

Transitions

Woodland Pond Homeowners' Association Report

Now is the winter of our discontent coming to rest. By a rough count of faces at the Annual Meeting of the Woodland Pond Homeowners' Association, Phase 1, there were over 120 people in attendance. It was truly a delight to see so many individuals interested in our community. People came to the meeting with questions and concerns about the direction taken by the Board this past year. Without a doubt from the standpoint of personnel issues and covenant enforcement, 2004 was a challenging year for the Board. Unfortunately, it is often not possible to make all parties happy when it comes to enforcement of covenants or a number of other issues. Nevertheless, by the resounding applause, positive comments, and thank you phone calls received after the meeting, it is clear that preserving the beauty, safety, and value of our neighborhood are goals shared by all, and the Board has the overwhelming confidence of the residents that we are pursuing the right goals. While we would have liked to enter the new year with a clean slate, two covenant issues remain in the legal system as we enter 2005. As a reminder to all, the Covenants are in place to be followed by each and every resident. Abiding by the Covenants is important not only in keeping the neighborhood safe and attractive, but also in keeping the costs and expenditures low for everyone. We are fortunate that we have been able to live in such a fine neighborhood with such low annual Association dues. At the annual meeting we

heard reference made to several other comparable communities charging more than four to six times as much for annual dues.

Many residents came forward with thoughts about ways to continue to improve our community. The Board has been asked to look into ways to combat the problem of speeding in the neighborhood, to discuss with cellular phone carriers the problem of poor reception in our area, and to reopen discussion with Comcast for a neighborhood discount on cable services. Some other issues open for further work include reviewing and revising our governing documents, working toward a more permanent solution regarding support for the playground and garden which is on property owned by the Swim & Racquet Club, and merging Phase 1 and Phase 2 Homeowners' Associations.

As I complete my term as President, Marc Just has been elected by the Board to be my successor. Joanne Buckley has been elected by the Board to serve as Secretary and Jim Eads has been elected by the Board to serve as Treasurer. Five new Directors were elected to the Board by the community at the Annual Meeting to replace the four outgoing Directors. Please welcome to the Board Leo Johnston, Walter "Mac" McFarlane, DeAnn Nevison, Ray Walsh, and Julie White. Leo Johnston has been elected by the Board to serve as Vice President for the coming year.

We have also transitioned our management company to ACS West, Inc. As you may recall, ACS West, Inc. is a local family-owned property management company. We look forward to a high level of service to be provided by this new relationship. Please note that dues notices will be coming from ACS West, Inc. in January and payments are due by February 15, 2005. The Board did approve the collection of \$110.00. Remember that payment of dues is mandatory and the Board will enforce the collection of any delinquent accounts. Payment of Woodland Pond Homeowners' Association dues is separate from any dues that may be paid to the Woodland Pond Lakefront Association or to the Swim & Racquet Club. Please also note that if you are planning to sell your home, you or your realtor will need to request a disclosure packet to be provided to the buyer. Disclosure packets are now obtained from ACS West, Inc. by calling (804) 282-7451.

For clarification, the Board continues to do architectural review in house. No plans were made to outsource the work of the Architectural Review Committee to ACS West, Inc. or any other company. There continues to be no fee required for application to the Committee, although there is a \$50 fine imposed for projects started without application and approval, as this is a violation of the Covenants and is meant to avoid costly and unpleasant problems.

Again, it has been an experience that I value to have served on the

Board for the past three years. I have worked with some very dedicated and talented people and met many residents in the process. I hope that everyone will do their part to support the Board now and in the future and consider giving some of your time and talent to our community.

Darren S. Witte, MD
Outgoing WPHA President

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**WOODLAND POND
HOMEOWNERS'
ASSOCIATION
INC.**

UPDATE is published quarterly by the Woodland Pond Homeowners' Association with distribution scheduled in the months of January, April, July and October. Direct correspondence to the WPHA, P.O. Box 136, Chesterfield, VA 23832, or contact any member of the Board of Directors.

BOARD OF DIRECTORS

President: Marc Just
768-6955

Vice President: Leo Johnston
796-3764

Treasurer: Jim Eads
768-9411

Secretary: Joanne Buckley
748-9633

Directors: Bruce Fletcher
748-7201
Walter McFarlane
748-3780
DeAnn Nevison
717-8275
Ray Walsh
796-5183
Julie White
796-6457

Lunch



The lunch bunch is a Woodland Pond group open to all residents and an occasional non-resident guest. Please check with the contact person before you invite a guest to see if there's a limited number set by the restaurant.

Please RSVP (phone or e-mail) by the date listed. Some restaurants require early notification of the number of guests. If you RSVP after the given date, you may be put on a waiting list.

We try to make all reservations for 12 noon. We often ride-share from the Swim & Racquet Club parking lot. The time listed at the end of the contact person's e-mail address is the time we'll LEAVE. Please plan to be there earlier and please inform the contact person if you plan to share a ride.

If your plans change and you find that you cannot attend, PLEASE CALL AND CANCEL, EVEN IF IT'S THE LAST MINUTE. There might be someone on the waiting list who would like to go, or we might be waiting for you at the restaurant.

In the past, we've had to change plans because a restaurant had closed, was closed for lunch, or was under renovation. If this happens, an alternate restaurant will be chosen and you will be notified when you RSVP.

Here are the restaurants for the next few months. If you have any questions, please call Charlie Turfboer, 796-2175.

February 2nd Brio Tuscan Grille Stony Point Fashion Mall
RSVP to Rosie Tarkington by Jan. 26th - 706-1182 or
aubreytarkington@comcast.net 11:15 am

March 2nd Andre's Grille 3511 Courthouse Road
RSVP to Lynn Mabe by Feb. 23rd - 706-6223 or
Lmabe0526@comcast.net 11:30 am

April 6th Penny Lane Pub 421 E. Franklin Street
RSVP to Charlie Turfboer by March 30th - 796-2175 or
cturf@comcast.net 11:15 am

May 4th Tara Thai Short Pump Town Center
RSVP to Jane Zirkel by April 27th - 748-4443 or
jmzirkel@mindspring.com 11:15 am



*For information on the
Woodland Pond
Bridge Group,
please contact
JoAnne Marshall
at 748-5088
or
Pat Roach
at 748-8512.*

Attention New Residents

Sometimes new neighbors can “sneak” in without the block captains being aware. So, if this has happened to you, please call Marcia Lee so a welcome basket can be prepared for you. When you receive your basket, please complete the information sheet and return it a.s.a.p. so that you will be recognized in the next newsletter, added to the WPHA mailing list, and be included in the next Woodland Pond Telephone Directory if you so desire. Also, if you would like to advertise your business by way of the welcome basket, please contact Marcia Lee at 768-8770.



Please pick up after your pets when you are walking them. Residents have complained about remains on their lawns and in the street where everyone walks, runs, and children play. Let's work together to keep Woodland Pond a friendly place to live!

2005 DIRECTORY UPDATE

This is your final chance to be included in the **2005 Woodland Pond Directory**. Associations, Clubs, Organizations – please send your information! The Directory is a great tool to share information regarding your organization. Also, if you are new to the subdivision – send in your information. If your information has changed, please send in

BLOCK CAPTAINS

Block Captains Committee Chairperson - Marcia Lee—768-8770

Sally Brazil	9020 Waterfowl Flyway	748-3258
Linda Burselon	8931 Whistling Swan Road	796-3544
Janet Childress	8802 Whistling Swan Road	748-3199
Laura Dooley	10707 Old Squaws Lane	717-9466
Pam Enslen	9313 Banff Court	717-9313
Bruce Fletcher	10703 Gadwell Court	748-7201
Carol Goodloe	10854 Egret Court	777-9111
Lisa Herbert	9419 Park Bluff Terrace	796-5398
Isabel Jacobs	11313 Laurel Cove Lane	796-6990
Rita Johnson	9004 Canvasback Circle	748-5608
Laurie Klein	8707 Taylor Landing Place	748-8107
Kim Kohman	9000 Wigeon Way	748-4551
Jocelyn LaRocque	11330 Shorecrest Lane	768-0470
Julie Longstreet	8711 Waterfowl Flyway	796-3780
Lora Lydick	10910 Woodland Pond Parkway	706-1558
Lynn Mabe	11411 Avocet Drive	706-6223
Melanie McConville	9041 Whistling Swan Road	748-2462
Pat Merson	11231 Woodland Pond Parkway	796-1132
Melinda Miller	9410 Waterfowl Flyway	778-7794
Gloria Morelli	9124 Avocet Court	796-2042
Holly Oehrlein	9860 Waterfowl Flyway	796-5253
Kathy Peterson	9402 Gadwell Terrace	748-8536
Nancy Pugh	9340 Squirrel Tree Court	768-0092
Liz Reiber	10901 Pintail Place	796-7533
Karen Schille	9521 Waterfowl Flyway	717-5070
Linda Timte	9413 Owl Trace Drive	796-6631
Charlie Turfboer	9700 Waterfowl Flyway	796-2175
Henrietta Yaworsky	9311 Owl Trace Court	768-4693

your changes and finally if you want to be included – send in your information.

Information needed:

Names
Address (Street only)
Telephone number (only one)
Children names and birthdates

If you purchased a re-sale, please supply the prior owner's last name so their name can be removed.

You may email your information to Communications@woodlandpond.org if you do not receive an email in return saying “Thank You” – please re-send the email.

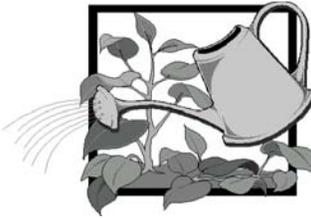
You may also mail your changes to WPHA PO Box 136, Chesterfield VA 23832, noting “Attention: Directory”. No information will be taken over the telephone. You may also fax the information to 706-6354.

Deadline is January 31st

Delivery will be in March. Thanks.

Lynn Mabe

GARDEN CLUB CORNER



In December, the Woodland Pond Garden Club sold over 300 poinsettias. The garden club would like to thank the residents of Woodland Pond for their continued support of this project. Beautiful swags were made by garden club members to decorate Woodland Pond for the holiday season. A "big" thank you goes to the Homeowners Associations for their generous donations. Appreciation is also extended to Theresa Tremper for chairing both of these projects. The garden club also decorated a room at Magnolia Grange for the holidays. Thanks go to Kathy Petersen, decorating chairman.

2005 Woodland Pond Garden Club Meetings:

January 13 – "Chili Dinner" and 2004 Nature Camp Recipient Program WPSRC – 6:30 p.m.

February 10 – "Perennial Gardening" – Speaker, Claudia Swanson – Dirty Hand Nursery, WPSRC – 7 p.m.

March 10 - "Wild Birds Unlimited" – Speakers, Owners, Bruce and Meredith Bass, Wild Birds Unlimited - Midlothian Location – 7 p.m.

April 14 – "The Chelsea Flower Show Slide Presentation" – Speaker, Susan Gaskill

In February, the garden club will exhibit a hat in the Maymont Flower and Garden Show's Haticulture Exhibit. Melissa Damiano is the chairman of this project. Look for the "hat" when you visit the show.

If you are interested in joining the Woodland Pond Garden Club, please call Joy Walker, membership chairman at 706-6402.



Newsletter Issues???

Please check your name and address on your newsletter label. For any corrections, please call Charlie Turfboer at 796-2175.

If you know of someone who did not receive their newsletter, please notify Charlie as well.

Thanks!



Please Recycle!



Neighborhood Common Interests on Website

We are once again plugging the website at Woodland Pond (www.woodlandpond.org). The latest version of documents is not the most exciting thing to talk about, but there are other things of interest. Judging by the turnout at the annual meeting, there is a renewed awareness in what is going on in the neighborhood. By going to the website, and particularly by signing up for the notification list, you can be informed of meetings, requests for participation, as well as community activities. There is a posting section for residents to recommend service providers with whom they have had a positive experience. Think about that the next time you are looking for a painter or landscaper.

As the WPHA does not have a physical common meeting ground, the website serves as the common area for neighborhood documents and notices. You can even contact the Board

through wpha@woodlandpond.org and have questions answered. Please show your interest in the community and stay informed.

In the fall issue of the newsletter, there was a request that people sign up to receive this publication in electronic version or "softcopy." The response was disappointing, but one whose time may be arriving. The only difference between the hardcopy and softcopy is that names of new residents are removed for privacy as the website is open to anyone on the World Wide Web. As mentioned, you can receive your next issue of the newsletter faster and we can reduce postage and printing costs with your help. If you would be willing to opt-in for electronic delivery, please send an e-mail to wpha@woodlandpond.org. Thank you!

A Note From The Treasurer

Receipts: It's great to report that we have another year of 100% of residents paying their homeowners' association dues! We have 3 late fees outstanding, which will be shown as a balance forward on your 2005 dues statement. The receipts are under budget due to an error in calculating the number of houses in Phase 1 and no reimbursements from Phase II for their Newsletters, Directories and Welcome Baskets.

Community Services expenses came in slightly under budget. The main expense during 2004 was the website, which required the re-writing of the language code.

Professional Services & Supplies came in over budget due to the Reserve Study being conducted, which is now State required. This study is to review our fixed assets and determine how much money will be needed to repair and replace when the time happens. This study is required every 5 years and then it will only need to be updated. The other category that exceeded the budget was Legal Fees, which was mainly due to having to retain Chatwick, Washington, Moriarty, Elmore & Bunn, P.C. as our attorneys to represent us and advise us in Architectural and Covenant matters.

Maintenance came in \$13,740 under budget because the Common Area Maintenance was budgeted twice. An additional \$4,500 was saved as a result of postponing Front Entrance Enhancements.

We ended the year with \$8,098.69 in the BB&T operating account and \$72,297 in the Fidelity Investment account. The Fidelity account represents \$25,000 as a capital reserve amount, which may have to be increased when the final reserve study report is presented to the 2005 board. There is also a Legal reserve in the 2005 budget which will also be taken from the Fidelity account.

I want to remind everyone that ACS West will be our new Management Company and everyone should be on the look-out for their 2005 Dues Assessment Notice by January 15th. If you do not receive a notice, this does not remove you from the responsibility of paying the dues, so please contact ACS West at 282-7451 and ask for Martha Yeager. If you leave a message, please leave that you are resident of Woodland Pond, your street address, and your first and last name along with your telephone number. This will enable ACS West to pull your record and have the information you need before returning your call.

Also, as a reminder **everyone must pay dues of \$110 as a resident.** There are 2 separate Associations for the Lakefront and The Swim & Racquet
WPHA UPDATE
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Woodland Pond Homeowners' Association December 2004 Financial Report

Summary of Receipts & Expenditures Through 12/31/04

<u>SOURCE OF FUNDS</u>	BUDGET	ACTUAL
Ending Balance 12-31-2003	\$ 81,200	\$91,155
Membership Dues & Late Fees	\$ 41,300	\$39,971
Misc: Interest, Directory Ads, etc.	<u>\$ 3,950</u>	<u>\$ 3,387</u>
TOTAL FUNDS AVAILABLE	\$126,450	\$134,263
 <u>EXPENDITURE CATEGORIES</u>		
COMMUNITY SERVICES	\$ 8,075	\$ 7,271
Welcome baskets, Neighborhood Directory, Newsletter, Database Services, Website, Holiday Decorations, Beach Road Cleanup, Announcement Handouts		
PROFESSIONAL SERVICES & SUPPLIES	\$ 10,440	\$ 13,637
Accounting, Legal Fees/Consultants, Postal Box Rental/Postage, Insurance, Supplies/Equipment, Tax Payments, Management Fees, Meeting and Storage Space		
MAINTENANCE	\$ 40,200	\$ 26,459
Fertilizer & Reseeding, Fall Cleanup, Fence & Sign, Electrical, Wash Brick, Monthly Maintenance, Street Signs, Well & Sprinklers		
SPECIAL PROJECTS	\$ 6,750	\$ 6,750
Upgrade to Lighting, Tree Trimming/Removal, George Orr Memorial Garden		
TOTAL EXPENDITURES	\$ 65,465	\$ 54,117
RESERVE/CAPITAL IMPROVEMENTS	\$25,000	\$ 0
ENDING BALANCE 12/31/04	\$35,985	\$ 80,396

Club. Each of these bill separately for their dues. Please do not combine your dues payments as each Association is a separate entity. Homeowners' dues deadline is February 15th, so let's keep the 100% payment for another year and pay your dues on time!

As this is my final report as your Treasurer, I want to wish everyone a Safe and Happy 2005 and welcome Jim Eads as your 2005 Treasurer.

Lynn Mabe



WOODLAND POND SWIM & RACQUET CLUB



Winter weather is upon us again, and I'm reminded of the adage, "Even though there's snow on the roof there's still a fire in the hearth!" (particularly as more snow appears in my own roof...) There may be snow on the Swim & Racquet club roof this winter, but we remain an active bunch. Several activities are planned for the coming months prior to the pool opening, so continue to check your emails for activity announcements (if you are not on our email list but would like to receive the announcements please let us know).

I am excited about the nominees for the 2005 S&RC board. It looks like we will continue to have an active and fun group, with a good mix of experience (myself, Susan Troidle, Kathy DelGuercio, and Marcia Lee) and neophyte (Laura Doo-ley, Wendy Wellener, Patton Roark, and Bob Puleo). Please join me in welcoming our newest board members and thanking them for volunteering their time to service in the neighborhood.

Please note, we have added some new membership categories for the 2005 membership year. Although most of our current members are families with children, Woodland Pond has a lot of folks who don't have children or whose children have left the nest. We want to reach out to this component of our neighborhood, as one of our primary goals is to be a reflection of the neighborhood we serve. For this reason we have introduced two new membership categories, Couples and Seniors, with a substantially reduced rate compared to Family memberships. Because kids tend to focus more on summer activities and get the most use from the pool, we recognize that a full membership cost may not seem a good value when the pool is only used by one or two people and only a few times during the summer. However, swimming remains an excellent way to stay heart-healthy, and we are evaluating new ways to utilize this fitness resource, such as for early morning

lap swimming. We hope that if you fit one of these new categories you will consider joining or re-joining the Club. We also offer a Social/Tennis membership if your family's needs do not include use of the pool. Please contact any board member for more details regarding available membership levels.

For current members, renewal forms were sent out in December. Remember if you renew (or become a member) prior to January 31 you get the early-bird discount, so look for your membership form and send it in! If you are not yet a member of the Swim & Racquet Club we would love to have you participate - contact any board member for an application.

Forrest Sloan
WPS&RC President
phone # - 748-2316
email - fes9999@comcast.net

* * * * *

Watch out for our neighborhood children!! With winter here, they will be out playing in the snow (if we ever get any!) and at the bus stops.

Please be careful!



Service Providers Recommended By Homeowners Tile Installation

Michael Scholz Ceramic Tile
Michael Scholz - 804-598-4589
Installed tile backsplash in our kitchen. Very professional. The job was completed when promised. Beautiful work!
Monica Dudley - 748-0124

Winter Swim – New Loca-

The Woodland Pond Swim Team will again offer "Winter Swim" every Sunday from January 9th through



March 20th. We will be swimming at a new time and location this winter, the SwimQuest Pool on Deer Run Drive, from 6:30pm to 7:30pm. The most important thing has not changed and that is our coach. Here is her message to our swimmers:

Time to hit the pool with a little UMPH-H! It is that time of year again to start practicing our strokes and preparing for another fantastic summer. I want to see all of you and your friends at our new practice location off Hull

Street. If you have any questions please call me at 744-3605. I cannot wait to see all of you again! - Coach Meredith

Information and registration forms will be distributed early in December to all swimmers on the summer 2004 roster. Anyone new who wants to participate can request a form at the phone number/email below. The registration forms will include driving directions to our new pool location, which is 9.6 miles from the entrance of Woodland Pond. Membership in the Swim and Racquet Club is not required for winter swim, but is required prior to registration for the summer swim season. Please contact Larry Austin (796-9752,





Woodland Pond Lakefront Association

VERY IMPORTANT—FOR ALL LOT OWNERS IN WOODLAND POND

From the beginning of the development of Woodland Pond until last December, Midlothian Enterprises had ownership, oversight and enforcement of the covenants governing use of our lake. As most of us came to realize, many of the covenants were poorly conceived, enforcement was non-existent and times have changed.

Following years of negotiations with Midlothian Enterprises, the Woodland Pond Lakefront Association acquired ownership of the lake in December, 2003. Subsequently, with the assistance of a local law firm specializing in Association Management, the Board of Directors undertook an ambitious review of the covenants with an eye toward creating a minimum number of rules that would promote and improve the enjoyment of our wonderful lake for EVERYONE living in Woodland Pond.

The WPLA Board established a sub-committee that, with input from the residents, came up with a set of revised covenants that we feel represents a fair and reasonable set of rules and guidelines for residents. A lot of thought and discussion has been put into formulating

these proposed changes. Some covenants have been broadened or relaxed while others have been tightened.

While everyone will probably not agree with every covenant change being proposed, *we urge you to review the entire set of covenants as a total package.* The results of our initial survey have shown that 76% of the respondents supported ALL the proposed changes and of the 24% opposing, the vast majority did so because of a single issue. No single issue was opposed by more than 8% of the residents. We need the support of 80% of ALL Woodland Pond property owners, not just Lakefront Members, to legalize these changes.

In the coming weeks, the Board of Directors plans to address the concerns of the 24% about some of the changes and, at the same time, encourage all others to review the proposed changes on the Woodland Pond website. Please contact any of the WPLA Board members with your comments or questions. **The Annual Meeting of the members of the Lakefront Association will be held on February 8, 2005 at the Woodland**

Pond Swim & Racquet Club. A vote of the attending (or by proxy) membership will be conducted on the proposed covenant changes. **Following this Member meeting, we will solicit votes from the entire Woodland Pond community with the goal of having 80% of the votes necessary for approval by April 1, 2005.** Please support the future of Woodland Pond by reviewing the revised covenants. As mentioned above, members should plan to attend the Annual Meeting to vote on the proposed covenant changes.

WPLA Board

Lakefront Association Officers and Committee Chairs

- President** - Howard Roquet
751-0285
- Vice-President & Secretary** - Aubrey Tarkington
706-1182
- Treasurer** - Jimmy Jacobs
796-6990
- Directors:**
 - Stuart Cox** (Keys, Boat Rack Rental) - 768-4319
 - Dick Kendrick** (Fishing Tournament) - 748-9323
 - Charlie Primm** (Liaison with WPHA & WPS&RC)
- 768-4211
 - Gary Simmons** - 425-5354
 - Joshua Jeyasingh** - 717-8377

Landscape Maintenance - Everybody's Job!!

Woodland Pond is as beautiful in the winter as in other seasons! We're working closely with Estate Care Landscaping Company to ensure the continued beauty of our neighborhood. It has been a busy year, and I'd like to share some of the things that are going on with you.

We had one issue to sort through, and I'll explain. As many of you may have noticed last summer, there were areas around the neighborhood which were overgrown with weeds and grass. Most of these areas were around and under guardrails, but some were along wooded areas as well. Considered common areas at the time, the developer, Midlothian Enterprises maintained these areas at their expense. Once we, Woodland Pond Homeowners'

Association, Inc., became independent from Midlothian Enterprises and homeowners' dues became mandatory, the expense became ours. It was brought to our attention that in maintaining these areas, community money was being spent on individual property. In fairness to all homeowners', the Board voted to discontinue with the maintenance of these areas.

A letter was sent to each homeowner, whose property was involved, explaining the situation. We were hopeful that individual homeowners would maintain the integrity of our neighborhood by caring for these areas. Most have done so; others argue that these areas are easements and should be maintained by *Continued on Page 8*

Covenants Corner

Judging by the activities of the past year, Woodland Pond continues to be an active place where residents are making lots of architectural additions and changes. As of January 2004, the review of architectural applications was no longer conducted by the management company, Community Group, but rather was accomplished through the members of the Architectural Review Committee (ARC) also referred to as the Architectural Control Committee (ACC). The ARC met to address approximately thirty applications with an overwhelming number of them being approved as submitted and some others with minor modifications.

Information regarding architectural requirements is contained in the Covenants as well as in the Architectural Standards. Each of these was part of your disclosure packet that you should have received as you were purchasing your home in the community. For some residents, the information has changed from that packet and supplements were issued. Not everyone added these pieces of information to their binders. Please go to the website (www.woodlandpond.org) and see the

latest version of the Architectural Standards (most recently revised in 2003). The application form is also there on the website. It is important that this form be used as older versions of the form will delay receipt and thus a response. Please do not use the form found in most disclosure packets as the address is no longer correct. If you mail the form to Community Group, we can not ensure when or if we would receive it.

As discussed at the annual meeting in December, the two most serious issues before the Association arose from architectural projects undertaken without application or approval, which is a violation of the Covenants. The danger in these cases is when a project is disapproved, or approved only with modification, that this may mean costs to undo or redo the project. While no one likes to be the "bad guy", ensuring compliance with the rules is an obligation of the Board and its committees. Failure to abide by the rules requires a response to ensure the ability to enforce the rules in the future. When residents will not do so willingly, we are then in the position of having to use increasing force, even the court if all else fails. I ask you very

plainly; please do not put yourself or the community in such a difficult position.

Woodland Pond is an attractive community where homes are not all alike and yet there is a sense of a common feel and a look of a single community. The spirit of the architectural restrictions is fairly broad, but meant to maintain this sense of a neighborhood while avoiding a "cookie cutter" system. The standards attempt to keep a balance of diversity and architectural harmony.

Serving as Chair of the ARC for 2004 has been a challenging responsibility and one that I have attempted to meet fully and fairly. On behalf of the WPHA Board and particularly my successor, let me thank you for your cooperation this past year and hope that it may continue in 2005 and beyond. Administering architectural reviews "in-house" was something new for the neighborhood and tremendous strides have been made. That being said, I am pleased to pass the torch.

Regards,

Marc Just

Landscape Maintenance.....*Continued from Page 7*

the county. It is true that these areas are easements. It is also true that every lot in Woodland Pond has an easement, and the county is not going to maintain any of them. Can you imagine what our neighborhood would look like if everyone decided not to maintain the easements to their property line? With this in mind, we ask that homeowners' care for these areas.

We had a lot of repair work to do along the parkway this year, due to vehicles parking and or running off the road. At some point we stopped counting the ruts. Please do not park on the grass along the parkway, and if you see work vehicles doing so, kindly ask them to move. We all enjoy the beauty of the parkway; let us all work to keep it that way!

The entrance fence was cleaned and painted in November and looks fantastic! We would like to thank John

Lukomski Painting for donating half of the labor and Virginia Paint Company for donating the paint. What a great contribution!

Our plan for the coming year is to replace the entrance sign and lighting. After all these years, the sign has seen its better days and the lighting has been down for some time. We will continue to keep you informed as we move forward with these projects.

We appreciate your support and suggestions. Have a peaceful winter!

Joanne Buckley,

Director WPHA

Our Neighborhood Birds of Prey

Who's an expert at catching fish in the lake? Even the best of us have some serious competition from the bird specialists who rely on the fish they catch to feed themselves and their families. Neighborhood birds demonstrate a wondrous variety of techniques for snagging their meals. Many have found their own niche so they don't have to compete with other species. We can identify at least four distinct fishing methods used by resident or migrating species.

Diving from the air. Belted Kingfishers (image of female at left) are a great example. They wait and watch from a branch



overhanging the water and dive to pluck a fish from below the surface. They compensate for the apparent displacement caused by refraction of light at the surface. Kingfishers use their beaks as spears and their success rate is very high. Ospreys circle, then dive, catch with their feet and get one most of the time; watch them align the fish to face forwards to reduce air resistance.

Bald Eagles sometimes fish like Ospreys, but their success rate is lower so they more often scavenge or steal (e.g., from Ospreys).

Diving from the surface. Some ducks, such as Mergansers do this. They are less buoyant than surface feeding ducks and also have serrated bills to prevent their prey from sliding away. Double-crested Cormorants are the real experts at

“flying” fast under water to hunt for fish. (Cormorants are used by commercial fishermen in some parts of the world.) Common Loons peer beneath the water surface with faces submerged to locate the fish before diving. Pied-billed Grebes are able to adjust their buoyancy to sink like submarines to catch small fish.

Wading and stalking. Herons take this niche. Great Blue Herons pick their way gingerly around the shore, taking care not to scare fish, then “freeze”, waiting for a target to come within range and then strike very fast. Sometimes they will deliberately create shade by spreading their wings to tempt fish to come within range: this is also thought to help to reduce glare and improve visibility. Green Herons fish in a similar way, but do not compete for the same species.

Beachcombing. This is the province of shorebirds, represented by Spotted Sandpipers. These will typically dig just below the surface for small crustaceans and worms, as well as foraging in shallow water for small fish and aquatic insects. Crows are great opportunists and can sometimes be seen seeking snacks at the water's edge.

We are lucky that the development around and activities on the lake are tolerated by our fellow fishers. Take some time to watch our local fishing experts, but respect their rights too by minimizing disturbance so that we can continue to share the lake's bounty.

John & Wendy Ealding

Hunters In Pocahontas Park Major Concern

One of the issues that came up at the annual meeting last month was the concern of hunters entering the park through people's yards and firing weapons near homes. It appears that several different agencies are involved with this issue – the county (police), the park itself which is state property, and the Department of Game and Inland Fisheries. While there has been some awareness of the problem, there are some issues related to coordination of these authorities to ensure that each is aware when complaints are made. By the time that this article goes to print, all hunting for the season will have ended, but we can work toward better management for next season.

According to the Park Manager, there

are pamphlets and guidelines available in Pocahontas where hunters would park. Further, signs were posted approximately four years ago in the park notifying hunters that they are approaching the 600 foot “buffer zone” which forbids hunting close to homes. Some signs have fallen down, some trees (with signs attached) fell during storms, while some others were apparently removed intentionally. The Park Service is willing to repost these signs, giving priority to areas where there have been problems. If you have had such a problem, please send an e-mail to WPHA@woodlandpond.org or call Marc Just (768-6955). Please include your address so we can pass on accurate information and monitor this effort for the whole

neighborhood.

I am pleased to report that a more permanent solution is at hand. A bond passed in 2002 will fund an equestrian center in Pocahontas. This center is planned to include stables, horse trails, and indoor and outdoor facilities that can be rented for events. The location of this center will abut Woodland Pond and will result in the discontinuation of all hunting near our homes. Further, this may be a resource that residents may wish to use. While this progress is good news, patience is important, as it will likely not be completed for seven to nine years.

Marc Just

President, WPHA

Service Providers Nominations from Woodland Pond Homeowners

The Woodland Pond Homeowners' Association Board of Directors published, in previous newsletters, a list of contractors and other service personnel who have provided quality work for Woodland Pond residents. Recommendations from you, the residents of this community, serve as the basis for the list. If you have nominations, use the form below. Nominations received will be published in future newsletters.

The service provider list is not an endorsement of these businesses by the Woodland Pond Homeowners' Association.

This list identifies quality services received by Woodland Pond homeowners from businesses they feel warrant recommendation to others.

The homeowner submitting the nomination will be indicated. Individuals should contact these persons for specific recommendations and details.

Please note that recommendations will be printed in the newsletter when space and time permits.

Send nomination to: **WPHA Recommendations, P.O. Box 136, Chesterfield, VA 23832**

Company Name: _____

Contact Person: _____

Phone #'s: _____

Address: _____

Description of service provided: _____

Your name and phone # as nominator: _____

Woodland Pond Homeowners' Association
Post Office Box 136
Chesterfield, VA 23832

