re-elected, I will continue to bring a lens to the decision making process, which takes into consideration the many diverse points of view within our Community while also weighing options to ensure a strong community for generations to come!

If you did not receive a voting package containing your personalized barcoded Proxy/Ballot in the mail, please turn to page 9, or go to woodlakeonline.com to find a blank one. VOTE TODAY, and plan to attend the Annual Meeting on April 23 for the results of the vote.



BOARDbriefs

March 13, 2013

Special Meeting of the Board of Directors

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 from staff, and other information that relates to the business that will be addressed by the Board during the meeting.

The regular monthly meeting is held at the Woodlake Community Association office at 14900 Lake Bluff Parkway. It typically starts at 6:30 p.m. and concludes with a motion to adjourn 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 George Rogerson called the special meeting to order and confirmed that a quorum was present. Officers and Directors present were President George Rogerson, Vice President Sharon Markowski, Secretary Del Rio Walkey, Treasurer Mark Riblett, Director David Faulkner, Director Brian Krezel, and Director Ray Turcan. Also present was Community Manager Julie Joyner.

Member Voice

A Pleasant Grove resident suggested that the Club allow a 2-head/2-adult membership to the club rather than a full family requirement. A Moss Creek resident asked why the Board is putting forth the proposed amendment now. CM Joyner noted that the amendment was intended to increase resident membership at WSRC and address a declining membership base. A Boyce's Cove resident noted that residents of condo associations would find additional fees for club membership to be onerous given that they currently pay both WCA assessment and condo assessments. A Long Cove resident commended the BOD on taking the step to suspend action on the amendment. He asked whether the Board would be willing to consider early repayment of the EWP note to help cash flow and asked the current debt balance. Director Turcan stated that the balance of the note would be \$433,000 at the end of 2013. A Duck Cove resident stated his opposition to the proposed amendment and subsidizing any costs of WSRC operations. A resident of Silver Birch asked what the motion was because he arrived late. CM Joyner repeated the motion from the BOD. A Sunrise Bluff resident asked for clarification as to why the Association was in the position of suspending the amendment. Treasurer Riblett

noted that the management company sets membership rates for club membership and the BOD does not have control over those rates.

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

- The Board of Directors discussed information received from the WSRC management company, which highlighted the fact that the proposed amendment would require property owners to be subject to a fee that (at the present time) is not under the control of the WCA BOD. Specifically, the management company running the WSRC sets the various membership rates, not the BOD.
- Motion to suspend the current amendment proposal and that it not be included in the proxy ballots for the upcoming election, and that the BOD continue to receive input from the neighborhood at the upcoming meetings (both tonight and in April), and then reevaluate potential future amendment requests / actions for the neighborhood to consider at subsequent BOD meetings. The vote was unanimous.
- Consensus that the BOD believes it is important to continue to pursue options that will help ensure the health of the club and neighborhood.

Next meeting. The next regular Board meeting will be held on Wednesday March 20, 2013 at 6:30 p.m. at the WCA office.

Adjournment. Meeting adjourned at 8:35 p.m.

March 20, 2013

Meeting of the Board of Directors

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

Member Voice

Residents from Meadow Chase, Sandstone Ridge, Oak Knoll, Walnut Bend, Rosebay Forest, and Heather Glen attended the meeting to observe. A Long Cove resident attended the meeting and requested that the BOD do more in the way of outreach to the community and publish the BOD agenda and package on the website prior to the meeting and audio record the meeting as Brandermill Community Association does. He requested that the BOD also consider live streaming video, and look at alternate options for WSRC such as a potential six-month

membership to WSRC paid when a property transfers to a new owner. A Windy Ridge resident contacted Director Faulkner regarding the WSRC and his unhappiness with the previous (suspended) amendment proposal.

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

- Motion to approve minutes from the February 20, 2013 Regular Board meeting. The vote was five in favor, Krezel abstained.
- Motion to approve minutes from the March 13, 2013 Special Board meeting. The vote was unanimous.
- Recognition of the volunteers who dedicated time and energy to the causeway beautification project and kudos to the maintenance crew for their assistance. In addition, the BOD complimented the efforts of staff to save the Association money by bartering for advertising in the newsletter.
- Motion to enter into executive session for the purpose of discussion related to violations of the Woodlake Covenants. 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 session. The vote was unanimous.
- Review of staff reports and project list.

VOLUNTEERS SOUGHT FOR WSRC Transition Task Force

The WCA BOD is in search of qualified applicants to serve on the Woodlake Swim and Racquet Club Transition Task Force. The Transition Team will research the options for WSRC management, conduct a cost-benefit analysis, determine the best option for WCA, and provide their recommendation to the BOD.

Qualifications:

Business background preferred
Acquisitions
Facilities
Managment
Contracts
Research

Go to
www.woodlakeonline.com
to apply.

- The BOD will discuss possible changes to the real estate tax abatement limitation at a later date and determine whether or not to take a position on the issue.
- Discussion of withdrawal of landfill amendment application from the Planning Commission of Chesterfield County agenda. The applicant indicated that a new application will be filed at a later date once additional community meetings take place. The applicant and his attorney as well as Dr. Wallin, Bill Woodfin and Mark Leeper will attend the May Board meeting to review the application and answer questions from the BOD.
- Review and discussion of task force charter for the WSRC Transition. Changes were made to the purpose, timeframe, adding a BOD liaison, and the BOD committed to working with the management company to work through the education process and to request assistance from the management company throughout the process prior to the timeframe established in the management agreement. Consensus that members with business expertise, small business acquisition and facilities management would be particularly advantageous to the task force. Motion to make changes in the draft charter and request that CM Joyner discuss with the WSRC Management their willingness to assist in the partnership and education of the task force. The vote was unanimous.
- Consensus of the BOD to send a letter to the Editor of The Observer regarding the March 3 article in order to provide accurate financial numbers illustrating the stability of the WSRC, the strong partnership and the commitment to keeping our amenity strong. The President will also publish a letter via e-mail blast, website post and newsletter to residents to emphasize the financial stability of the WSRC, the partnership of WCA and WSRC and to make sure that members receive factual information.
- CM Joyner will check with Dr. Wallin regarding the status of several zoning cases to be sure that WCA presence is not required at the April 16 Planning Commission meeting.

Next meeting. The next regular Board meeting will be held on Wednesday April 17, 2013 at 6:30 p.m. at the WCA office.

Adjournment. Meeting adjourned at 8:35 p.m.



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Woodlake

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**Proxy/Ballot for Meeting of the Members
Woodlake Community Association, Inc.
April 23, 2013
7:00 p.m.**

**Please print. Sign and return to the WCA at the address at the bottom of this page.
Unsigned Proxy/Ballots cannot be counted.**

Name _____

Woodlake Property Address _____

Check One:

- I own and occupy this property.
- I own this property but rent it to someone else.
- I rent this property from someone else.

I WISH TO CAST MY VOTE FOR THE FOLLOWING PERSONS TO SERVE ON THE BOARD OF DIRECTORS: (There are four seats available. You may check up to FOUR names. Your vote on this matter will not be counted if more than four names are checked.)

- | | |
|---|---|
| <input type="checkbox"/> Frank Blankenship | <input type="checkbox"/> Caryl Quinn |
| <input type="checkbox"/> Molly Kaufman | <input type="checkbox"/> Steve Siegert |
| <input type="checkbox"/> June Taylor Keller | <input type="checkbox"/> Del Rio Walkey |

I **APPROVE** or I **DO NOT APPROVE** of the following Resolution (See following page for explanation): RESOLVED, that any excess of WCA operating revenue over operating expenses for the year ending December 31, 2013 shall be applied against the subsequent tax year member assessments as provided by the IRS Ruling 70-604.

PROXY/BALLOT AUTHORIZATION. The above signed hereby appoints _____ (or, if no one indicated, George Rogerson, President of the Woodlake Community Association, Inc.) as his/her proxy holder for this PROXY/BALLOT of the Member signed below to vote in the manner indicated above on the issues properly coming before the meeting of the Members of the Woodlake Community Association, Inc. on April 23, 2013 at 7:00 p.m. at Woolridge Elementary School and any adjournment of such meeting, and hereby revokes any PROXY/BALLOT heretofore given.

SIGNATURE: _____ **DATE:** _____

(PROXY/BALLOT MUST BE SIGNED TO BE VALID. If PROPERTY IS OWNED JOINTLY, ONLY ONE OWNER NEEDS TO SIGN.)

RETURN PROXY/BALLOT NO LATER THAN MONDAY APRIL 22, 2013 TO THE WCA OFFICE, 14900 Lake Bluff Parkway, Midlothian, VA 23112.

Go to www.woodlakeonline.com for voting instructions.

2013 WSRC & WCA Easter Egg Hunt



The Easter Egg Hunt participants had just barely filled their baskets before the spring snowstorm of 2013 moved in the following day, but the impending weather didn't dampen the spirits of the children - and adults - who were excited to participate and meet the Easter Bunny.





ACORN RIDGE
Larry Rowe

CLIPPER COVE
Kim Blassic

RIDGE POINT
Katherine & Michael Gibson

ROSEBAY FOREST
Nikita Williams &
Shaniyrus Bogle

ROCK HARBOUR
David Ferrera

SANDSTONE RIDGE
Kerri & Gabriel Stidham

SUNRISE BLUFF
Molly & Matthew Kaufman

ARB Approvals February & March

Chatmoss – Hardieplank
Chestnut Bluff – Vinyl siding
Chestnut Bluff – Window
replacement
Fiddlers Ridge - Roof
Grove Forest – Color change
Grove Forest – Roof
Heather Glen - Gutters
Highberry Woods – Window
replacement
Manor Gate – Garage door
Meadow Chase – Color change
Meadow Chase - Roof
Powell Grove - Roof
Rock Harbour – Color change
Rock Harbour – Fence
Sunrise Bluff – Common
property improvement
Sunrise Bluff – Vinyl siding
Water Crest – Fence
West Bay - Driveway
West Bay - Fence
West Branch – Gable vent
Willow Glen- Fence

**The ARB meets on the 2nd and
4th Mondays of each month.
Applications for approval must
be received in the WCA office
no later than noon on the Friday
preceding the meeting.
For more information,
call 739-4344.**



WOODLAKE COMMUNITY LIAISONS

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 Liaison!*
CLIPPER COVE: Ellen Lucado
COUNTRY WALK: Pat Herman
DUCK COVE: *Needs Liaison!*
FIDDLERS RIDGE: Bill Halligan
FOREST WOOD: Carmen Allred
GARDEN FLATS: *Needs Liaison!*
GATES MILL: Ed Brown
GLEN RIDGE: Marty & Ed Peterson
GROVE FOREST: *Needs Liaison!*
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
MEADOW CHASE: Jim Rosie
MARTIN GLEN: Linda Chapman
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: Karen Pavlik
RED FERN: Adam Parker
RIDGE POINT: Cyndi Rymer
ROCK HARBOUR: *Needs Liaison!*
ROSEBAY FOREST: *Needs Liaison!*
SADDLE HILL: *Needs Liaison!*
SANDSTONE RIDGE: Lori Collins
SEDFIELD COMMONS: *Needs Liaison!*
SHELTER COVE: Tom Hoekstra & Diane Boyle
SILVER BIRCH: Sue Johnson
STANDING OAK: *Needs Liaison!*
SUNRISE BLUFF: Joelle Hawkins & Skip Mischke
WALNUT BEND: Jerry Horton
WATER POINTE I: Edna Webster
WATER POINTE II: Carol Crick
WATERPOINTE APTS: *Needs Liaison!*
WATERCREST: Lois Strukl
WATERS EDGE: Stacye Meeley & Christina Arena
WEST BAY: Christine & Lee Hogate
WEST BRANCH: Linda Sleeth
WEST SHORE: Eve Tschantz
WILLOW GLEN: Miro & Jackie Spirk
WINDY RIDGE: Michael Marcotte
WOODLAKE VILLAGE APTS: *Needs Liaison!*
WOODS WALK: Bethany Wolfe

Woodlake Collision Center

804-639-6077
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Be Responsible



WHAT CAN YOU DO? Pet Waste Control Begins With You!

BRING IT!

Always bring a plastic bag, or two, when you walk your dog! You can carry bags in your pocket, tie them to your leash or belt loop, or use a doggy bag holder that fits on to your leash.

BAG IT!

Use the bag as a glove to scoop the waste, then turn the bag inside out and seal. You can keep a small bottle of hand sanitizer with you or wash your hands with soap and water when you are done bagging.

DISPOSE OF IT!

Place the bag in a trash can or flush it, unbagged, down a toilet. Never dispose of pet waste in a storm drain, as it will then flow directly, untreated, to your local waterway.



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Dog.

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THE
LAW!**

WCA CALENDAR

April 2013

- Apr 8 Architectural Review Board Meeting**
WCA Office, 8:30 AM
- Apr 9 Environmental Committee Meeting**
WCA Office, 7:00 PM
- Apr 16 Planning Committee Meeting**
Re: Landfill Changes
Chesterfield County Meeting Room, 6:00 PM
- Apr 17 Board of Directors Meeting**
WCA Office, 6:30 PM
- Apr 18 Community Liaison Meeting**
SRC Clubhouse, 10:00 AM
- Apr 22 Architectural Review Board Meeting**
WCA Office, 8:30 AM
- Apr 22 REMEMBER TO VOTE!**
WCA Proxy/Ballots Due
- Apr 23 WCA Annual Meeting**
Woolridge Elementary School, 6:30 PM

May 2013

- May 13 Architectural Review Board Meeting**
WCA Office, 8:30 AM
- May 14 Environmental Committee Meeting**
WCA Office, 7:00 PM
- May 15 Board of Directors Meeting**
WCA Office, 6:30 PM
- May 27 Architectural Review Board Meeting**
WCA Office, 8:30 AM
- Community Liaison Meeting Date TBA**

**For up-to-the-minute information about
Woodlake meetings and events, go to
woodlakeonline.com and look for "Upcoming
Events" on the bottom left of the homepage.**



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13961 Hull Street Road, Midlothian 23112
(behind Outback Steakhouse)
Mon. & Wed.: 8 a.m. - 7 p.m.
Tues., Thurs. Fri.: 8 a.m. - 4:45 p.m.

Oxbridge office • 276-6900
10130 Hull Street Road, Midlothian 23112
(at Intersection of Hull Street & Courthouse Roads)
Mon.: 8 a.m. - 7 p.m.
Tues. - Fri.: 8 a.m. - 4:45 p.m.
Sat.: 8 a.m. - 1 p.m.



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Super Fitness Saturday!

April 13
8:00 am-12:00 noon
All Woodlake residents invited!

Join the Woodlake Fitness Teams for a fitness extravaganza like no other! Classes will take place at Legacy Park, the AFC studio, the SRC Cycle Room, and the Indoor Pool.

- All New Les Mills Releases
- Zumbathon
- Aquatic Fitness
- First glimpse at the upcoming Family Fun Bootcamp.

See website for final schedule, woodlakesrc.com.

You won't want to miss this fitness-filled morning!

PONTOON BOAT CAPTAINS NEEDED!

The WCA is looking for Woodlake residents to serve as captains for the pontoon boat rental program, May-October.

Experience preferred. Must have access to internet and e-mail. Must be 21 or older. Valid driver's license and good record required.

Call the WCA at 739-4344 for application information.

A composite image for a Woodlake Swim & Racquet Club advertisement. The top half shows an outdoor swimming pool with lounge chairs and a view of a lake. The bottom half shows a tennis court with people playing. A Facebook logo is in the bottom left. In the bottom right, there is a graphic of an apple and an orange with the text: "When choosing the Club that is right for you make sure you are comparing apples to apples and not apples to oranges. Call 739-9095 or 595-1340 for great membership opportunities!"

Woodlake
Swim & Racquet Club

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Wednesdays— Woodlake Residents Receive
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No other discounts apply. Must present coupon at time of service.

This offer does not include tires. We service all makes and models.

*Offer good until 4/30/13.



The 2013 Honda line up is here!



Skywatch



May 18
East West Legacy Park
8:30 PM

Join us for this fun and educational family event. Members of the Richmond Astronomy Club will provide telescopes and their expertise.

This event is free of charge to all Woodlake residents and WSRC Club members. Just call ahead to let us know how many will attend so the club brings enough telescopes.

Call 739-4344 or 739-3454 to sign up!

NEW! **Stand Up** **Paddleboard** **Classes**

Black Dog Paddle brings Stand Up Paddleboarding (SUP) to Woodlake! Black Dog Paddle has the ONLY certified ACA SUP instructors in Central Virginia, so you are guaranteed to receive the best possible instruction!

Lessons cover all the basics, as well as safety, strokes, and balance, and include a shorter ECO-tour about paddling in nature! All ESSENTIAL gear is provided, SUP board, Paddle, PFD, and Leash. Maximum weight limit is 235 due to equipment stability.

Minimum age is 11 (A participating/paying adult must accompany youth age 11 - 13).



Class Dates:

Saturday, JUNE 15, 1:30-4:30

Saturday, JUNE 29, 1:30-4:30

Monday, JULY 1, 6:00-8:30 pm

Saturday, JULY 20, 1:30-4:30

Monday, AUGUST 6, 6:00-8:30pm

Class Fee: \$75 per person
(Minimum of 4 participants per class required.)

COMMONWEALTH ORTHODONTICS

Win FREE braces at our Chesterfield Grand Opening!

Dr. Jeff Beyer's Commonwealth Orthodontics is known for innovative treatment, exceptional service and creating a fun, relaxing environment for patients and parents alike.

Join us **Saturday, March 9 from 11am-3pm** as we celebrate the Grand Opening of our newest location with a day of fun, food, arcade games and prizes, including gift cards, an iPad and, for one lucky guest, FREE BRACES—up to a \$6,000 value!

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YARD SALE

Policies & Reminders

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 returned in full when 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 improperly placed signs, in accordance with the Woodlake sign policies (see the November 2008 issue of Life on the Lake, available at woodlakeonline.com).

When residents acquire the approved YARD SALE SIGN from the WCA, the sale will be posted at woodlakeonline.com upon request, FREE OF CHARGE!

Spring Community Yard Sales



No registration.

No central location.

Hold it at your own home.

We'll do all the advertising!

Clover Hill Elementary School zone
Saturday, April 20; 8AM-2PM

Woolridge Elementary School zone
Saturday, April 27; 8AM-2PM

(Rain Date for both zones, May 4)

To Participate: Just place a WCA sign at your neighborhood entrance on the morning of the sale!

Call 739-4344 to reserve a sign for your neighborhood. Signs may be placed at neighborhood entrances on the day of the sale only, and must be WCA signs. \$20 refundable deposit required; one per neighborhood, please.

Spring Community Cleanup

Mark your calendar now for the 2013 Spring Community Cleanup. We'll be accepting yard waste, metal items, and documents for shredding. All you have to do is bring it to the Woodlake Swim & Racquet Club parking lot (the tennis location). Take advantage of this WCA-sponsored event to get a jump on your spring cleaning!

Acceptable OUTDOOR Waste

- Bagged leaves or grass
- Tree limbs
- Dead shrubbery
- Small tree stumps

Documents for SHREDDING

Shred-It will be there to shred your documents on the spot!

SATURDAY ONLY,

8AM-12PM (or until truck is full).

Limit 2 paper grocery bags.

Acceptable METAL Waste

Disposed of courtesy of Junk Shuttle/Bruce Wiley

Bedrails, lawnmowers, mailboxes, bicycles, grills, weed eaters, wire and extension cords, plant stands, A.C. units, appliances, metal cabinets and shelving, motors, storm doors, computers & printers, ladders, plumbing and pipe, light fixtures, tools, vacuum cleaners, ironing boards, file cabinets, patio, beach and lawn chairs, etc. Junk Shuttle will also receive old car and boat batteries.



Friday, May 3; 8am-4pm

Saturday, May 4; 8am-4pm

Sunday, May 5; noon-4pm

Open to Woodlake residents only.

Photo ID or Woodlake parking sticker (adhered to vehicle window) required.



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 the inspection. Call 739-4344 to order.

2012 WCA Disclosure Package Fees
(Seller's Responsibility)

Full Package - 2 Hard Copies, \$250.00
(Turnaround, 14 business days)

Each Additional Hard Copy, \$25.00

Full Package - 2 Electronic Copies, \$225.00
(Turnaround, 14 business days)

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

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

Full Update - Inspection plus Assessments and/or Documents, \$150.00
2 Hard Copies or Electronic
(Turnaround, 10 business days)

Update of Inspection Only, \$100.00
2 Hard Copies or Electronic
(Turnaround, 10 business days)

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

Capital Transfer Fee, \$492.60
(Buyer's Responsibility)

WANTED: Contributing Feature Writers

Do you love to write?
Do you love to meet new people?
Discover your inner journalist by
writing for *Life on the Lake!*

The WCA is looking for residents to write articles for the monthly newsletter. Topics may include:

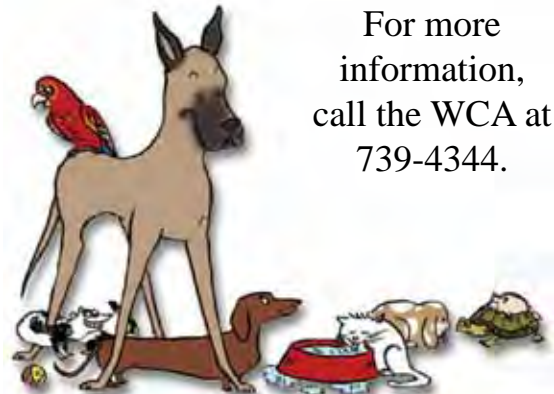
- Neighborhood Knockout (exterior home improvements, landscaping, etc.)
- Community & Special Events
- Resident Spotlight
- Safety Articles



LOST PET? LET US HELP!

The WCA has "Lost Pet" signs that you can use FREE OF CHARGE!

Stop by the WCA office to check one out with a \$20 fully refundable deposit.



For more information, call the WCA at 739-4344.



The Brandermill Region Men's Club

The Brandermill Region Men's Club (BRMC) holds its monthly meetings at 10:00 a.m., on the first Thursday of each month, September through June, in the Brandermill Church. The meetings are preceded by a refreshment and fellowship period at 9:15 a.m.

The club offers a wide range of activities and programs, including a golf program for members of the Brandermill Country Club, a bowling league, twice weekly bridge and cribbage sessions, social events including picnics, occasional excursions, and a periodic dine around town program known as ROMEO -- Retired Outstanding Men Eating Out (with their ladies and guests.)

Area retirees (Brandermill residence is not a requirement) age 50 or "better" who are interested in learning more about the club are encouraged to visit the web site -- www.BRMConline.org -- and to attend one of the monthly meetings as a guest of the club. All are welcome.

Those interested in learning more about the Brandermill Region Men's Club are encouraged to visit the website, BRMConline.org, or simply attend a meetig as a guest of the club.

Bill Turner Discusses Global Terrorism

by Lou Seminare

The guest speaker for the May 2nd meeting of the Brandermill Region Men's Club is no stranger to the subject of International Relations. A native of Virginia, Bill Turner graduated from the Virginia Military Institute in 1956 and was commissioned as a Second Lieutenant in the Regular Army.

Bill's military foreign service includes assignments in Germany during the cold war, in Vietnam during a hot war, and in Korea, where he commanded a battalion. He also served with the Fourth Infantry Division, the First Armored Division, the Defense Intelligence Agency, Northern Area Command Headquarters in Germany, and in the Pentagon with the Army General Staff.

When he retired from the Army in 1978 with 22 years of active service, Bill was assigned to the staff and faculty of the

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National Defense University in Washington, D.C. Thereafter, he was an Assistant Professor of Business Management at the George Mason University School of Business. He then joined the Virginia Departments of Personnel and Training and Information Technology, retiring in 1994.

With four earned degrees, including a Doctorate in Political Science and International Relations, Dr. Turner and his wife, Sonja, currently reside in the Brandermill Woods Retirement Community, where he continues to lecture, write, travel, play the acoustic guitar, and practice conversational French.

Bill's discussion during the May 2nd meeting will cover Islamic Radicalism, Global Terrorism, and his views on the kind of leadership America will need to combat these threats. Audience participation in this discourse will be welcomed.

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NEW! Woodlake Bargain Board on Facebook Buy, Sell, and Trade With Your Woodlake Neighbors!



The Woodlake Bargain Board (WBB) is a Buy, Sell, Trade (BST) page on Facebook that is maintained and monitored by the Woodlake Community Association. The WBB is exclusively for Woodlake residents to connect with each other for buying and selling right here at home! The WBB is user-driven, and members create their own terms, pricing, etc., and carry out all exchanges of goods and services.

Only Woodlake Community Association residents/members may post items for sale, but anyone can see the group page, so feel free to send your friends and family there to shop!

Membership requires a Facebook account. To request membership, sign in to your Facebook account and search for *Woodlake Bargain Board*. You will see a button near the top right of the page to request membership. Once your submission has administrator approval, you'll be ready to get started!

NOTE: Approvals are processed Monday-Friday during regular business hours.

Spread the word to your neighbors and recommend that they join today!

Trash Collection Services



The WCA does not endorse or recommend any service; however, we have put together the following list of companies that work in our area and offer back-door service, as required by the Woodlake Covenants.

County Waste	378-3080
Virginia Waste Serv.	778-7900
Waste Management	233-5052

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.



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BOAT REGISTRATIONS ARE NOW PAST DUE

The WCA has made some exciting changes to the boat storage and registration program this year. In order to implement these changes, we extended the payment deadline to March 31 (for 2013 only).

If we have not received your annual boat registration/storage fee, your boat may be in danger of being towed when we conduct boat inspections, beginning April 15.

Please stop by the WCA office to make your payment and receive your new sticker, or call us at 739-4344 to make your payment by credit card and have your sticker mailed to you.

Boats stored at WCA mooring posts or t-racks, or those moored on waterfront property, must display the new sticker by the time we begin inspections.

**Have you recently purchased a new boat?
Visit the Documents page at woodlakeonline.com to print the required
Boat Registration and Release Form.
For more information,
call 734-4344.**