

Summer Report Woodland Pond Homeowners' Association Report

Spring has turned to summer again in the neighborhood. Children are at play and plants are in bloom. The community is a very attractive place to make a home. With the recent increased tax assessments, some comfort can be taken that property values are on the rise. Our homes are not only a place to live, but also a significant financial investment.

Those who serve on the boards and committees of the different neighborhood associations further volunteer their time to increase the enjoyment of living here as well as safeguarding future valuation. For the WPHA, this past year and a half has been a particularly challenging time. The course of more strict enforcement of covenants has meant taking action. While the overwhelming feedback from residents is in favor of such activity, a very small minority has made this difficult. The Association has been engaged in three legal battles during this time, with one still ongoing. The first was settled prior to trial and the Association prevailed on the second. As some of the same issues are involved in the open case as with the settled matter, the time has still not come for recounting the specifics in detail.

Rather than issues being heard and decided on the substance, the court system ap-

pears to prefer to rule on technicalities without ever addressing the true matter at hand. This has made revision of the Covenants, By-Laws, and other Association documents critical. The time will come when draft versions of these new documents will be circulated and meetings held to ensure that residents have ample input. Adoption of such documents requires overwhelming support of residents – 80% approval of all Phase I households, not just a vote by 80%! These documents need to be something we can agree to and place the Association on firm ground so that it can focus on its true work of the neighborhood rather than being embroiled by those who would prefer to look for loopholes and be obstructionists. I ask for your help and input in crafting, revising, adopting, and following these new documents.

Another matter that has been particularly difficult is one where a resident has pursued conflict with the Board and the Association as a personal agenda. Again, this draws time and other resources away from what should occupy the Board and the Association at large. If this does not stop, we may have to consider removing this personal element. This has included consideration of going to "full-management." What this means is that the Association would turn over many of the routine operations

to the management company. It would not be a neighbor who volunteers on the Board or one of its committees who would have to confront another neighbor regarding violations. While this is a positive feature of such an arrangement, it comes with some negatives. It has been neighborhood volunteers who have served in such capacities. Who would have more interest in seeing that the neighborhood is kept in good shape than someone who makes his or her home here? It has become more difficult to find people willing to serve due to the conflict or even litigation liability that it exposes. Having a professional company would again provide a benefit, but it comes with a financial cost. To have a company take on responsibilities would require a dues increase larger than the 5% that the Board can approve. A meeting of the Association membership will need to be held to look at our options.

If you are willing to serve on a Board that is active please express your intent to a current Board member. If you would be willing to serve on a Board with more limited scope, one providing some direction and guidance to the management company, this may be the other option. Having a core of dedicated and committed volunteers is important for the viability of the Association and making sure its functions are

performed and done well. This is just the beginning, however. All residents should help to make sure that the neighborhood is a safe, pleasant, and prosperous place to make a home. Please get involved and help shape our community.

Marc Just

Have a safe and fun summer!

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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 23838, WPHA@woodlandpond.org, or contact any member of the Board of Directors.

BOARD OF DIRECTORS

President: Marc Just
768-6955

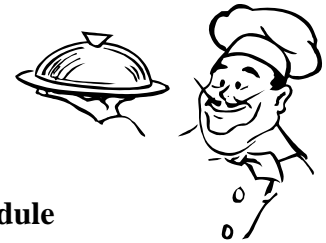
Vice President:
Leo Johnston
796-3764

Treasurer: Jim Eads
768-9411

Secretary: Joanne Buckley
748-9633

Director: Bruce Fletcher
748-7201

Lunch



2005 Lunch Bunch Schedule

September 7th **Pasta Luna** 5000 Commonwealth Center Parkway, Midlothian Please RSVP to Jane Zirkel at 748-4443 or jnzirkel@comcast.net by August 31st

October 5th **Brickhouse Diner** 13520 Midlothian Turnpike Please RSVP to Charlie Turfboer at 796-2175 or cturf@comcast.net by September 28th

November 2nd **Zorba's Greek/Italian Cuisine** 9068 West Broad St. Please RSVP to Barbara Roquet at 751-0285 or brroquet@yahoo.com by October 26th

December 7th **The Home Place** 14712 Spring Creek Rd., Dinwiddie RSVP to Charlie Turfboer at 796-2175 Or cturf@comcast.net by November 30th.

If you have any questions, call Charlie Turfbour at 796-2175.

WOODLAND POND MARATHON BRIDGE CLUB

COMPLETES SEASON



The Woodland Pond Marathon Bridge Club completed its ninth season of play with twenty-eight members participating. An awards dinner and final play was held at Meadowbrook Country Club on the evening of May 19, 2005. The top honors for this year went to the following persons:

1st place – Anne Walsh 2nd place – Marcia Lee 3rd place - Sonya Johnston
4th place – Joy Walker 5th place - Nancy Marshall 6th place – Barbara Roquet

In addition, prizes were awarded to Nancy Marshall for the high round of the year. Low round prize went to Helen Johnson and the coke hand (no card above 9) prizes went to Brenda Slaughter, Sue Morris & Molly Burkhardt. Door prizes were drawn for the other participants.

We are always looking for new member and substitutes. We play once a month, September through May (except December) – sometime during the day or evening depending on what is most convenient for each group. Anyone interested, please contact the co-chairmen Pat Roach (748-8512) or Jo Ann Marshall (748-5088).



Please Recycle!

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 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.



BLOCK CAPTAINS

Block Captains Committee Chairperson - Marcia Lee—768-8770

Sally Brazil	9020 Waterfowl Flyway	748-3258
Linda Burleson	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
Dale Williams	8700 Taylor Landing Place	706-6378
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

Please keep your pets on a leash.

It's the law!

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!



GARDEN

CLUB CORNER



2005 – 2006 WPGC OFFICERS

President – Pat Merson

1st Vice-President – Ellen Stange

2nd Vice-President – Sheila Huddle

Treasurer – Betty Waltman

Recording Secretary – Lea Wyche

Corresponding Secretary – Tara
Hudson

Historian – Lynn Mabe

The WPGC has completed another successful year! The WPGC received the following awards at the Piedmont District Spring Meeting:

1st Place – Recycling

1st Place – Nature Camp Donations

2nd Place – Newsletter

2nd Place – Attendance at the District Meeting

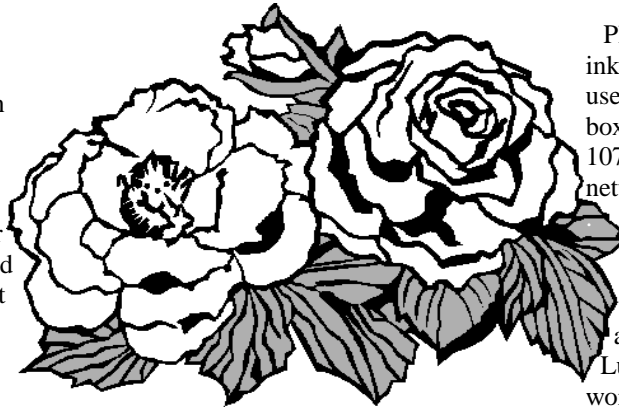
3rd Place – Scrapbook Page

Certificate of Excellence for President's Report

Certificate for 100% Subscriptions to Footprints

The WPGC also received the following awards at the Virginia Federation of Garden Clubs state convention in Roanoke, Virginia.

1st Place (in the state of Virginia) – Recycling



2nd Place (in the state of Virginia) – Nature Camp Donations

WPGC also received a certificate from National Garden Clubs for Recycling.

WPGC received a certificate for perfect attendance at the Richmond Council of Garden Clubs.

WPGC is very proud of these accomplishments. A BIG THANK YOU goes to all the WPGC members for their hard work during the year. Also, WPGC wants to thank the residents of Woodland Pond for their support of the WPGC projects; especially the recycling project.

Please continue to recycle the computer ink cartridges (all except Epson) and used cell phones by placing them in the box at the home of Annette Crews – 10700 Gadwell Court. Thanks go to Annette for chairing this award winning project.

In June, members weeded, planted, and mulched the wheelchair gardens at Lucy Corr. Thanks go to Henrietta Yaworsky for chairing this project. Also, members toured Maymont's beautiful gardens.

If you are interested in becoming a member of WPGC, please call Sheila Huddle, membership chairman, at 777-9956.

ATTENTION RESIDENTS!

Remember it is against the Woodland Pond Covenants (that you agreed to and signed when you bought your home in Woodland Pond) to park boats, campers, trailers, old cars, etc. in your driveway or yard—anywhere that is visible from the street or a neighbors yard or home. Let's help keep our neighborhood beautiful, protect our property values, and adhere to the neighborhood covenants. It's only fair that everyone follow the rules!

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!



WOODLAND POND SWIM & RACQUET CLUB



Well, another hot Chesterfield summer is upon us, and we are trying to stay cool by the pool! Just bring dinner for grillin', and a cool drink for chillin'. We have a good crew of lifeguards to watch over us, and hopefully not too much thunder this year.

We do have a very nice facility. And if you looked at our official balance sheet, you would find listed as primary assets the pool, clubhouse, and tennis courts. Many of our members use one or more of these facilities every day, so in a sense they are all very valuable properties. But without people these constructs are just masses of concrete and steel. Our most valuable assets by far are our members, you and me, and the volunteer work we do to make the club run smoothly (most of the time) throughout the year.

The structure of our board is designed to maximize the involvement of our members, so they can bring

their talents to the areas that are of most interest – whether that is tennis, the pool, the clubhouse, or social activities. One very good example of that volunteer spirit can be seen in our Member Activities team – they plan, organize, and run most of the non-pool, non-tennis activities that are sponsored by the club. Just a few examples of their recent handiwork include the Easter Egg Hunt, Ballroom Dancing, Tweener Night, Last Day of School Party, July 4th activities, Colonial Downs trip, etc. etc. These activities give our club members the opportunity to get to know one another in settings other than just the pool, to have fun (and maybe learn) doing interesting activities, and to stay involved with the club throughout the year. I hope you can say “thank you” to some of these volunteers the next time you see them (and feel free to help out when possible).

Speaking of volunteer efforts,

thanks to Larry Austin we have a new website. Please check us out at www.wpsrc.org. You will find the club calendar, as well as swim team activities and links, and notices for special events etc. If you have suggestions for changes, or would like to add events to the club calendar or events list, please let us know.

For those just moving into the neighborhood this summer, we would love to have you join our pool! We are a private, neighborhood-focused club with lots of year-round activities for the entire family. During the summer we have a swim team for ages 4-18, and multi-level tennis instruction. You can download a membership form from the new website or call any board member.

I hope everyone is having a safe and fun-filled summer!

Forrest Sloan

President, WPS&RC

Landscaping Projects Improve WP Appeal

Woodland Pond is green and lush again, and summer is upon us! Estate Care Landscaping Company continues to do an excellent job maintaining the entrance and parkway. We've seen several projects completed this year and have a couple ahead of us.

Our most recent project is the new entrance sign and lighting. This project began a year ago, and it's been very exciting to see the end result. Our sign was created by Carousel Signs and Designs. It is constructed of a high density urethane material with raised convex letters. It should last for a very long time! A special thanks goes to our neighbor, Kyle Seiling, for sticking with me on this project for the past year. Kyle researched, purchased, and installed the new entrance lighting, which replaced the old damaged lighting. Thank you Kyle!

In addition to these projects, the well cover at the entrance was scraped and stained, and the large “No Solicitation” signs were replaced. At several requests, the signs were worded differently to give a friendlier message. We appreci-

ate the positive input. Our entrance is both beautiful and inviting!

Upcoming projects include dealing with the drainage problem along the parkway, taking down a rather large and very dead tree along the parkway, and replacing some of the plantings at the entrance. We hope to move forward with these projects in the very near future. We will keep you informed.

I would like to remind those of you whose property runs along the woods and guardrails to keep these areas mowed. As we discussed in the past, these areas are easements but your responsibility. We all maintain easements to our property, woods and guardrails are not excluded. All of us in Woodland Pond appreciate the extra effort this may take, thank you.

Have a great summer!

Joanne Buckley, Secretary WPHA

**Woodland Pond Homeowners Association
Income Statement 01/01/2005 to 06/30/2005**

REVENUE

Revenue Accounts

Association Dues	41,425.00	
Directory Advertising	2,390.00	
Interest	690.31	
Misc Revenue	<u>733.42</u>	
Revenue Account Subtotal		<u>45,238.73</u>
Revenue Total		<u>45,238.73</u>

TOTAL REVENUE 45,238.73

EXPENSE

Community Services

Welcome Baskets	88.99	
Telephone Directory	3,246.35	
Newsletter	578.81	
Holiday Decorations	0.00	
Beach Road Cleanup	0.00	
Announcements & Flyers	0.00	
Web Page	163.95	
Garden / Playground	0.00	
Misc Community Services	<u>0.00</u>	
Community Services Subtotal		<u>4,078.10</u>
Community Services Total		<u>4,078.10</u>

Professional Services

Legal	7,940.04	
Accounting	0.00	
Consulting	0.00	
Management Services	2,630.70	
Misc Professional	<u>0.00</u>	
Professional Services Subtotal		<u>10,570.74</u>
Professional Services Total		<u>10,570.74</u>

Administrative Expenses

Postage	623.01	
Supplies	141.94	
Insurance	984.00	
Meeting Space & Storage R	350.00	
Bank Fees	23.67	
Corporate Fees & Taxes	25.00	
Misc Administrative	<u>7,724.40</u>	
Administrative Subtotal		<u>9,872.02</u>
Administrative Total		<u>9,872.02</u>

Maintenance

Common Area Maint.	8,880.00	
Tree Removal	0.00	
Well & Sprinkler	0.00	
Entrance Fence & Sign	5,163.65	
Utilities	121.61	
Misc Maintenance	<u>411.72</u>	
Maintenance Subtotal		<u>14,576.98</u>
Maintenance Total		<u>14,576.98</u>

TOTAL EXPENSE 39,097.84

NET INCOME 6,140.89

**Lakefront Association
Officers and Committee
Chairs**

President Joshua Jeyasingh

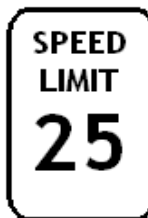
Secretary Garry Simmons

Treasurer Jimmy Jacobs

Directors: Charlie Primm
Matt Lisagor
Russ Beck
Mike Jardina

Please direct questions to Joshua Jeyasingh at 717-8377.

Check out our website at
www.woodlandpond.org



*Please drive safely!
Our children are out riding
bikes and playing in our
neighborhood streets!*



4th of July Parade Big Hit in Woodland Pond!

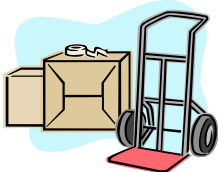
Woodland Pond residents enjoy the occasion, beautiful weather and fellowship with other neighbors at the annual Woodland Pond 4th of July Parade.

Moving?



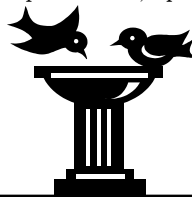
Please remember when selling your home, it is a legal requirement to supply the prospective buyer with a disclosure packet.

The WPHA (remember, that means Phase I) packets may be obtained by you or your realtor through the management company, ACS West, at 282-7451. Phase II disclosure packets can be obtained through the developer, Midlothian Enterprises.



ARE THERE RULES ABOUT BIRDBATHS?

For most residents, it has been a long time (if ever) since they looked at the Covenants and other governing documents of the community. The Phase I documents are available on our website, www.woodlandpond.org by looking under the homeowners association tab. Please take a few moments to refresh or acquaint yourself with these provisions so that problems may be avoided. If you have questions, please ask first!



Woodland Pond Cookbook Project Underway

There are so many great cooks in the neighborhood. We are asking for your best



recipes to be included in a neighborhood cookbook. The format, size and cost will be determined by the number of recipes we receive. Please email your submissions to WPHA@woodlandpond.org or drop them by Marc Just's house.

Pocahontas State Park Summer Offerings

- 7/23/05 - "**Magic and Music Fest**" a day of Radio Disney festivities and an evening of magic under the stars with world-class magicians. 4 p.m. Show sponsors are Radio Disney AM 1290, International Brotherhood of Magicians, Ring 50 and MEX Production.
- 8/13/05. **Bluegrass Mini-Fest** with Mill Run with Bobby Goff and the Larry Stephenson Bluegrass Band. 6 p.m. Show sponsor is the Virginia Folk Music Association.
- 8/20/05. **Quantico Marine Band**, 7 p.m.
- 8/27/05. **Page Wilson's "Out O' the Blue Stage Review."** 6 p.m. Show sponsor is Win/Win Production and Your Community Ideas Station 88.9 WCVE FM.
- 9/18/05. **Richmond Symphony**. 6 p.m.

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 on the website.

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 posted on the Woodland Pond website at www.woodlandpond.org.

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: _____

WPHA UPDATE

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

