

UPDATE

Woodland Pond Homeowners' Association, Inc.

Fall Report Woodland Pond Homeowners' Association Report

The annual meeting of the Woodland Pond Homeowners Association (WPHA) is quickly approaching (11/16/05). The meeting was scheduled for November due to concerns raised about the busy holiday season which typically makes the December meeting date less convenient. Phase I residents have much to consider with respect to the future direction of the Association.

This has been a year of previously unseen challenges and demands. There were three pieces of litigation involving the Covenants. The Board has taken what it felt to be prudent action to respond to these situations. One case was settled, the Association prevailed in the second case, and the third case is very likely to conclude shortly. Two of the three cases were actions brought against the WPHA and two of the three commenced in 2004 and continued into 2005. Covenant enforcement cases, as with all types of litigation, are filled with uncertainty and risk. Even when a party prevails, it is only at the discretion of the judge to award even the first dollar in legal fees. As such, litigation can be costly to all involved and is certainly an option of last resort. Unfortunately, the present WPHA Covenants require that litigation be filed very quickly or not at all. While the majority of feedback received by the Board has been in favor of Covenant enforcement, there needs to be an understanding of the drain of resources that such action entails.

The Association has long held that there is no interest in "policing" the neighborhood for

violations, but rather to respond to complaints. The current documents and this tempered approach are incompatible as viewed by the court. In a system where technicalities are viewed as more important than the spirit of the documents, a measured response can not be supported.

Until the governing documents can be revised, a practical solution is needed. The most prudent course of action appears to be to start the formal process sooner to resolve issues. For example, a letter of violation will now include a waiver of the 60-day provision in the Covenants. So long as the homeowner is willing to work with the Association, costly legal filings can be avoided. If such a waiver is not signed, the Association would be forced to file suit within 60 days, or the Association loses its ability to pursue the issue at all. This unfortunate necessity will be alleviated with the adoption of new Covenants and By-Laws.

The time demands of Board stewardship have also increased. Certain members of our neighborhood have established a clear desire to cause difficulties for the neighborhood associations and thus the respective memberships. This animosity has forced hyper-strict adherence to legal requirements. As such, legal fees have increased as volunteers are not and can not be expected to be legal experts and even minor decisions can be the basis of litigation. Further, use of a professional management company will remove day-to-day responsibilities from Board members who would then be in the position to focus on larger issues.

Legal consultation and profes-

sional management, while now not only prudent but necessary, come at a cost. At the upcoming annual meeting there will be an item for increasing the Maximum Annual Assessment with the amount assessed for 2006 yet to be determined. These two areas of expenditure will likely account for the greatest items of need for future Boards. Costs for other existing goods and services also continue to increase. As you might imagine, landscaping and others costs are directly impacted by rising fuel rates that outpace general inflation. While there is no pleasure in raising dues, a failure to do so would be not only imprudent but would also be a poor decision for the financial health of the Association.

Monetary needs are not the only ones facing the WPHA. We are in need of volunteers to serve on the Board and its committees. While it may be more comfortable to assume that someone else will take on the challenge, your neighborhood needs you! Board members serve a three year term, while members of other committees do not have such a set timeline. Please express your interest in serving the WPHA to the Nominating Committee (Marc Just, current Chair) and come to the WPHA (Phase I) annual meeting to be involved and help shape the future of the Association.

See you on November 16th at 7:15 at the Swim and Racquet Club's clubhouse for the annual meeting where such issues as the proposed dues increase will be discussed. If you are not able to attend, please be sure to complete your proxy/absentee ballot. Without enough homeowners (or their proxies) to reach a quorum, no

action can be taken.

Marc Just
President, WPHA



*Drive safely and
watch out for our children!*

Inside This Issue...	
2006 Phone Directory	3
Attention New Residents	3
Best Season for Wave	5
Block Captains	3
Chesterfield Christmas Mother	2
Feeding Waterfowl Dangerous	6
Garden Club Corner	4
Help Decorate Neighborhood	4
Lakefront Association Board	6
Lakefront Assoc. Covenants	6
Lunch Bunch	2
New Locks on Gate	6
Newsletter Issues	2
No Solicitation from Outside	8
Notice of Meeting	3
Request for Increase	7
Service Providers	10
Swim & Racquet Club	5
Thanks from ARC	7
Website Serves Purposes	6
WPHA Board of Directors	2
WPHA Fall Report	1
WP Kids Help Hurricane Vitms	5
WPHA Income Statement	8

**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

Newsletter Issues???

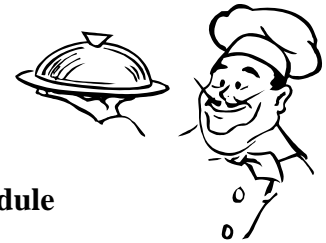
Please check your name and address on your newsletter label. For any corrections, please call Charlie Turfboer at 796-2175.

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

Thanks!

Lunch

2005 Lunch Bunch Schedule



The lunch bunch is a wonderful way to meet new people and to enjoy great food. The group is open to Woodland Pond and First Branch at Woodland Pond residents. Guests from outside these neighborhoods are welcome and as space allows. Please ask the contact person if you'd like to bring an occasional guest.

The times printed in the parentheses after the R.S.V.P. date will be the time carpoolers will leave the designated meeting place.

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 (11:15)

December 7th **The Home Place** 14712 Spring Creek Rd., Dinwiddie RSVP to Charlie Turfboer at 796-2175 or cturf@comcast.net by November 30th (11:15)

January 4th **Shackleford's Restaurant & Raw Bar**, 10496 Ridgely Parkway, Please RSVP to Charlie Turfboer at 796-2175 or cturf@comcast.net by December 28th (11:15)

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



Chesterfield-Colonial Heights Christmas Mother 2005 from Woodland Pond

"Community Sharing" is the theme of the 2005 Chesterfield-Colonial Heights Christmas Mother, Pat Merson (Woodland Pond Parkway). Our mission is to ensure that in our community, no family is without food, no child is without toys and clothing, and no elderly person is forgotten as we celebrate the holidays. Pat has been a dedicated volunteer on the Christmas Committee for several years and is also the current President of the Woodland Pond Garden Club. We are honored to have Pat represent the Christmas Mother this year. Joining Pat in serving our community is Anne Kalemjian (Merganser Terrace) who is the current Chairperson for the Christmas Mother Committee.

Through generous donations and through sponsoring a family, we can fulfill the toy wishes of the children and the clothing and food requests of the elderly. Please consider sharing with our community during the 2005 holiday season by helping in one of the following ways:

- Sponsor a family—providing gifts and food for Christmas.
- Donate non-perishable food, new toys, books and clothes for children, teenagers or the elderly.
- Make a financial contribution to purchase toys, clothing and food for families not sponsored.
- Volunteer your time to work at our Christmas Center (Chesterfield County Fairgrounds) any time from December 2 to December 15.

Please contact our office at 748-1183 for more information. Support the volunteer work of our neighbors by helping the Chesterfield-Colonial Heights Christmas Mother.

2006 TELEPHONE DIRECTORY GOING TO PRESS SOON

Let us know if:

1. You have recently moved into Woodland Pond, but we don't know it. (The way that we find out normally is via the family information sheet that you return to us from your Welcome Basket).
- We would like to know: your names, the names (and dates of birth) of your children living at home, your address, and your phone number.
- Also please tell us the name of the prior owner, so that we can remove them from the new directory.
2. There is any change needed from the 2005 Directory.
3. You do not want to be listed in the 2006 Directory.

Two ways to reach us:

1. Via email at: communications@woodlandpond.org, or
2. By mail: WPHA, Attn: Directory, PO Box 136, Chesterfield, VA 23832

NOTICE OF MEETING



The Woodland Pond Homeowners Association (Phase I) will have its annual meeting on Wednesday, November 16, 2005. The meeting will be held at the Swim and Racquet Club's clubhouse at 7:15 pm. Among other issues, this meeting will include discussion of increasing dues. Your attendance is greatly desired. If you are unable to be present, please participate by returning your proxy ballot by mail or to a WPHA Board member to ensure that a quorum can be reached.



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.

Wel-

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 Enslin	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

GARDEN

CLUB CORNER



The 2005 – 2006 year of WPGC began on September 8th with a “Salad Supper” and a program, “*New Designs in Flower Arranging*” by floral designer and judge, Doris Crowell. The Woodland Pond neighborhood was invited to attend.

2005 – 2006 WPGC Programs

October 13 – “**Flowers Molded with Metal**” – Bridgette Swepston – WPSRC – 7:00 p.m.

November 10 – “**Christmas Fun with Foliage and Flowers**” – Cynthia Rustin – WPSRC – 7:00 p.m.

December – **Delivery of Poinsettias and Holiday Swag Workshop** – WPSRC – TBA

January 12 – **Nature Camp Scholarship Recipients and Chili Dinner** – WPSRC – 6:30 p.m.

February 9 – “**Beautiful Flowers – Orchids**” – Chadwick’s Orchids – WPSRC – 7:00 p.m.

March 9 – “**Flowers and Foliage Around the World**” – Mark Ragland – WPSRC – 7:00 p.m.

April 6 – “**Where Do Flowers Come From**” – Florist, Ellen Stange – Flowers Make Scents Florist – 7 p.m.

May 4 – **Installation Banquet**

Please continue to recycle your old cell phones and computer ink cartridges (all except Epson) by placing them in the recycling box at Annette Crew’s home (10700 Gadwell Court). WPGC appreci-

ates your support of this project.

WPGC will be selling poinsettias during the holiday season. Thank you in



advance for your orders. Also, WPGC will be making beautiful swags to decorate the neighborhood for the holidays. Please watch for poinsettia order forms and flyers about the swag workshop in your newspaper boxes.

A Fall Floral Workshop will be held on November 17 at Lucy Corr for the residents. Residents will make a holiday decoration for their rooms. Lea Wyche is chairing this project.

WPGC members will be planting daffodil bulbs this fall at Woodland Pond’s entrance (behind the fence), WPSRC, the George Orr Garden/ John Fegely Playground, and the Lucy Corr wheelchair gardens. Watch for the blooming daffodils in the spring. Henrietta Yaworsky and Melissa Damiano are chairing this project.

The garden club also will be touring the Lewis Ginter Botanical Gardens in October. The tour will include the new Children’s Garden.

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



HELP DECORATE THE NEIGHBORHOOD FOR THE HOLIDAYS!

For the fifth year, Woodland Pond Garden Club will fashion evergreen finery for street signs and entrances throughout the neighborhood. You are invited to help in any of several ways.

1. Offer evergreens. Do you have a pine, juniper, cedar, holly, magnolia or other evergreen that could be pruned a bit? WPGC members would be happy to help. A massive amount of greenery is needed for this project. Starting in mid-November, the club will collect materials.
2. Come to the WP Swim and Racquet Club on Tuesday, December 6th, anytime between 3 PM and 7 PM and help make one of approximately 30 large decorations. No experience is necessary.
3. Buy a poinsettia during the Club’s December 1st poinsettia sale. Proceeds help fund various programs, including this project.

More details will be included in flyers which will be distributed throughout the neighborhood in the coming weeks. Questions? Contact Theresa Tremper @ 796-6489.



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!



WOODLAND POND SWIM & RACQUET CLUB



Another beautiful autumn is here, changing the colors of the leaves and bringing the normal fall changes to the clubhouse. The pool is covered now, so no more swimming, but lots of other activities continue to keep us busy. We have a regular 2:00 volleyball game most Sundays when the weather is nice, and tennis players keep the courts busy, with more and more family groups appearing after our successful summer youth tennis lessons. (We continue to look for volunteers interested in helping us organize an adult tennis ladder -- please contact us if you can help with this activity.)

Of course our club calendar (see www.wpsrc.org) is full of activities, both with private parties and club-sponsored events. We will again offer ballroom dancing lessons periodically this fall (let us know if there are other activities/lessons you'd like to see offered!). Also don't forget our annual Fall Festival & Chili Cookoff

(Oct 22), complete with Haunted House, and our Christmas Carol / Hayride (Dec 16). Other events in the planning stages are another Teen Night and an adult Murder Mystery Night -- watch for further announcements! If you would like more information on these events, or if you can volunteer to help, please contact our Activities team.

In other recent news items, the kids of the neighborhood put on a very successful fundraising carwash for hurricane victims in the clubhouse parking lot a few weeks ago (see related article). Many thanks go to Sid Jenkins for lending us his financial skills as treasurer. Thanks also to Wendy Wellener for doubling up temporarily as Clubhouse Director and as Vice President. As always, thanks to our many talented and tireless (almost) directors and volunteers

for helping make all our activities happen for the benefit of everyone.

The Woodland Pond Swim & Racquet Club is a private, not-for-profit member organization dedicated to providing year round activities for our members within the Woodland Pond community. We hope that you will show your support by joining us today. Please contact our Membership director if you would like more information.

Enjoy this cooler weather!

Forrest Sloan,
S&RC President

Best Season Ever For The Wave

This summer, the Woodland Pond Swim Team had one of the most successful seasons yet. The "Wave" won 5 of our 6 meets and finished in second place in our league for both the regular season and at Championships. All 154 swimmers contributed to the success of our season. Our team once again had outstanding leadership from coaches Meredith Byrnes, Samantha Pierce and Danielle Clapman.

If you are interested in having lots of fun, getting some good exercise and making lots of friends, watch for news about our 2006 season. New and returning swimmers are also invited to

Woodland Pond Kids Help Hurricane Victims

On Sunday Sept 18th, Nikki Pond and Hannah Lisagor organized a lemonade stand with help from several other kids and raised \$150.00 for Hurricane Katrina Victims.

The following Sunday, Sept 25th, Juston and Jacee Johnston along with help from Shannon, Jack and Holly Coryell, organized a car wash, lemonade stand and bake sale. There was help from many, many others the day of the car wash which was a great success. The car wash raised \$620.00, so thank you to everyone who helped and made contributions.

The money from both events was donated to the Red Cross from the Children of Woodland Pond. At the time this article was written, we were working with a couple of companies that might possibly match or double match the \$770.00 dollars that was raised.

Lakefront Association Covenant Changes

As most of you know, your Lakefront Board of Directors has been working on updating our covenants for quite some time. This has been a long and arduous task. We've had numerous meetings, one survey and received a good bit of feedback from residents, all of which contributed to our producing 12 revisions of the original document.

The 12th (and final) draft, as well as a summary of the changes, is available on our new website (www.woodlandpondlakefront.org) or by contacting any of the Lakefront Board members. We've created a new set of covenants that we feel are fair and reasonable, that will further everyone's enjoyment of the lake and at the same time protect the lake and maintain our property values.

Will everyone agree with ALL of the proposed changes? Of course not. The feedback from our survey last fall, showed that approximately 80% of the residents responding indicated that they approved of all the changes and of the other 20%, the vast majority indicated they disagreed with only one proposed change. Unfortunately, you can't pick and chose which individual covenants you want to approve – it's either all or none. Therefore, we encourage you to view these changes as a **single, total package** and try not to let your personal biases over a single issue cause you to reject the total package. Overall, we think we have a very good product here.

In order for these changes to become effective, **we must have 80% approval of all the homeowners in Woodland Pond – not just the lakefront owners** and every person whose name appears on the deed must vote. The turnout (and positive responses) at the two recent clubhouse voting sessions was very good, however we still have a ways to go. Our next plan of attack is to attend the neighborhood club meetings and, as a last resort, we will go door-to-door soliciting votes. We appreciate everyone's cooperation in this ambitious undertaking.



New Lock on Gate Members Apply For New Key

Due to a number of keys to the boat ramp gate being circulated among non-members and even non-residents of Woodland Pond, the Board voted in January 2004 to replace the lock and issue new keys. For all dues paying members who wish to obtain a key, please contact Matt Lisagor. Note: there is a \$25.00 refundable deposit required. For anyone simply needing the gate unlocked to bring in or remove a boat, you can contact Matt or any one of the other Board members.



Feeding Waterfowl is Dangerous!

Many people in Woodland Pond enjoy feeding the waterfowl, but large numbers of waterfowl, gathered in one area, can foul the water. According to the state director for the U. S. Department of Agriculture, their droppings contain giardia, E. coli, listeria, salmonella and campylobacter, all human pathogens. These are particularly dangerous to children, the elderly and people with suppressed immune systems, therefore the Lakefront Association urges all residents to refrain from feeding the waterfowl.



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.

*Website Serves
Many Purposes
Check It Out!*

The WPHA website (www.woodlandpond.org) serves the community in a number of ways. It offers notice of upcoming meetings, archives minutes of board meetings, contains the most current versions of forms, recommendations of service providers from other residents, has announcements, and serves as a potential gateway for prospective buyers to learn about our neighborhood. We are pleased to announce that the website will shortly also contain a "Lost and Found" feature. Previously, when a dog has run off or someone found a camera, many phone calls took place with the hope of finding someone who might happen to know. Now the "finder" or "loser" can post the information to the website. An announcement will also be emailed to those who have opted-in to receive such notices from the website. If you have not already done so, please go to our site and sign up to receive such announcements.

Request for Increase in the WPHA Maximum Annual Assessment

The WPHA Board of Directors is asking for an increase of greater than five percent (5%) over the current Maximum Annual Assessment. While no one wants to raise dues, it is felt to be in the best interest of the Association to do so. Such a request is not taken lightly and Phase I residents deserve to know the basis of the reasoning behind such a decision. The Association has taken on additional functions which come with additional fees.

The single most costly area has been enforcement of the Covenants. Win, lose, or settle, there is no guarantee of recovering any legal fees, much less all. Two of the cases which commenced in 2004 continued over to 2005 and will likely result in significant expense. The 2005 budget did not contain adequate resources in this area. As such, the current year will be one of deficit spending. While it was good to have the financial reserves to afford such expenses, this represents an erosion of the set aside. Should similar circumstances occur in the next several years this would leave no choice but to further undercut our financial stability if attempts were not made to shore up our economic resources.

As discussed in the last issue of the newsletter, use of a management company for much of the day-to-day functions of the Association appears to be a prudent move, at least for the time-being. We have not yet put this out to bid and as such do not know what this may cost. Greater use of a professional service would allow for quicker responses to residents on routine matters as the management company would not be bound to coordinate schedules of volunteer Board members to convene an official meeting. They would also approach issues with more experience with the requirements that property owners associations must follow.

Other costs have been rising, certainly faster than the cost of dues. Just as we have seen in our personal finances, the increased cost of gasoline in itself has been a large change. While this may readily be expected in the cost of more directly related services, i.e., landscaping, the ripple effects are just now being felt. The costs of most services have increased and will likely continue to do so.

How much should we ask for? The 2006 budget has yet to be proposed and several of the fees are only estimates at this point. The governing documents refer to two different amounts. There is the Maximum Annual Assessment (currently \$110.25) and the imposed assessment (\$110 in 2005). The Association can not impose more than the Maximum Annual Assessment. This would include the regular dues as well as any special assessment, such as one that may be imposed following an unexpected event like the significant loss of property due to a hurricane, etc. We know that \$110 was not sufficient for this past year and we expect the needs for the Association to be greater for the coming year. A preliminary estimate may be in the ballpark of \$150 to \$170 (still well below comparable neighborhoods) for 2006, but there are still costs to be determined. There should be a cushion for a special assessment in case of the unexpected. The proposed request of \$200 would allow for the 2006 imposed assessment to be well under the Maximum Annual Assessment and allow for the unexpected.

Approval of such an increase must be granted by the WPHA membership (remember this is Phase I only). This is an item for the annual meeting to be held November 16, 2005 at 7:15 at the Swim and Racquet Club's clubhouse. Passage of this measure requires a quorum or 50% of the membership, far above the 20% required to simply have the annual meeting. Such a response is larger than we typically get for the annual meeting, so it is especially important that everyone vote on this. While it is preferable to have homeowners come to the meeting, we realize that not everyone can do so. If you will not be attending, please make every effort to complete and mail in your proxy or give it to a Board member. While we need your support every year, this year we need it more than ever.

Thank you,
WPHA

Thanks From The Architectural Review Committee (ARC)

We want to thank everyone who turned in an application for changes to their home or other portions of their property. By following the correct procedure, it makes the process much easier for everyone involved and prevents unwanted problems.

Please remember that the ARC has up to 60 days to review applications. That does not mean we intend to take the maximum amount of time or unduly delay projects. Everyone needs to keep in mind that the ARC application should not wait to be turned in a day or two before you are to begin your project. Just as you spend time considering a contractor or comparing materials, please allow for time for the ARC process. By waiting until the last minute, many problems are created. Also, bear in mind that starting a project without ARC approval represents a violation of the Association's Covenants which may subject the homeowner to fines or other penalties.

The general rule is that the ARC meets once a month, depending on what has been submitted. Keep sending the completed application in and if there are any doubts or questions, please to feel free to contact anyone on the ARC. Application materials can be mailed to the WPHA post office box or call the ARC Chair, Leo Johnston to arrange dropping off materials.

Sincerely,
WPHA's ARC



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.

Woodland Pond Homeowners Association
Income Statement 01/01/2005 to 09/30/2005

REVENUE

Revenue Accounts

Association Dues	\$43,875.00	
Directory Advertising	\$2,390.00	
Interest	\$690.31	
Misc Revenue	<u>\$733.42</u>	
Revenue Account Subtotal		\$47,688.73
Revenue Total		<u>47,688.73</u>

TOTAL REVENUE

47,688.73

EXPENSE

Community Services

Welcome Baskets	\$88.99	
Telephone Directory	\$3,246.35	
Newsletter	\$826.87	
Holiday Decorations	\$0.00	
Beach Road Cleanup	\$0.00	
Announcements & Flyers	\$0.00	
Web Page	\$529.45	
Garden / Playground	\$0.00	
Misc Community Services	<u>\$0.00</u>	
Community Services Subtotal		4,691.66
Community Services Total		<u>4,691.66</u>

Professional Services

Legal	\$17,753.73	
Accounting	\$0.00	
Consulting	\$0.00	
Management Services	\$2,630.70	
Misc Professional	<u>\$0.00</u>	
Professional Services Subtotal		20,384.43
Professional Services Total		<u>20,384.43</u>

Administrative Expenses

Postage	\$732.56	
Supplies	\$141.94	
Insurance	\$984.00	
Meeting Space & Storage Rental	\$350.00	
Bank Fees	\$23.67	
Corporate Fees & Taxes	\$25.00	
Misc Administrative	\$7,724.40	
Administrative Subtotal		9,981.57
Administrative Total		<u>9,981.57</u>

Maintenance

Common Area Maintenance	\$12,337.00	
Tree Removal	\$0.00	
Well & Sprinkler	\$0.00	
Entrance Fence & Sign	\$5,163.65	
Utilities	\$214.74	
Misc Maintenance	\$411.72	
Maintenance Subtotal		18,127.11
Maintenance Total		<u>18,127.11</u>

TOTAL EXPENSE

53,184.77

NET INCOME

-5,496.04

No Soliciting By Outsiders in Woodland Pond

Last year one of the issues that came up was the no soliciting policy established by the WPHA. There were questions as to neighborhood children's efforts to raise money versus children from outside the community. There were also questions about the enforceability of such a policy.

This year the signs were redone to be a bit "kinder and gentler" while still officially posting notice. Many companies are respecting the community's stance and feedback regarding contacting merchants who do not appear to be generally positive.

In another instance, a professional service was engaged to drop off notices. The vendor indicated that he had every assurance that fliers would not be distributed in "no soliciting neighborhoods." In this case, the Chesterfield police were contacted and phoned the service to inform them that such activity could result in charges for solicitation. It appears that the enforceability question was answered.

On at least two occasions, people have gone door to door soliciting and stated that they were neighborhood children, but this appears not to be the case. One of these incidents seems to have been fraudulent all together. The boys were not even connected to the magazine subscription service that they claimed to represent. The police have asked residents to call the non-emergency number (748-1251) to notify them of such behavior so that the perpetrators may be apprehended while still in the area.

Odd people who pretend to be seeking business door to door may also be casing the residence to see if someone is at home. With your help, the no soliciting policy may dissuade people with less than honest intentions.

Thank you for your support!

* * * * *

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



Mute Swans on Woodland Pond

Four swans appeared on Woodland Pond over Easter and seem to have taken up more or less permanent residence. They are Mute Swans and not native to the USA; initially introduced in the northeast US, their numbers have increased significantly and they are spreading into more states. Aside from natural population growth, their range has been increased by deliberate introduction elsewhere.

The Mute Swan is one of the largest birds in the US. Their size and elegance make them generally very attractive to people, who understandably often become drawn towards and attached to them. However, there are other considerations. In locales where problems have arisen, debates have become very lively and often acrimonious. It is not our intent here to initiate or fuel any fires, rather to pass on our knowledge of those problems and potential problems for our community. We have spoken with several residents and welcome any additional discussions, especially with respect to safety.

We do not know where the four swans came from. We hope that they were not deliberately introduced; that would be a violation of our covenants. There are swans on several local ponds. When they arrived they were immature, as evidenced by some gray/brown plumage and pinkish bills. Swans typically do not breed until three years of age.

We draw attention to three issues: People Safety, Ecology and Fishing Lure Hazard

People Safety

Many people refer to the swans as “tame”; we prefer to describe them as “bold”. It seems these swans were already habituated to humans, especially since they approached people from the outset. There is a risk when feeding swans – their powerful wings have been reported to have broken human limbs. Young children are particularly at risk. We understand that some people like to feed swans. Bread is not a natural food; some neighbors use a commercial, balanced waterfowl food. Naturally, swans’ diet comprises more than 80% sub-aquatic vegetation, so they probably shouldn’t have too much unnatural food. Note that the proposed new covenants prohibit feeding of all wildfowl on the Pond.

Ecology

Where Mute Swans have built up to large populations, they have caused significant adverse effects. Because they are large, dominant and aggressive, they have interfered with the nesting of other species – in some areas around Chesapeake Bay with serious consequences. While we may not have witnessed serious aggression, WP’s birds are not yet of breeding age. They feed mostly on sub-aquatic vegetation, eating as much as 8 pounds a day, and frequently pull up whole plants that smaller waterfowl just browse. Not only are other waterfowl deprived, but the fish and other wildlife

and water quality are ultimately negatively impacted. And, of course, in large numbers, their droppings pollute. We are not suggesting that four swans on our lake are going to wreak total devastation, but in areas where there are large numbers and big problems, the populations would have started out small.

Hopefully swan (and goose) populations will not increase to the level where they start to harm the ecology of the lake. Recall that the removal of geese ~15 years ago created a furor that we do not need to repeat; and of course the numbers built back up again within a year. There are no good solutions after swans and other such alien species are introduced. Note that Canada Geese used to be just winter visitors, but in increasing numbers they are now staying year round and breeding here, partly because they are accommodated and fed on lakes like ours. We understand that not all neighbors, especially those with pristine lawns, welcome the geese but many of us are pleased to have some around to grace the lake. So far they do not seem to have created significant environmental / lake quality problems. Hopefully we can accommodate a few swans without serious problems too. But we must be vigilant because of the risks.

Incident of Swans snagged by fishing lures

In mid-May, two swans were seen to have fishing lures embedded in their necks. We can only guess that fishermen “lost” the lures after they were inextricably caught up in underwater vegetation. We hope there is no other significance that two swans acquired lures within 24 hours. One swan managed to detach itself from its lure. Unfortunately, the other bird became seriously hooked through its beak while trying to extricate itself. This bird could not feed or fly and would surely have died without help. Thanks to a supreme effort by a few very dedicated and committed neighbors, the swan was captured and treated by a vet and a wildlife rehabilitator before being released back onto the pond. The bird seems to have made a full recovery.

Many of us are very distressed that this happened. Fishing line can be just as dangerous as lures. The line can get wrapped around a neck or legs and cinch tighter to ultimately cause loss of the leg or death. We cannot stress too vigorously that lures and line should not be abandoned. Perhaps we can all strive to remove any discarded fishing tackle left in or around the lake. As well as being a hazard to wildlife, it is unsightly litter that detracts from the beauty of the lake.

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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: _____

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

