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NEW! Look for QR codes throughout this issue to help you easily find information using your smart phone or tablet's camera. (app download required for your device).

2013 Board Hits The Ground Running

At the 2013 Annual Meeting, a quorum was reached, and the election results were presented. Directors elected to three-year terms were Frank Blankenship, Oak Knoll; Del Rio Walkey, Candlewick; and Steve Siegert, Bent Creek. Beechwood Point resident Caryl Quinn was elected to fill the one-year term. George Rogerson, Laurel Trail; Sharon Markowski, Country Walk; and Ray Turcan, Long Cove round out the remainder of the BOD. Immediately following the annual meeting, the new BOD met for the purpose of electing officers and appointing committee liaisons as follows:

President – George Rogerson
Vice President – Sharon Markowski
Secretary – Del Rio Walkey
Treasurer – Ray Turcan
WEC Liaison – Frank Blankenship
LRPC Liaison – Caryl Quinn
Transition Liaison – Steve Siegert

In the first weeks of May, the new BOD members will participate in orientation

sessions to gain a comprehensive understanding of the role of the BOD, the issues and projects that the BOD has taken on in recent years, along with a complete review of the governing documents of

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President Rogerson presented Thank You gifts to the volunteers who spent many hours planning and implementing the Shelter Cove causeway project: Tom Hoekstra, Jay Hackleman, and Bill Fisher. Not pictured: Rick Carter.

A Menu Of Options For The Future

Club Source Design (CSD) presented the Woodlake Swim and Racquet Club Facilities Study results at the 2013 Annual Meeting on April 23, 2013. Over 120 Woodlake residents attended the meeting and viewed the presentation, which included a PowerPoint slideshow and narrative explanation. The 20-year conceptual vision plan offers phased opportunities for improvements and enhancements to the WSRC facilities for the Woodlake community. (See CSD's conceptual plans on page 3.)

Principals of CSD, Fred Thompson and Susan Lacy, began with an explanation of their experience working with communities and clubs throughout Virginia and on the

east coast. The company offers design, master planning, landscape, recreation facilities and other services to their clients. Other clients include Brandermill Community Association, as well as Kingsmill Association in Williamsburg, VA. For the WSRC study, CSD began by touring the properties, evaluating previous inspection reports, reviewing the results of our 2012 Resident Survey and interviewing staff members and management. During the facilities analysis, they brought in professional engineers, aquatics specialists, and landscape architects to understand the layout of the facilities. CSD expertise includes a comprehensive knowledge of

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**WOODLAKE COMMUNITY
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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

2013 Board

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WCA. They will also be educated on the WCA and WSRC relationship. While we have a lot of ground to cover, the orientation will enable our new directors to begin making decisions with confidence and keep our policy-making organization moving forward.

Over the coming months, you will continue to hear from the BOD on a multitude of topics. While the WSRC has been a primary discussion of late, the BOD will continue to work on other projects including tackling Community Standards and Covenant Enforcement, County-wide issues such as proffers and zoning, 2014 Budget Planning, and more!

Menu Of Options

from page 1

ADA (Americans With Disabilities Act) legal requirements, as well as building and construction code requirements. Through their evaluation, they gained an understanding of the needs of the facilities, as well as the wants and desires of our community. With the analysis portion complete, they then began developing and testing possible concepts and designs.

Woodlake Community Association is in a unique position of owning a great deal of property, but most of it abuts residential property. The two WSRC sites provide the community with some of our only buildable land, though the constraints of

each parcel required the full expertise and creativity of CSD staff, due to easement locations, zoning, environmental regulations, and building codes. Ultimately, the consultants developed multiple options for improvements for the community to consider. Possible improvements focused on creating ways to improve resident access and to provide us with a community meeting space, which we currently lack. Each opportunity was presented as a stand-alone option, allowing the community to evaluate each and determine the best fits for our community.

The facilities study serves the community by identifying some of the ways that we can improve the value of the WSRC property and add value to Woodlake properties by continuing the revitalization of our community common properties. It is the first step as we begin to define Woodlake for the next 20 years. The Board of Directors will be determining the next steps necessary to move forward, which will include community meetings to review the concepts with residents, conversations, surveys, cost analysis, and funding analysis. The BOD will begin using that information to answer questions regarding repayment of facility debts, any possible changes to membership rates and structure, and also to define future community uses of our properties. We are thrilled to begin discussing, evaluating, and determining the best opportunities before us for the next 20 years of Life on the Lake!



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Scan the QR code to go right to the Woodlake Community Association Facebook page (upon sign-in to your Facebook account).





BOARDbriefs

April 17, 2013

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.

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

Member Voice

A Sunrise Bluff resident attended the meeting to observe and, representing neighbors, noted their concerns regarding the need to prune the walking trails from overhanging limbs and growth. In addition, he noted that the turf on the parkways appears to have a higher growth of weeds and doesn't look as nice as it has in previous years. An Oak Knoll resident attended the meeting to observe. A Long Cove resident attended the meeting and observed that the BOD may want to emphasize that Club Source Design is presenting a 20-year vision.

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

- Motion to approve minutes from the March 20, 2013 Regular Board meeting. The vote was unanimous.
- Preliminary presentation of conceptual plan for WSRC based on the facilities study by Club Source Design. The slideshow will be finalized and Club Source Design will be at the Annual Meeting to present it to Woodlake residents. The final report document will be available by the May BOD meeting.
- Review of staff reports and project list.

- Motion to appoint Community Manager Julie Joyner and Volunteer & Special Projects Coordinator Gail Fenske as 2013 Election Inspectors. The vote was unanimous.
- Discussion of meeting recording policy provided by WCA Attorney Craze. Motion to adopt the policy as amended, adding number 5: "The BOD will evaluate the feasibility and advantages vs. disadvantages of WCA recording meetings and determine whether or not to implement Association recording of meetings." The vote was unanimous.
- Motion to approve the publication of the BOD agenda to the WCA website on the day of BOD packet delivery with a note that states, "Agenda subject to change at the discretion of the BOD." The vote was unanimous.
- Discussion of community meetings and review of feedback. Motion to reaffirm the commitment of the BOD to open dialogue and transparent communication with our members and residents, and that the new BOD determine the best ways to move forward with future meetings and communications without perpetuating negative perceptions, and that the BOD will work through challenges to ensure that WCA moves forward productively and positively in the spirit of sharing information and being responsive to our residents. The vote was unanimous.
- Treasurer Riblett and Director Faulkner thanked the BOD and staff for the pleasure of working as a team over the past years for the benefit of the community. Each noted that they felt it was an honor to serve.

Next meeting. The next regular Board meeting will be held on Wednesday May 15, 2013 at 6:30 p.m. at the WCA office.

Adjournment. Meeting adjourned at 10:00 p.m.

WCA Annual Meeting

April 23, 2013

Woolridge Elementary School

President George Rogerson called the meeting to order and welcomed residents and special guests. He introduced the 2012 Board of Directors: Vice President Sharon Markowski, Secretary Del Rio Walkey, Treasurer Mark Riblett, Director David Faulkner, Director Brian Krezel, and Director Ray Turcan. He then introduced staff: Julie Joyner, Community Manager; Lyn Hornick, Accounting Manager; Cindy McVey, Community Services Manager; Brian Hoyle, Community Standards Manager; Gail Fenske, Volunteer and Special Projects Coordinator; Dawn Desper, Administrative Assistant; John Russell, Maintenance and Operations Manager; and John Greis, Maintenance Foreman, as well as WSRC Manager Jim Beckner. Special Guests in attendance were Matoaca District Supervisor Steve Elswick and Planning Commissioner Edgar Wallin.

Community Manager Joyner presented the election results. Election of Board members requires a quorum of 30% of the

total available votes. In 2013, the total available vote is 5,946 and 30% is 1,784. We received a total of 2,017 votes by proxy, therefore, a quorum is declared and the election is completed. Election results are as follows: Frank Blankenship – 1,489 votes, Del Rio Walkey – 1,321 votes, Steve Siegert – 1,152 votes, Caryl Quinn – 1,081 votes, June Keller – 1,048 votes, Molly Kaufman – 820 votes. The resolution to apply any excess of WCA operating revenue over operating expenses for the year ending December 31, 2012 shall be applied against subsequent tax year member assessments as provided by IRS Ruling 70-604 passed by a vote of 1,851 to 51.

Community Manager Joyner then recognized outgoing Directors David Faulkner, Brian Krezel and Mark Riblett for their contributions to the Board of Directors and the community. Community Volunteers Tom Hoekstra, Bill Fisher, Jay Hackleman, and Rick Carter were recognized for their role in developing and implementing improvements to the Shelter Cove causeway. Outgoing Woodlake Environmental Committee (WEC) member Cyndi Rymer was recognized for her dedication and service since the inception of the committee.

The accomplishments of 2012 were then presented via a PowerPoint Slideshow. WCA participated in Life Beyond the Lake through special meetings with county officials, participation in all community meetings held by our local government leaders, continued relationship building with neighboring communities, meetings with our local VDOT officials, as well as participation in the Community Associations Institute, which advocates for communities at the Federal and State legislatures, and provides education for staff and volunteers. WCA continues to develop community partnerships by assisting our elementary schools with fundraising races, coordinating Scout volunteer projects around the community, and with our Woodlake volunteers, who make our events and committees possible. The WEC continues to advocate for Woodlake and the reservoir through partnerships to benefit the community by providing policy guidance to the BOD, educating residents, as well as developing the Shoreline Erosion Report, and heading up the Cormorant Dispersal project. WCA focuses on building community through programs and services held throughout the year, including events co-sponsored by WCA and WSRC, our annual holiday parties, moonlight movies, and most recently, the creation of the Woodlake Bargain Board on Facebook. In 2012, we worked to educate and assist our property owners with property improvements through a series of DIY (Do-It-Yourself) workshops, community cleanups, and neighborhood yard sales. Our maintenance team continues to implement projects on common property. Most notably in 2012, we completed the new bike trails and the two connecting bridges. Other projects included bridge replacements on existing bike trails, refurbishment of East West Legacy Park, pontoon boat renovations, the rebuilding of the Harbour Park stop-a-while, neighborhood entrance bed renovations, and the Foxcroft and Woolridge Road entrance renovations. In all activities and projects, WCA works to achieve cost savings, which totaled more than \$50,000 in 2012. We worked to

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 Management, Contracts, Research.

Send your resumé and statement of qualifications to communitymanager@woodlakeonline.com.

expand and enhance WCA communications by redesigning the newsletter, conducting the 2012 Community Survey, adding to our e-mail list and Facebook “likes,” and communicating frequently through e-mail and internet posts. Our marquee sign replacement project was completed, allowing for more frequent and efficient communication with our residents. Finally, in 2012, Woodlake was recognized in Richmond Magazine’s annual Best and Worst reader survey with the Best Suburban Neighborhood Entrance, Best-Designed Residential Development, Best Neighborhood Yard Sales and runner-up as Neighborhood with the Widest Variety of Architectural Styles.

Treasurer Riblett reviewed the 2012 Treasurer’s Report and Audit results for WCA and WSRC. He noted that both WCA and WSRC received a “clean” opinion from the auditor, and that operating revenue exceeded expenses. Further, he pointed out that WCA remains in a financially strong position.

Consultants Fred Thompson and Susan Lacy of Club Source Design presented a PowerPoint slideshow illustrating the 20-year vision for Woodlake facilities at WSRC. The 20-year conceptual vision plan offers phased opportunities for improvements and enhancements to the WSRC facilities for the Woodlake community. During the facilities analysis, they brought in professional engineers, aquatics specialists and landscape architects to understand the layout of the facilities.

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Board Briefs

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CSD expertise includes a comprehensive knowledge of ADA (Americans With Disabilities Act) legal requirements as well as building and construction code requirements. Through their evaluation, they gained an understanding of the needs of the facilities as well as the wants and desires of our community. With the analysis portion complete, they then began developing and testing possible concepts and designs. Ultimately, the consultants developed multiple options for improvements for the community to consider. Possible improvements focused on creating ways to improve resident access and to provide us with a community meeting space, which we currently lack. Each opportunity was presented as a stand-alone option, allowing the community to evaluate each and determine the best fits for our community.

Matoaca District Supervisor Steve Elswick complimented WCA on the outstanding meeting and attendance by so many residents. He offered information to residents on the topics of roads, proffers, the proposed bond referendum, and meals tax. Woodlake residents can expect to see road improvements to Hull Street Road beginning in late summer. Westbound lanes from Hancock Village to just beyond Woodlake will be expanded to six lanes from four lanes. From Woodlake to Cosby will see some expansion as well. From the Lutheran Church to Ashbrook eastbound lanes will also be expanded to six lanes. The relocation of utilities has been a challenge with this project. In addition, on Woolridge Road between Red Fern and Celebrations, the curve will be straightened, and construction is expected to begin in the summer, provided that the County can obtain right-of-way from one more property owner. Supervisor Elswick noted that the issue of proffers will be coming before the Board of Supervisors as they review the recommendation from the citizen committee appointed in January. The Chamber of Commerce has requested to hire an economist to evaluate the financial impact of proffers to assist the BOS in their evaluation. In Fall 2013, County residents will be asked to vote on a Bond Referendum for school revitalization and public safety system improvements. The referendum would not impact the AAA rating of Chesterfield County and is well below the County's debt capacity. The BOS is evaluating a meals tax, which would raise funds more efficiently and spreads the cost among residents and visitors alike, and would repay the bond referendum. Citizen feedback and input will be vital to BOS throughout this process.

Question & Answer Session

A Duck Cove resident asked if the road projects would take place at the same time, which could be a hardship to Woodlake residents. Supervisor Elswick noted that the Woolridge Road project should have a limited impact on traffic congestion, but that there may be delays throughout project, though the transportation department would try to limit them as much as possible.

A Walnut Bend resident asked for Supervisor Elswick's position on proffers. Elswick noted that he has not made a decision regarding proffers because it is a complicated issue and he believes that a manageable growth solution needs to be found that allows for development to occur but does not put the entire burden of infrastructure on the backs of existing residents. He is not likely to support doing away with proffers altogether, and he is hopeful that a workable solution will be found.

A Gates Mill resident requested that Supervisor Elswick provide information on the public school system's policies and efforts that are in place to address students in CCPS schools who do not live within the jurisdiction. Supervisor Elswick noted that the schools require multiple forms of documentation to verify residency and then turned the floor over to Dr. Wallin who is a retired CCPS administrator. Dr. Wallin noted that the system is aggressive in pursuing the issue, though it is an ongoing challenge. Both noted that they would provide this feedback to the School Board for consideration.

A Pleasant Grove resident wondered if the County would be willing to impose voluntary water restrictions before drought impacts caused a crisis. Supervisor Elswick noted that research has shown that, in Chesterfield County, voluntary water restrictions result in a dramatic increase in water use, perhaps because residents are anticipating the possibility of mandatory restrictions. The County is looking at possible options to address water usage, including the potential for tiered rates that would charge a higher fee once an owner used over a certain level of water during a period.

A Duck Cove resident questioned whether or not the County has discussed implementing an ordinance that would address vacant commercial properties. Supervisor Elswick noted that the County has focused efforts on revitalization and developing economic development incentives and programs for filling vacancies to proactively address these issues. The County occasionally resorts to ordinances that allow for the demolition of vacant and severely dilapidated homes, but the process is legally cumbersome and expensive, thus the County continues to focus resources on preventing these types of issues.

A Bent Creek resident asked the BOD for the total cost estimate of the opportunities presented by Club Source Design. President Rogerson noted that the study did not result in a single stand-alone project because the community will need to decide which projects best suit our needs. The consultants created each potential project at each facility independently so that the community has the option to implement some, none, or all of the possible options. We don't yet know what residents will decide or if other options will emerge as a result of discussions.

A Gates Mill resident asked for the current debt expiration of WSRC mortgages. CM Joyner responded that the 1st Mortgage balloon note expires at the end of 2018, while the EWP 2nd mortgage is scheduled to expire at the end of 2015.

A Gates Mill resident asked if the consultants performed an analysis of which options will attract more members to WSRC. President Rogerson noted that such an analysis was not a part of this project because it is a conceptual design.

A Beechwood Point resident asked the consultants if the evaluation showed information regarding the condition of the tennis courts. Fred Thompson, of CSD, noted that the existing property conditions were part of the analysis and showed that the courts are in very good condition, though renovations to the drainage and grade of the surrounding paths are needed.

A resident of Heather Glen asked what actions the BOD plans to take to address community standards, and particularly properties that are in poor condition, which has the potential to very negatively impact property values. CM Joyner noted that the Covenant Enforcement Task Force provided a number of recommendations to the BOD for Covenant enforcement and community standards. Staff is working to implement those recommendations that do not involve policy changes, such as education through newsletter articles and the DIY workshops, continuing to offer community cleanups, and looking at future options for leaf removal and trash pickup. The BOD continues to discuss options for Covenant enforcement, though it is a complicated conversation because WCA has operated reactively for nearly 30 years. The BOD will continue to review the options and discuss this issue in the coming year, and they recognize the importance of this issue as we move forward to plan the future. Currently, WCA pursues violations through complaint reports filed by residents, architectural review follow-up inspections, and disclosure inspections when a property is sold. While complaints may not be submitted anonymously, the name of the complainant is held confidential. CM Joyner reviewed the enforcement procedures, which are dictated by the Virginia Property Owners' Association Act, as well as by our Covenants.

A Sunrise Bluff resident wondered what the WCA does to help provide a sense of security to residents living near foreclosure properties. CM Joyner noted that Community Standards Manager Hoyle keeps a list of those properties, and WCA regularly checks property records to learn of ownership changes to enable us to contact the owner (bank or otherwise) as quickly as possible. However, in many cases, banks wait to take possession of a property for months, which creates a bit of the challenge, since the owner has usually moved, leaving the property vacant. If a complaint is received, Brian pursues the enforcement process, and the BOD makes use of the "self-help" provision in our Covenants, which allows WCA to enter upon the property to address basic appearance issues. In addition, we stay in close contact with our off-duty police officers who will check on these properties periodically for us. CM Joyner recommended that any resident who sees suspicious activity at a vacant property should call the police, and also notify WCA.

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Moonlight Movie
Friday, May 10
8:30 PM
East West Legacy Park

Disney PIXAR
BRAVE

Admission FREE for residents & their guests.



Scan or click for *Brave* reviews, information, and movie trailer from Internet Movie Database, or go to www.imdb.com.

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Board Briefs

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A Sedgefield resident noted that the road in front of her house is sinking and in serious disrepair and asked what action she could take for help to resolve that issue. CM Joyner noted that Planning Commissioner Wallin was instrumental in 2012 in helping to resolve a similar issue in Duck Cove. She asked the resident to send her an e-mail, which would help set the process in motion.

A West Branch resident asked if Chesterfield County has any ordinances that may address high grass and other issues at foreclosures or vacant properties. CM Joyner noted that at www.chesterfield.gov residents can link to a code enforcement report page to file complaints about possible code issues. County staff is responsive, and WCA reports possible code violations as well, to use as many approaches as possible to resolve the issues.

A resident of Rosebay Forest stated that given the menu of options for WSRC and the feedback from the community regarding club membership options, she wonders what the next steps will be for our community to move forward. What will be done first? CM Joyner noted that in some cases, one option precludes another and so the community meetings and discussions will involve determining our priorities.

A North Chase resident noted that at the February BOD meeting, the BOD authorized the expenditure of up to \$38,000 for the conceptual plans. What gives WCA the authority to spend money on a study for the WSRC? CM Joyner noted that the WSRC is WCA common property, and the BOD is authorized via the Covenants to spend money for the improvement of community property. Treasurer Riblett noted that the expenses of each organization are tracked separately, but that the club is a community amenity, and the study was to evaluate the long-term vision for our amenity.

A Red Fern resident stated that he felt the intention of the original purchase proposal was to keep the operations of WCA and WSRC separate, including funds. What is driving where we want to go? Why would the BOD recommend that new residents be forced to join and then conduct a facilities study? Secretary Walkey explained that the WCA has an obligation to ensure that our community flourishes into the future, which means evaluating all the options for improving and revitalizing our assets. President Rogerson stated that the upcoming meetings of the residents and the community discussions will result in the presentation of a comprehensive plan that puts together all the pieces of the puzzle, including the prioritizing of the options, the ways in which any options would be funded, and the timeframes for implementation.

A Gates Mill resident asked whether or not the BOD has considered options for funding any of the potential

improvements, such as cost-sharing, with the local government to create a senior center. President Rogerson noted that once the community identifies priorities, we will be able to explore all possible funding opportunities, and that all available options will be considered.

A Sunrise Bluff resident stated that as one of the newer Woodlake residents, she believes that the value of the WSRC is important to all property owners in the neighborhood, and she hopes that the community will continue to focus on building and creating community because this is a wonderful place to live.

Community Services Manager McVey and CM Joyner conducted door prize drawings.

There being no further business, the meeting adjourned at 9:50 p.m.

Special Meeting of the Board of Directors April 23, 2013 Woolridge Elementary School

The special meeting of the Board of Directors was called for the purpose of the election of officers and appointment of committee liaisons.

The meeting was called to order at 10:00 p.m. A quorum was present with the following directors present: Frank Blankenship, Sharon Markowski, Caryl Quinn, George Rogerson, Steve Siegert, Ray Turcan and Del Rio Walkey. Also present was Community Manager Julie Joyner.

Member Voice

No members were present for member feedback.

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

- Motion to elect Director Rogerson for the office of President in 2013 – 14. The vote was unanimous.
- Motion to elect Director Markowski for the office of Vice President in 2013 – 14. The vote was unanimous.
- Motion to elect Director Turcan for the office of Treasurer in 2013 – 14. The vote was unanimous.
- Motion to elect Director Walkey for the office of Secretary in 2013 – 14. The vote was unanimous.
- Motion to appoint Director Blankenship as the liaison to the Woodlake Environmental Committee for 2013 – 14. The vote was unanimous.
- Motion to appoint Director Quinn as the liaison to the Long Range Planning Committee for 2013 – 14. The vote was unanimous.
- Motion to appoint Director Siegert as the liaison to the WSRC Transition Task Force. The vote was unanimous.

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



WOODLAKE

UNITED METHODIST CHURCH
Loving God. Knowing God. Living our Faith.

Dear Fellow Woodlake Residents:

On behalf of Woodlake United Methodist Church, I would like to offer a word of thanks to this great community. Our church has been a part of "life on the lake" since its founding and we have considered it a sacred privilege to be here! With you, we have grown and changed and figured out life in this rapidly growing place.

In that vein, we also want you to know that in just a few short weeks, we will be moving. Our church will still be very close and in touch, but we'll be moving our physical location to a larger property in Hampton Park. For many years, we have struggled to make room for everyone through the use of multiple facilities in multiple locations. But finally, we will all be in one place. And even though we will not be at the entrance to Woodlake any longer, we are still looking forward to continuing our relationship with this great group of folks known as Woodlake.

We'd also like to give you a heads up that on Memorial Day weekend, we will be making this move! On Sunday morning, May 26th, the entire congregation will be begin worship at our Woodlake campus, and then together as one church, we will walk to our new campus in Hampton Park. So, if you see a large group of folks walking down Millwood Parkway on Sunday morning, be sure to say hi!

Another piece of exciting news is that Spring Run Presbyterian Church has purchased our Woodlake building. They will be moving in through the month of June. We are thrilled to share in ministry with a great group of folks who are coming to this community.

We are thankful for all this neighborhood has been for us, and please know that even though we will be a mile or so down Hull Street, we still look forward to worshiping with you, serving together, and celebrating life on the lake!

Thanks again,
Pete Moon
Lead Pastor, Woodlake United Methodist Church

 <p>739-3709</p> <p><i>Located just inside Woodlake</i> 14750 Myer Cove Dr. Midlothian, VA 23112</p> <p>Serving your community for over 20 years</p> <p>Website: www.woodlakechild.com</p>	<p>Preschool Center State Licensed Full Time: 6 weeks- 5 Years Half Day: 2-5 Years Educational Curriculum</p> <p>Youth Center Ages 5-13 Years Before and After School Care</p> <p>Summer Camp Gymnasium Sports Fields Fun-filled Environment</p> <hr/> <p>Classroom Video Monitoring</p> <p>Cellular-Equipped Buses</p> <hr/> <p>Accredited by International Academy Private Education (IAPE)</p>	 <p>CLOVER HILL CHILDREN'S CENTER</p> <hr/> <p>7001 CHITAL DRIVE MIDLOTHIAN ACROSS HULL STREET FROM CLOVER HILL HIGH SCHOOL</p> <p>639-1632</p> <p>Website: www.childcareinchesterfield.com</p>	<p>A Loving, Secure and Educational Environment</p> <ul style="list-style-type: none"> • 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
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BEACON HILL
Jennifer Ripley

BENT CREEK
Anne & Matthew Cooper

CANDLEWICK
Zonia & Kandall Hunter

CHESTNUT BLUFF
Sheri & Jeffrey Nygaard

GROVE FOREST
Chad White

MEADOW CHASE
Brianne & Leonard Bartone

ROSEBAY FOREST
Nikita Williams &
Shaniyus Bogle

ARB Approvals March & April

Beechwood Point – Window replacement
Bent Creek – Driveway extension
Chatmoss – Color change
Chatmoss – Hardieplank
Chestnut Bluff - Roof
Chestnut Bluff – Screened porch
Chestnut Bluff – Vinyl siding
Chestnut Bluff – Window replacement
Clipper Cove – Color change
Duck Cove - Fence
Fiddlers Ridge – Roof
Gates Mill – Roof
Glen Ridge – Patio
Glen Ridge – Play structure
Grove Forest – Color change (2)
Grove Forest – Roof
Heather Glen – Gutters
Highberry Woods – Roof (2)
Highberry Woods – Window replacement
Lansgate - Driveway
Manor Gate – Garage door
Meadow Chase – Color change
Meadow Chase – Roof
Orchard Grove – Deck
Orchard Grove – Fence
Orchard Grove - Gutters
Powell Grove - Roof
Rock Harbour – Color change
Rock Harbour – Fence
Rock Harbour – Screened porch
Rosebay Forest – Color change
Silver Birch – Fence
Standing Oak – Color change
Standing Oak - Fence
Standing Oak - Roof
Sunrise Bluff – Common property improvement
Sunrise Bluff - Roof
Sunrise Bluff - Vinyl siding
Watercrest – Fence
West Bay – Common property improvement
West Bay - Driveway
West Bay - Fence
West Branch - Gable vent
West Shore - Roof
Willow Glen - Fence



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

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WCA CALENDAR

May 2013

- May 10** Moonlight Movie - Disney's Brave
East West Legacy Park, 8:30 PM
(See page 9)
- 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 15** **Community Liaison Meeting**
SRC Clubhouse, 10:00 AM
- May 17-19** **WSRC Community Weekend** (See page 15)
- May 18** Skywatch
CANCELLED - Will be rescheduled.
- May 25** Memorial Day Party
East West Legacy Park, 5-9 PM
- May 27** **Architectural Review Board Meeting**
WCA Office, 8:30 AM

June 2013

- Jun 10** **Architectural Review Board Meeting**
WCA Office, 8:30 AM
- Jun 12** **Environmental Committee Meeting**
WCA Office, 7:00 PM
- Jun 14** **Moonlight Movie - Cirque de Soleil, Worlds Away**
East West Legacy Park, 8:30 PM
- Jun 15** Rain Barrel Workshop
East West Legacy Park, 10 AM
- Jun 19** Board of Directors Meeting
WCA Office, 6:30 PM
- Jun 20** **Community Liaison Meeting**
SRC Clubhouse, 7:00 PM
- Jun 24** **Architectural Review Board Meeting**
WCA Office, 8:30 AM

Woodlake Environmental Committee presents

Spring Rain Barrel Workshop

Saturday, June 15

10 AM - Noon

Legacy Park Pavilion



The workshop will include brief instructions on how to set up and use a rain barrel, and construction of a barrel to take home, ready to use! All tools and supplies will be provided. Dress for the weather and bring work gloves.

\$35 per barrel

Credit card required to reserve your barrel kit. Space is limited, so call now to sign up, 739-4344.

See woodlakeonline.com for the rules regarding screening for rain barrels.



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Woodlake Summer Fun Starts In May!

Splash into summer early with your friends and neighbors at the Woodlake Community Weekend sponsored by WCA and WSRC! All Woodlake residents are invited to kick off the summer at the SRC (tennis court location) from Friday, May 17 at the first Friday Cheers with local favorite Boxcar, through Sunday, May 19. The pool will be open from noon to 6:00 p.m. on Saturday and Sunday, and the grill will be going the entire time! If you are not a current WSRC member, just stop by the AFC membership office to receive your special three-day pass for the weekend.

The WCA BOD and WSRC Management Team are excited to be able to offer a multitude of membership offerings, including a limited number of month-to-month memberships to those trying out membership for the first time! For anyone who's taken advantage of that one-time option in the past, we continue to offer great membership opportunities with a one-year commitment. Relax poolside with your neighbors, and take advantage of the indoor pool on rainy days without even leaving Woodlake! Check the amazing 2013 schedule for events that include something for everyone of every age at www.woodlakesrc.com.

WSRC members will enjoy the following 2013 season guest policy changes: Bring local guests (within 10 miles) up to four times each month (once per week) and resigned member friends once a month. Out-of-town guests (more than 10 miles away and including resigned members) receive unlimited visits with the use of a guest pass for each visit. Guest passes are good for a full day of fun in the sun! The management team is working hard to be responsive to WSRC community feedback, while also balancing the need for policies that help to protect the club member investment and make meeting our budget goals possible. Family members receive 12 free guest passes annually as part of their membership package, and both single and indoor/outdoor members receive up to six free guests each year. Members can also purchase guest passes throughout the year.

WCA and WSRC have planned great community adventures for our residents and club members throughout 2013. On May 18, head to East West Legacy Park for the Woodlake Skywatch with the Richmond Astronomy Club at no cost! Please RSVP in advance so that we can provide enough telescopes. We are also excited to offer new Stand Up Paddleboarding classes! Take a session to enjoy the lake, learn a new skill, and improve your core stability. Five sessions are being offered throughout the summer, and registration is required. Receive a \$5 discount off the session fee if you live in Woodlake and play at the Club (sorry – you must be a member of both WCA and WSRC for the special discount). Call WCA to register for Skywatch or Paddleboarding. We'll see you on the water and in the pool!



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(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.



Mike Buleza

Head Lifeguard and Employee Of The Month of April



Mike Buleza is 18 years old and is a senior at Manchester High School. Next year he will attend Longwood University to study biology, and he hopes to one day become an orthopedic surgeon.

Mike is the oldest of 5 boys, and on Saturdays, he coaches his little brothers in football. This summer will be Mike's third year of lifeguarding at Woodlake.

Woodlake Community Weekend & First Friday Cheers at the Swim & Racquet Club!

Friday, May 17th – Sunday, May 19th at the SRC (Tennis Location)

All residents are invited FREE for this special weekend! Non-member residents please visit the membership office at the AFC to pick up your special 3-day pass in advance.

The fun begins with **Friday Cheers**

May 17th

6-10 PM

featuring music by Boxcar!

SRC Pool open Saturday & Sunday

Noon to 6 PM

for ALL Woodlake residents. The grill will be going all weekend, and great food will also be available for sale at concessions!



Woodlake Swim and Racquet Club is Rockin' it!

Every Friday night starting with Community Weekend Cheers through Labor Day weekend!

Community Weekend
Friday, May 17th SRC pool opens at 5pm for Cheers.
Weekend continues at the SRC through Sunday, May 19

*Take a tour before May 31 and you will get a free pass to Friday Cheers**



The Club is better than ever and we want to share it with you!



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Visit us at www.woodlakesrc.com
Call the Membership Office at 739-9095 or 595-1340 for information and specials



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Skywatch

The Skywatch that was scheduled for May 18 has been cancelled due to scheduling conflicts. We apologize for any disappointment and inconvenience this may cause.

We promise to bring you another one very soon, so watch for details in coming issues of this newsletter, on woodlakeonline.com, and on the Woodlake Community Association Facebook page.

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.)

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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!**

You CAN Have A GREEN Lawn Using (Mostly) GREEN Practices

Every spring, as temperatures warm and folks begin to spend more time outdoors, lawn care questions begin rolling in to local garden centers and lawn services. Mike Goatley, Turf Specialist with the Virginia Tech Extension Service, says the most common questions he receives are, “Should I apply fertilizer now?” and “How do I control crabgrass?” Experts agree, for a healthy lawn, remember the ABCs:

Avoid Fertilizer

Battle Weeds

Compost your lawn

Goatley advises that the first step should be testing your soil. “There is no better money spent than to have a soil test done on the lawn and garden areas at least every third year. A soil test is the only way to determine if the soil needs lime, phosphorus, potassium, or other nutrients.” After the test, you’ll receive a report, in plain language, that tells you exactly how much lime your lawn needs, as well as what kind and how much fertilizer to apply.

To have your soil tested by the Chesterfield County Virginia Cooperative Extension, go to woodlakeonline.com and click on the Environmental Committee page link in the green column on the right.

In addition to soil testing, homeowners need to determine if they have cool- or warm-season grass, as treatments vary based on grass type. Susan Edwards, of the Chesterfield Cooperative Extension, says that cool season grasses like Fescue make and store most of their food in the fall, which is why they should be fertilized on the SON schedule: September, October and November. Too much nitrogen in the spring promotes weak, leggy growth, making it susceptible to insects and disease. She advises steering clear of spring fertilizing, adding that Fescue will green up on its own if it’s gone brown.

Because warm-season grasses like Zoysia and Bermuda initiate most of their root growth and food storage later in the warm (even hot) summer months, that’s when they need to be fed. “Excessive spring nitrogen fertilization that promotes a lot of shoot growth can be disastrous to the turf if there is a late freeze,” says Goatley. Fertilizing later helps establish stronger root growth, and it saves you from more frequent mowing!

So what *should* you do in spring? Edwards advises concentrating on soil improvement and weed control. To enrich your soil organically, rake compost into the entire lawn. Compost adds much-needed organic matter, making it much more hospitable to young turf. She cautions that this is a

situation where more is NOT better. “Stick to a maximum of one-quarter inch. Any more, and you can damage grass. You can repeat the application in about three months.”

From the WCA Covenants: Grass shall be no higher than six inches. Tree limbs, piles of leaves or grass, and other debris shall be properly disposed of. Dumping on common property is prohibited.

Leaving grass clippings on your lawn is a free, eco-friendly way to enrich your turf. It reduces the amount of fertilizer needed, reduces the potential for the chemicals to move into the ground water, and saves the local government the cost of disposing them at the landfills. It’s estimated that, by leaving clippings on the lawn, you will reduce needed nitrogen applications 20-30% after one year, and 35-45% after two. The key to this method is proper mowing. If clippings are too thick, they won’t fall to the turf below the grass, and they’ll cause damage and dead spots. Weekly mowing at a height of 1 ½ inches is usually sufficient for Zoysia and Bermuda grasses, and 2 ½ to 3 inches for Fescues and Ryes.

Proper Mowing Tips: Dull blades tear, rather than cut, grass, which can cause poor water absorption. Sharpen blades by using a sharpener or balancer, available at most hardware stores. Mowing early in the morning is usually the best time of day. Set your mower deck so you cut only the top 1/3 of the leaf. Every couple of weeks change the pattern you mow every few weeks to maintain uniform grass growth.

continued on page 20



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Green Lawn, Green Practices

from page 19

Weeds compete with grass for limited resources such as nutrients, water, light, and space. A dense lawn entering the spring growing season will have minimal crabgrass infestation that can be managed with hand pulling. Shawn Askew, Virginia Tech Extension Turf grass Weed Specialist, advocates that the lawn itself controls far more weeds than any chemical ever applied, and he says that one option for weed and crabgrass control is to apply more grass seed. If you do apply seed in the spring and decide to use chemicals, be sure to use special crabgrass herbicides that are safe during turf grass seedling establishment. "A thick, healthy turf is the best method of crabgrass control," Askew said.

If weeds are already present, Edwards recommends getting them under control now, before they get out of control, and chemical treatment might be necessary. "Unfortunately, weeds survive better under stress than turf grass. When weeds are present, they're constantly competing with your turf for resources." It's important to tackle them before the stressful summer heat arrives. In the spring, Edwards recommends that you apply two different types of weed control: granular crabgrass pre-emergent and a liquid broadleaf weed post-emergent. Use a broadleaf product that contains two or three active ingredients to target multiple types of weeds. Apply them to your entire lawn, and make a second application in about 6 weeks.

From the WCA Covenants: Grass shall be maintained to prevent dying and drying. Barren areas shall be reseeded or incorporated into mulched beds. Mulched beds shall be kept free of weeds and grass.

Water composes about 75 percent to 85 percent of the weight of a healthy grass plant. It is essential for seed germination, tissue formation, plant cooling, food manufacture, and nutrient absorption and transport. Most lawns in our area need about 1 inch of water per week. Water only as much at one time as will soak into the lawn. Water that is allowed to run off carries your lawn's nutrients with it, and it's harmful to streams and reservoirs. Avoid daily watering, as deep and infrequent watering maintains a healthier root system and reduces weed infestation, as opposed to light and frequent irrigation, which promotes shallow roots and germination of weed seeds. Watering in the morning is best to minimize evaporation,

How To: To measure the amount of water your lawn is receiving, mark the side of a tuna or pet food can and place it on the lawn. Use it to measure both natural (rainfall) and planned watering.

allowing a deeper watering that reaches the turf's roots. Night-time watering may cause fungal growth. Newly sodded or seeded lawns require more frequent watering for the first three to four weeks than do well-established lawns.

From the WCA Covenants: Driveways shall be kept free from grass and weeds.

Finally, don't overlook your driveway and sidewalk when treating your lawn. Weeds and grass find their way into cracks and gaps in hard surfaces. Not only is this unsightly, but left untreated, weeds can germinate and spread into your lawn. Hand weeding is usually easy and effective in these areas, but for stubborn weeds, use the same liquid broadleaf post-emergent that you use on your lawn.

Using these recommended practices will help you grow a healthy, beautiful lawn, and many of them will save you money, too!

For many other helpful articles about lawns and gardening, visit the Chesterfield Virginia Cooperative Extension at <http://pubs.ext.vt.edu/> or scan the QR code.



Join your Woodlake neighbors for



Community Night!

Wednesday, June 5

6:35 PM

Purchase your tickets through WCA for just \$7 each. If WCA sells 200 or more, someone from our group will be selected to throw out the first pitch!

To order your tickets, go to woodlakeonline.com for an order form and payment information.

Take your family out to the ball game for this special Woodlake Community event!



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 meeting as a guest of the club.

Henricus "Citie" Historical Park

By Lou Seminare

In the beginning, there was Jamestown in Virginia, the first settlement by the English in 1607. The next English settlement was Henricus, which came in 1611, and was necessitated by what turned out to be an unhealthy swampy environment in the Jamestown area. Some 300 settlers traveled about 80 miles up the James River to establish this second successful English settlement in the New World. Their secondary motivation: the then unique opportunity for property ownership by common men.

As described in the current day literature: "The "Citie" prospered for a time. Based on the establishment of tobacco as the first cash crop in the New World, that progress contributed to the successful permanent colonization of North America and the subsequent establishment of the United States of America."

With that success, the increased numbers of settlers led to aggressive territorial expansion which in turn caused the straining of relations between the English and the Native American populations. On March 22, 1622, a raid against the English settlements up and down the James River led to the destruction of the Citie of Henricus. Subsequent efforts to reestablish the town of Henricus were a failure.

Today, the 1611 Citie of Henricus has been recreated as a living history museum with 12 recreated colonial structures, demonstrating history through "hands-on" encounters with period-dressed historic interpreters. Visitors interact with interpreters during which time they may be asked to assist with cooking, blacksmithing, planting or harvesting. Some may even be asked to join the Militia!



Charles Lewis Grant

Charles Lewis Grant has been Executive Director of Henricus Historical Park since 2008. He has directed and managed the planning, operation and coordination of park programs, staff and facilities, including approximately \$7 million in on-site capital assets. Grant co-authored the 2011 commemoration plan for the 400th anniversary of the Citie of Henricus. He served as president of Custom Collectibles, Ltd. for 17 years and senior project manager at The American Historical Foundation from 1987-1991. He holds undergraduate and master's degrees in history from Radford and Virginia Tech, respectively.

John Pagano has been the historical interpretation supervisor at Henricus since 2007. He has earlier served at Pamplin Historical Park, the Jamestown Foundation and the Colonial Williamsburg Foundation. Pagano has assisted in the production of more than 75 documentaries as actor and historic consultant. Additionally, Pagano has authored nearly 30 articles on a variety of American history topics and has completed the first draft of his book on Henricus. He holds a degree in history from The State University of New York. He is also a trained special education teacher.

Following the June meeting, the BRMC will enter its meeting hiatus for the summer months, resuming its programs at the Brandermill Church on Thursday, September 5th, and the first Thursday of each month thereafter. All other club activities, including off-season league bowling, occasional day tours, ROMEO (Retired Outstanding Men Eating Out) with their ladies and guests, twice weekly bridge socials, etc., will continue during the hiatus. Additional information on club events is posted on the website BRMConline.org

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)

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.

Sign into your Facebook account, then use your smartphone to scan the QR code to take you there now!



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Pontoon Rental Fees	Mon-Thur	Fri-Sun
1.5 hours	\$35.00	\$45.00
2 hours (maximum)	\$50.00	\$60.00



For more [pontoon boat information](#), or to check availability, go to woodlakeonline.com or scan the QR code.



RENT THE PAVILION at East West Legacy Park and your guests will enjoy a beautiful lake-side view at your birthday party, wedding, or family get-together. Rental fees begin at just \$20/hour.



For more [pavilion rental information](#), or to check availability, go to woodlakeonline.com or scan the QR code.

**Call us at 739-4344 to make
PONTOON and PAVILION
reservations!**



Life on the Lake

Woodlake Community Association
14900 Lake Bluff Parkway
Midlothian, VA 23112

Deliver to:

Memorial Day Party

Saturday, May 25* 5:00-9:00 PM

East West Legacy Park

featuring The Fender Benders

- ★ Beer & Wine Sales**
- ★ SnoBall Sales
- ★ FREE Pontoon Rides
- ★ FREE Facepainting for the kids
- ★ FREE Glow Sticks for the kids



Food and beverages will
be available for sale by
Boy Scout Troop #2860

*Rain date: Sunday, May 26

Event open to all Woodlake residents and their accompanied guests.
**No BYOB per our ABC License. Coolers and bags subject to inspection.