

# UPDATE

Woodland Pond Homeowners' Association, Inc.

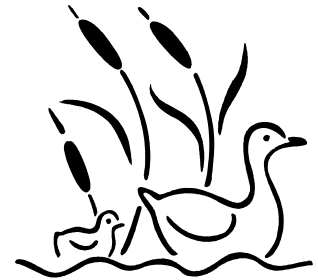
April 2010

## SHOOSMITH REQUESTS WAIVER OF CONDITIONS

The owners of the Shoosmith landfill have asked the county to waive three of the conditions placed on its landfill operation during the 1997 expansion. The Shoosmith landfill was originally permitted to use 200 acres of their 600 acre site in 1976. In 1997, Shoosmith requested that 200 more acres be added to the operation; at that time 24 conditions were imposed on the expansion. They are now asking the county to change three of those 1997 conditions:

1. They want to accept out-of-state trash in the new section of the landfill. They are currently accepting out-of-state trash in the original section. The decision to do that has resulted in fewer trucks using the facility since the out-of-state trash (from the Washington D.C./Maryland area) is received in tractor trailer trucks versus the smaller capacity local trucks. This request results in no tonnage increase.
2. They want to put more waste in an area previously capped, bringing it no higher than the current maximum height in the facility. The justification for this change is to improve the site's drainage.
3. They want to begin conducting landfill and quarrying operations in a 16 acre portion of the Vulcan quarry at the same time. This matter was brought before the Planning Commission in March, but deferred until the May meeting to allow the decision makers more time to investigate. Because of our proximity to the landfill, we have been participated in Shoosmith's Community Outreach Program. This group meets monthly and consists of Shoosmith management people, county officials, a state DEQ inspector and interested residents. The odor and noise complaint logs are reviewed (the number of complaints has dropped in the past year), current improvement actions being taken in the areas of the landfill gas collection systems and other technical issues are also presented.

Shoosmith is keenly aware of their image in the community and strives to be a responsible corporate citizen. In their effort to be transparent they offer tours of the facility. We are planning a tour for Woodland Pond residents in May. If you wish to be included when the date is set, contact Ray Walsh.



## Inside This Issue...

Attention New Residents	9
Backflow Certification	3
Block Captains	8
Boat Ramp Keys	7
Boating and Fishing	7
Covenants	10
Directory Update Form	12
Fish Survey	3
Fishing Notes	5
Garden Club Corner	10
IDs For Dogs	7
Lakefront Association News	6
Lakefront Association Officers & Subcommittees	5
Leash Laws	11
Lunch Bunch	2
Moving?	8
Newsletter Issues	2
Phase II Information	3
Raccoons	7
Real Estate Sign Laws	8
Res POND ers	11
Shoosmith Update	1
Stop Signs	9
Swim & Racquet Club	4
Tree Removal	11
Updates Needed For WP Telephone Directory	9
Want to Build a Shed, Pool, or Fence	11
WPHA Board of Directors	2
WPHA Website	9



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JANINE BENEZIO, Associate Broker

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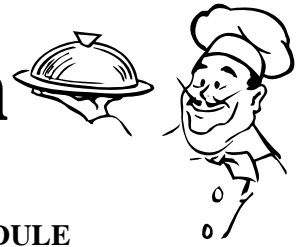
Your Woodland Pond Fine Home Specialist

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# Lunch Bunch



## WOODLAND POND HOMEOWNERS ASSOCIATION, INC.

*UPDATE* is published three times a year by the Woodland Pond Homeowners' Association with distribution scheduled in the Winter, late Spring and Fall. Direct correspondence to the WPHA, P.O. Box 136, Chesterfield, VA 23832, [WPHA@woodlandpond.org](mailto:WPHA@woodlandpond.org), or contact any member of the Board of Directors.

### PHASE I BOARD OF DIRECTORS 2010

Edd Burluson – President  
796-3544

Ray Walsh – Vice President  
796-5183

Beth Ferrara – Treasurer  
318-1913

Tim Dineen – Secretary  
796-1446

Doug Steinberg – Director  
715-9425

### 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.

### 2010 LUNCH BUNCH SCHEDULE

The Woodland Pond Lunch Bunch has been in existence for over 19 years. It's a wonderful way to meet new friends and enjoy great food. The group is open to all Woodland Pond and First Branch at Woodland Pond residents. Guests from outside these two neighborhoods are welcome, as space allows. If you'd like to include an occasional guest, please inform Charlie. There are sometimes changes in the scheduled restaurants due to unexpected closings, renovations, etc. You will be informed of any changes when you R.S.V.P. The schedule will appear in each WP newsletter, be on the Woodland Pond website ([www.woodlandpond.org](http://www.woodlandpond.org)), and changes will be reflected there, as well.

**All R.S.V.P.s will be taken by Charlie Turfboer, 796-2175 or [cturf@comcast.net](mailto:cturf@comcast.net).** The R.S.V.P. date will appear at the end of the information about each restaurant. We request that, if you have a change in plans after responding and cannot attend, you contact Charlie or call the restaurant so that the group won't wait for you, even if it's at the last minute.

### Lunch Bunch Schedule

May 5<sup>th</sup> Nanking, 7408 West Broad Street, 270-3888, [www.nankingrestaurant.net](http://www.nankingrestaurant.net). (Chinese) Please RSVP by Apr. 28<sup>th</sup>

June 2<sup>nd</sup> O'Toole's, 4800 Forest Hill Avenue, 233-1781, [www.otoolesrestaurant.com](http://www.otoolesrestaurant.com). (Irish) Please RSVP by May 26<sup>th</sup>

July 7<sup>th</sup> Brickhouse Run, 409 Cockade Alley, Petersburg, 862-1815, [www.brickhouserun.com](http://www.brickhouserun.com). (English Pub) Please RSVP by June 30<sup>th</sup>

Aug. 4<sup>th</sup> Mim's, 120 E. City Point Rd., Hopewell, 541-8000, [www.mimsbysimplydevine.com](http://www.mimsbysimplydevine.com). Please RSVP by July 28<sup>th</sup>

Sept. 1<sup>st</sup> Sticky Rice, 2232 West Main Street, 358-7870, [www.ilovestickyrice.com](http://www.ilovestickyrice.com). (American/Japanese) Please RSVP by Aug. 25<sup>th</sup>

Oct. 6<sup>th</sup> Emilio's Restorante Espanol, 7016 Woodlake Commons Loop, Midlothian, 639-8099, [www.emiliosrichmond.com](http://www.emiliosrichmond.com). Please RSVP by Sept. 29<sup>th</sup>

Nov. 7<sup>th</sup> Joe's Inn, the Fan, 205 North Shields Avenue, 355-2282, [www.joesinn.com](http://www.joesinn.com). Please RSVP by Oct. 27<sup>th</sup>

Dec. 1<sup>st</sup> Lemaire, 101 West Franklin Street, Jefferson Hotel, 649-4644, [www.jeffersonhotel.com](http://www.jeffersonhotel.com). Please RSVP by Nov. 24<sup>th</sup>

## BON APPÉTIT!!!

## WOODLAND POND PHASE II COMMUNITY ASSOCIATION

This association comprises/manages Sections 10 – 20 of Woodland Pond. This is an area beginning with the southern part of Owl Trace to the Nash Road entrance. The primary purpose of the association is to maintain the Nash Road entrance and Woodland Pond Parkway.

The association also handles architectural review as it relates to modifications, additions, etc. (see specific information below).

### PHASE II DIRECTORS FOR 2010:

JoAnn Dodson	748-6940
Rose Gilliam	796-2925
Alden Eldredge	783-6939
Aubrey Tarkington	706-1182
James Schnell – Developer	784-3600

### HASE II ARCHITECTURAL STANDARDS/ APPROVALS:

Additions, modifications, fences, pools, etc., must be approved. Contact Design Management Associates, Inc. – Ms. Marilyn Jeffers @ 644-6405.

Application forms will be mailed, faxed or e-mailed per your request.

MAILBOXES: Repairs or replacements – contact Dixie Taylor @ 739-2841.

DUES: \$130.00 for 2010, call 784-3600 for billing information.

## BACKFLOW CERTIFICATION

*This story from the August, 2009 Update is being republished at the request of the Chesterfield County Department of Utilities. Our information indicates that, to date, very few backflow prevention devices in Woodland Pond have been certified. Let's comply with the law.*

Every irrigation system that is connected to the Chesterfield County water system is required to have a *backflow prevention device* installed before the first sprinkler head.

State law requires homeowners have their *backflow prevention devices* tested and certified annually. This requirement is not new; it has been a law for 30 years. What is new is that the county is now becoming more active in enforcing it.

For more information on this matter go to chesterfield.gov, then look under departments for Utilities, then go to “cross connection control & backflow prevention program” and “backflow prevention assembly test report.” Or you may simply call Braden Woods at 218-6150 for more information.

Let's keep our drinking water safe.

## FISH SURVEY

A new fish survey on the lake is under way and new information will be forthcoming.

A previous survey showed that our lake has become slightly overpopulated with small fish. We need to harvest some. If all of us could remove some bass between 12 and 15 inches, all crappie and bluegill, the average weights of all species will increase in the long run. As many of you have noticed, we have very few large crappie and bluegill and a lot of small bass. The biologist recommended the removal of 70-80 bass by the end of August and then approximately 35 a month. If you will contact me or Fred Sundstrom with your creel numbers we will keep up with the figures and inform everyone when the harvest goal is met. Please contact us at the following addresses:

[fsundstrom@msn.com](mailto:fsundstrom@msn.com) Fred Sundstrom  
[smitty3317@comcast.net](mailto:smitty3317@comcast.net) John E. Smith

## A STOP SIGN MEANS STOP

It has been noted that many of the residents have become rather lax in their observance of stop signs in the community. We all know this can lead to unpleasant consequences.

Please pay attention to stop signs and we will have a safer community.





## Woodland Pond Swim & Racquet Club 2010

The 2010 Swim & Racquet Club season will be one of change. The first major change is that the initiation fee has been waived for new members, currently living in the area, until May 1, 2010. For anyone who moves into the area after May 1, and wishes to join, prior to year end 2010, the initiation fee will be waived.

The second major change is with the Board of Directors (BOD). We have 2 new members as well as one member that moved to a new position:

New President	Arlene Hallatt
New Vice President	Ed Shaw (new to the Board)
New Treasurer	Kathryn Vest
Secretary	Tara McGee (new to the Board)
New Swim Team Liaison	Bob Polino
Clubhouse Director	Susan Humble (moved from Vice President)
Membership Director	Dana Keefer
Activities Director	Betty McCarthy
Pool Director	Garry Dudley
Courts Director	Forrest Sloan

The current BOD would like to extend our sincere appreciation to those you who served four year terms:

Secretary	Diane Griffin
Club House Director	Barb Roquet

The pool will receive a "major facelift" with the addition of a permanent awning. This awning will provide needed shade from the elements and will be an excellent cosmetic change to the facility. The scheduled completion of the awning is early May, in time for opening day!

Water aerobics and swim lessons will be offered again this year, for members only. In addition, scuba lessons will also be offered. More details will be available and found on the website.

The pool management company will remain Douglas Aquatics. In addition, you will see some of the same lifeguards as last year as well as some new guards. With the waiving of the initiation fee for 2010 as noted above, we hope those of you that are not members will consider joining the fun at the Woodland Pond Swim & Racquet Club.

Activities at the clubhouse will be bountiful in 2010! A New Year's Eve party with movies, games and a magician; a pizza, cookies, movies and games snow day for the kids; and a visit from the Easter Bunny and Easter egg hunt have already been enjoyed. Other activities planned for the year include an end of school party (June 18th); The Southwind Band (June 19th), 4th of July celebration, ice cream socials at the pool, end of summer catered party, KinderKaper activities, Young Rembrandt's art class, a Fall Festival, a visit from Santa, to name a few. Consider a membership in the WPS&R Club and "join the fun"!

The tennis and volleyball courts are ready for play! Tennis lessons will be available once again as in past years.

We anticipate a very successful 2010 and look forward to the returning members and new members --- "Join the Fun"!

WPS&R Club Board of Directors

# Woodland Pond Lakefront Association

## 2010 WPLA Board of Directors

<b>President</b>	Fred Sundstrom	796-3796	<a href="mailto:president@woodlandpondlakefront.org">president@woodlandpondlakefront.org</a>
<b>Vice President</b>	Lee Kump	706-1082	<a href="mailto:vicepresident@woodlandpondlakefront.org">vicepresident@woodlandpondlakefront.org</a>
<b>Secretary</b>	Matt Newkirk	768-6706	<a href="mailto:secretary@woodlandpondlakefront.org">secretary@woodlandpondlakefront.org</a>
<b>Treasurer</b>	Robert Vest	796-7577	<a href="mailto:treasurer@woodlandpondlakefront.org">treasurer@woodlandpondlakefront.org</a>
<b>Director</b>	Wayne Perry	777-9562	<a href="mailto:wap1943@hotmail.com">wap1943@hotmail.com</a>
<b>Director</b>	John Smith	751-0889	<a href="mailto:info@woodlandpondlakefront.org">info@woodlandpondlakefront.org</a>
<b>Director</b>	Brock Barnett	706-6858	<a href="mailto:brockbarnett@comcast.net">brockbarnett@comcast.net</a>

Check the website at <http://www.woodlandpondlakefront.org> for the latest information.

## Subcommittees

**Architectural Subcommittee** is responsible for ensuring that lakefront structures (i.e. docks) comply with the covenants and are esthetically comparable.

**Dam Maintenance Subcommittee** oversees all maintenance of the dam, valve and spillway. .

**Covenants Subcommittee** is revising the Lakefront covenants and will be responsible for communicating the changes to all Woodland Pond residents and obtaining their votes.

**Fishing Tournament Subcommittee** coordinates the annual fishing tournament. Anyone interested in joining a subcommittee should contact Fred Sundstrom.

## FISHING NOTES

The fishing on Woodland Pond is hot! The bass are in shallow water preparing to spawn as are the crappie. I caught 20+ bass to 5 and a quarter pounds yesterday on wacky rigged Senkos. Most were in the 12 to 15 inch class and all were in shallow water. Bass will hit rattle baits, spinner baits, minnow type twitch baits as well as plastic worms and crank baits. Chartreuse and fire tiger are excellent colors in the dark water of Woodland Pond. June Bug, Red Bug, Watermelon/Red Flake are good colors for plastic worms and tube baits. The crappie are schooled up on the points and flats near deep water and can be caught on small jigs, crank baits, spinners and live bait in 4 to 6 feet of water. Robert Vest reported catching some large bass to 7+ pounds a couple of weeks ago on crank baits. The pads are beginning to come up and provide cover for bass and crappie. Trolling for crappie can be effective with small crank baits and Rapalas on the points and flats. A sonar unit is helpful for consistent success on the "pond" after the fish leave the shallows. The ledges and creek channel drops can yield some very big bass if you can find their deep water haunts. I have caught bass up to 9 pounds and many in the 5 to 8 pound class. Water temp is ranging from 68 to 72 degrees as of yesterday, Apr 12. If you have a fish story to tell, let me know and I will post it on the web site. I will try to update the fishing report every week or so. Please remember to remove all crappie, bass in the 12 to 15 inch range and all except the larger bluegill [the large males, which are the colorful ones].

Good Luck,

John Smith—804-751-0889

[smitty3317@comcast.net](mailto:smitty3317@comcast.net)

## WOODLAND POND LAKEFRONT ASSOCIATION (WPLA)

**Website:** An informative and valuable connection on the Woodland Pond Homeowner's Association web site is a link to **Woodland Pond Lakefront Association** web site. The **NEW** web site is maintained by Matt Davis and the Lakefront Board of Directors. The URL is <http://www.woodlandpondlakefront.org/>. As a resident of Woodland Pond, you may want to bookmark this URL as a favorite place so that you may easily reference important information and updates pertaining to Woodland Pond's most valuable asset, *our lake*. Take a few moments to navigate the web site and find vital information on:

- **Membership:** Information on membership fees and instructions on how to obtain decals for your boats etc.
  - **Directors:** Contact details for your Lakefront Board of Directors. Your Directors can answer any questions you may have pertaining to covenants, lake usage, quality and access etc. Your board members are dedicated to encouraging that all community members make full and active use of our beautiful lake and invite all neighborhood residents to partake in each lakefront activity, participate on the board or on any of our committees.
  - **Committees:** We are constantly looking for neighborhood volunteers to help the association. Most find it to be a rewarding experience to give back to our lovely community. Equally important is the fact that it will not require a great deal of your scarce time. If you are interested in participating on any of the following committees please call or email any director:
    - ▶ Architecture Subcommittee
    - ▶ Lakefront Subcommittee
    - ▶ Fishing Tournament
  - **Documents:** Here you may find essential covenant information and other timely documents.
  - **Calendar:** The latest information on upcoming lakefront activities and meetings.
  - **Newsletters:** You can find adobe versions of our newsletter on site.
  - **Contact Info:** We want to hear from you. Specifically, we want to hear your fish stories so we may share them with your fellow anglers. Let us know if you're having any luck with any special lures this time of year. Recently, several community members have caught citation largemouth bass!! Let us know what type of fish you're catching. If you know of a hot spot you'd like to share or have any other fish tails, we want to hear about it. Send your story to: [info@woodlandpondlakefront.org](mailto:info@woodlandpondlakefront.org) or contact John Smith, he will make sure your fish story gets posted on our web site. Good luck!!
  - **Lakefront Dues Procedures for Home Sales:** Current (2010) Lakefront Association dues are \$150.00, paid annually. For owners on the lakefront ("A" members) the dues are mandatory and must be paid by January 31 of each year. Bills are normally sent out in December. Dues paid after January 31 are subject to a \$25.00 per month late fee, which can accrue up to six months after which the association will place a lien on the property. "B" members (non-lakefront) have the option of being an active or non-active member of the Lakefront Association. To use the lake, "B" members must be active, i.e. paid their annual dues. Dues for "B" members are the same amount as for "A" members and must be paid in full at the time of initiation. "B" members dues are NOT prorated for partial year memberships. Since "B" members can join the association anytime during the year, they are not subject to late fees. If a home is sold, the Lakefront Association fees should be pro-rated between the current owner and the purchaser as of the date of closing. If the current owner has already paid his or her dues for the current year, then he/she will be due a refund of the unused dues from the purchaser. Likewise, if the current year's dues have not yet been by the current owner, then the purchaser will normally pay the entire year's dues at closing and receive reimbursement from the owner for his/her share. Please advise your closing attorney about the Lakefront Association dues and note that the **Lakefront Association dues are distinct and separate from the Homeowner's Association dues**. Upon selling their home, all members with boat rack rentals or gate keys for the boat ramp should notify the Treasurer of the Lakefront Board to return keys and receive their key deposit.
  - **Boat Ramp Keys & Boat Rack Rentals:** Dues paying members can obtain a key to the boat ramp by paying a \$25.00 (refundable) deposit. Boat racks can currently be rented for \$25.00 per year. For anyone needing information about a boat rack rental or simply needing the gate unlocked to bring in or remove a boat, please contact the Treasurer.
  - **Boating & Fishing on Woodland Pond:** Woodland Pond is a private lake, therefore, fishing licenses are not required. In addition, boats are not required to be registered with the Virginia Department of Game and Inland Fisheries. Gasoline engines are allowed on boats ONLY under the following conditions:
    - ▶ Gasoline engines must never be operated on the lake. Only electric motors are permitted.
    - ▶ Gasoline engines must be trimmed/propped out of the water AT ALL TIMES.
    - ▶ Portable fuel tanks must be removed from the boat.
    - ▶ Built-in fuel lines must be disconnected or have the shut-off valve in the closed position.
- Woodland Pond is to be used solely by its dues-paying members, their families and guests. ALL boats (pontoons, canoes, paddleboats, kayaks, etc.) must display a current Woodland Pond decal. This shows that you are a resident and have paid your current year's dues. Boats of non-residents or non-members of the Lakefront Association are prohibited. All guests fishing on Woodland Pond must be personally accompanied by a member of the association. Violators are guilty of trespassing. Anglers are encouraged to release all bass, except those 12 – 15 inches, which should be removed, and catfish. All other species are to be removed from the lake.
- **2010 Annual Fishing Tournament:** The 2010 Fishing tournament will be held on May 1. Information and fishing results will be posted in this fall's newsletter.
  - **Water Quality Testing:** As we have in the past, Aquatic Services Inc, recently acquired by Clarke, conducted the water quality testing for us. Water samples were collected from across the pond and 10 different tests/parameters were evaluated, in addition to fecal coliform (FC) and fecal streptococci (FS) analysis. The ten Water Quality parameters were all normal and the FC and FS readings were "so low that their relative ratios have limited significance." We continue to have a safe and healthy lake. The Board will continue, on an annual basis, to have the water quality tested and monitor the health and safety of the pond. The Board is in the process of contacting Lake Management companies to help with the maintenance of Woodland Pond.
  - **Silt Removal:** In addition, we prepared a proposal for companies to bid on a lake maintenance and silt removal program throughout Woodland Pond. Lakefront owners will be notified of the cost of the silt removal effort and what their pro-rata share will be prior to the Board's decision to execute a contract for the lake maintenance and silt removal. Cost of the lake maintenance and silt removal will be covered by a "Special Assessment" for all Lakefront property owners (Class A members).

## Boating & Fishing on Woodland Pond

Woodland Pond is a private lake therefore fishing licenses are not required. In addition, boats are not required to be registered with the Virginia Department of Game and Inland Fisheries. Boats are required to be reported to Chesterfield County for purposes of reporting and paying personal property taxes.

Gasoline engines are allowed on boats ONLY under the following conditions:

- ▶ Gasoline engines must never be operated on the lake. Only electric motors are permitted.
- ▶ Gasoline engines must be trimmed/propped out of the water AT ALL TIMES.
- ▶ Portable fuel tanks must be removed from the boat.
- ▶ Built-in fuel lines must be disconnected or have the shut-off valve in the closed position.

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Fisherman (and fisherwomen) are encouraged to release all bass, catfish and crappie unless mortally injured. All other species are to be removed from the lake.

### ID'S FOR DOGS

There have been several occasions when a dog has been found in the neighborhood and there is no ID tag on it. Some people don't keep a collar on their dogs when in the house or tied up in the yard. If the dog accidentally gets out, it can take a long time to identify it. Sometimes, the dog ends up at Animal Control. If you've watched the news, you understand what might happen to the animal. Please take the time to buy a tag that gives the owner's name and a phone number and keep a collar on your beloved animal.

Please drive safely!



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



### Boat Ramp Keys

For all dues paying members who wish to obtain a key, please contact Robert Vest @ 796-7577 or John Smith @ 751-0889. 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 Steve Spencer or any one of the other Board members.

### Raccoons

There is abundant wildlife in Woodland Pond. One of the animals present is the raccoon. While some people consider the raccoon a nuisance animal, it is important to note law protects them.

Unless a resident possesses a kill permit issued by the Department of Game and Inland

Fisheries (which is unlikely) or is licensed to hunt this animal, which is not practical since firearms cannot be discharged in Woodland Pond, this animal must not be harmed. Killing a

raccoon is a violation of state law. The best course of action is to remove the food attractants that lured them to your property initially- especially pet food.

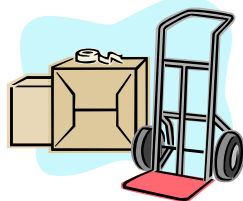
# BLOCK CAPTAINS

**Committee Chairperson: Marcia Lee 768-8770**

Megan Barnett	10703 Old Squaws Lane	706-6858
Amy Blehm	11420 Avocet Drive	706-5895
Sally Brazil	9020 Waterfowl Flyway	748-3258
Janet Childress	8802 Whistling Swan Road	748-3199
Sue Fagan	9413 Banff Terrace	717-5531
Bruce Fletcher	10703 Gadwell Court	748-7201
Lisa Herbert	9419 Park Bluff Terrace	796-5398
Isabel Jacobs	11313 Laurel Cove Lane	796-6990
Rita Johnson	9004 Canvasback Circle	748-5608
Sonja Johnston	10849 Egret Ct.	768-8828
Kim Kohman	9000 Wigeon Way	748-4551
Agnes Lilly	9641 Waterfowl Flyway	751-0223
Greg Lupsha	9131 Whistling Swan Road	687-5404
Lora Lydick	10910 Woodland Pond Pwy	706-1558
Tara McGee	9040 Whistling Swan Place	748-6119
Pat Merson	11231 Woodland Pond Pwy	796-1132
Melinda Miller	9410 Waterfowl Flyway	778-7794
Gloria Morelli	9124 Avocet Court	796-2042
Sue Morris	8815 Waterfowl Flyway	777-9163
Holly Oehrlein	9860 Waterfowl Flyway	796-5253
Kathy Petersen	9402 Gadwell Terrace	748-8536
Nancy Pugh	9340 Squirrel Tree Court	768-0092
Liz Reiber	10901 Pintail Place	796-7533
Barbara Roquet	11300 Shorecrest Lane	751-0285
Marion Sakowitz	11413 Brant Hollow Court	454-1502
Linda Timte	9413 Owl Trace Drive	796-6631
Charlie Turfboer	9700 Waterfowl	796-2175
Sue VanVlack	11407 Shorecrest Court	778-7811
Dale Williams	8700 Taylor Landing Place	706-6378
Henrietta Yaworsky	9311 Owl Trace Court	768-4693

## 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.



## REAL ESTATE SIGNS RULES AND REGULATIONS

Folks, when you put your home on the market please encourage your agent to adhere to the COUNTY AND STATE SIGNAGE LAWS.

### COUNTY:

Only generic lead-in signs are permitted in Chesterfield : blue / white or red /white displaying only the REALTOR logo and the FAIR HOUSING logo. Brokerages are not to advertise on these signs.

Open House lead-in signs may advertise the brokerage. Open House signs can be installed in the seller's yard at any time. However, open house lead-in signs are to be installed 1-hour before and removed 1 hour following the open house.

### STATE:

Officials at the State Corporation Commission, after several meetings with Virginia Association of Realtors staff, have agreed that Realtors® who install **metal frame signs** by hand on a property **do not need to call Miss Utility** first. Considering the number of Realtors® in the Commonwealth who use metal frame signs, this is a significant event.

Virginia's Underground Utility Damage Prevention Act has required anyone "excavating" to install a sign to first contact Miss Utility and wait -- up to three days -- for all utility lines to be marked. Recently, the SCC began a campaign to remind people of this law, and the fact that the installation of anything other than so-called small "coat hanger" signs could be considered "excavating."

Under this interpretation, Realtors® using common, metal frame signs had to call Miss Utility before installing them. VAR believed this definition of "excavation" was overly strict.

After many discussions with VAR, the SCC staff concurred. On November 13, 2009 SCC Director of Utility and Railroad Safety Massoud Tahamtani sent a letter to Vice President for Law & Policy, John Broadway, making that absolutely clear:

*As interpreted and applied by the Division, the installation of a metal frame sign that is done by hand and does not involve movement or displacement of earth or other material "by means of any tools, equipment..." is not considered a form of excavation that would require a person to contact the Miss Utility notification center. However, if the installation requires use of a hammer, shovel or other tools, rather than by simply pushing the sign into the ground, then the Act requires the installer to contact Miss Utility.*

Keep in mind that this announcement only affects the installation of metal frame signs. Signs requiring digging or movement of dirt to install (such as 4x4 post signs) **DO** necessitate a call to Miss Utility.



## 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.

## UPDATES NEEDED FOR WOODLAND POND TELEPHONE DIRECTORY

Are you new to the neighborhood? Do you have a new baby? Do you have a teen-ager (or former teen-ager) who should be added to (or taken off of) the pet-sitting, baby-sitting and/or odd jobs listing?

If you can answer “yes” to any of the above questions, and would like that change to be reflected in the next telephone directory, please use the last page in your current directory to let us know about it.

There is also form on the last page of the newsletter.

Stop signs and street signs are not to be used for the posting of miscellaneous signs.

This ruins the appearance of our nicely kept community! If you must display a sign in the neighborhood, please do so on an independent 'stand' and remove the sign

when the event is over.

Thank you from the entire neighborhood!



## Woodland Pond A Nice Place to Live!



Please check out our  
website at  
[www.woodlandpond.org](http://www.woodlandpond.org)



Since we do not have curbs in Woodland Pond, it is easy to take corners a little too sharp, running over the grass in well kept lawns. Please watch your turns and keep off of your neighbor's grass! Let's work together to keep Woodland Pond looking nice!



# GARDEN

# CLUB CORNER



## WPGC Officers for 2010

President – Melissa Damiano

1<sup>st</sup> Vice-President – Jan Steinberg &

Henrietta Yaworsky

2<sup>nd</sup> Vice-President – Trisha O'Berry

Treasurer – Karol Cline

Recording Secretary – Molly Burkhardt

Corresponding Secretary – Shelia Hecker

The Woodland Pond Garden Club is wrapping up the 2009-2010 year with a May dinner meeting to celebrate another successful year. The highlight of the year was completing phase I of a huge project: landscaping the entrance to Central Library. With the old overgrown junipers removed one year ago, this barren space was crying for a make-over. There were no County funds available to improve the entrance, so our garden club took up the challenge to raise funds and coordinate the planting.

On April 10<sup>th</sup> Cadette Girl Scout Troop 953 joined our club members, their husbands, and friends to make a combined force of 27! This made easy work of the 13 hot pink Knock-Out Roses, Adagio grass, coreopsis, daylilies and variegated Liriope going into the sunny semi-circular garden in the drive up, as well as the pink-flowered hellebores and ferns in

the shade garden by the book drop. These gardens support National Garden Clubs 'Plant it Pink' initiative to promote breast cancer awareness. Photos of the day's accomplishments were generously provided by André Tremper and can be found on WoodlandPond.org on the Garden Club page.

The funds for this project were provided by our garden club and a grant from the Piedmont District of the Virginia Federation of Garden Clubs. Phase II of this landscape project is much bigger in scope and will happen this Autumn so you too can join in the fun!

We'd like to thank the Woodland Pond & First Branch Community for supporting not only our club's Poinsettia sale and the newly-added Geranium Sale, but also the Holiday Swag workshop and Central Library planting with manpower. Without your support we would not be as successful. In addition to the previously mentioned projects, we plant and maintain wheelchair gardens and a knot garden at the Alzheimer wing at Lucy Corr Assisted Living Facility. Twice a year we host our popular design workshop for the residents of Lucy Corr.

Please join our efforts to improve our environment by recycling cell phones, printer & toner cartridges by placing these items in the container on Judy Tumlin's porch (11207 Timber Point Dr).

When we aren't planting public spaces we can be found meeting at the Woodland Pond Swim and Racquet Clubhouse at 7pm on the 2<sup>nd</sup> Thursday of each month. At our meetings this past year we learned about interesting plant combinations for container gardens, planting gardens with four-seasons of interest, as well as flower arranging basics and how to make wreaths with fresh flowers. We are currently working on next year's programming which will once again offer a variety to inspire and educate. Please join us and bring a friend!

Our meetings are open to Chesterfield County residents. For more information contact: Trisha O'Berry, VP Membership, 748-3578 or Melissa Damiano, President, 796-3287.

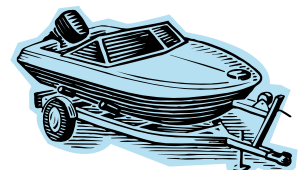


## ATTENTION RESIDENTS!



**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!





**Phase I Residents  
Want to Build a Shed?  
Pool? Fence?  
Respect your neighbors  
Protect yourself**

Notify the Architectural Review Committee before you do it. And most of us are doing just that. Saves a headache for everyone.

The procedure is easy.

- Go to our website: WoodlandPond.org
- Click on “Homeowners’ Association”
- Review the Architectural Standards applicable to the changes you want to make, and then download the Exterior Alteration Form.

Fill it out, attach required supporting documents and send it to us.

And Folks, when your neighbor asks you to sign the form acknowledging the intended alteration, **KNOW WHAT YOU ARE SIGNING. ASK TO SEE THE PLANS BEFORE YOU SIGN.** Often this simple step will alleviate “surprises” when the project is complete. Saves another headache for everyone.

**TREE REMOVAL**

One of the nicest features of Woodland Pond is its beautiful trees. The mix of hardwoods, evergreens and native flowering trees exist in few other communities.

An important responsibility of each homeowner is the removal of dead and dying trees promptly. This is stated in the Covenants, Conditions and Restrictions. There are a number of qualified companies to assist in this process; some are listed in the web-site under ‘Homeowners’ Recommendations’. Most residents do a good job in fulfilling this important responsibility.

It is also stated in section C. 12. of the Covenants, Conditions and Restrictions that “ No clearing of trees 8” in diameter or larger may take place on a lot unless it is within 10’ from an existing house on said lot, without approval from the Architectural Control Committee.”

When approvals are granted for home additions or new structures, it is understood that trees to accommodate the structures must be cleared; however, when a homeowner wants to convert a wooded area to a lawn or to create a vista, and trees greater than 8” are involved, prior approval must be obtained.

Let us keep the neighborhood’s trees standing.

**RES POND ERS**

Have you ever known of a Woodland Pond neighbor in need? Perhaps it was something minor or temporary? That is the concept of RES POND ERS, neighbors helping neighbors in need. It might be a temporary illness. It might be the birth of a new child. It could be an errand that needs to be run. It is a neighbor who needs some assistance.

How would RES POND ERS work? A data base would be established consisting of names, addresses, telephone numbers and emails so that volunteers could be contacted. When a need is brought to RES POND ERS attention the data base would be notified to see if the need could be satisfied. Any Woodland Pond resident would be able to contact RES POND ERS. A volunteer base of 25 to 30 people will be needed to establish RES POND ERS. If interested or if you have any questions, please contact Al Hallatt at 706-4960 or at [aahallatt@netzero.net](mailto:aahallatt@netzero.net).

**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!**



## WOODLAND POND DIRECTORY UPDATE

Every effort has been made to ensure the accuracy of this directory. However, we may have missed you or otherwise made a mistake. Especially if you are new to Woodland Pond, have a new baby, or other changes to make in your directory listing, please take a moment to complete the following information and return to:

Woodland Pond Directory Update

PO Box 136

Chesterfield, VA 23832

Or, alternately, email us the information at: [wpha@woodlandpond.org](mailto:wpha@woodlandpond.org).

Did you purchase a resale? If so, tell us previous owner's last name (so we can take them out of the directory).

\_\_\_\_\_  
Your last name(s): \_\_\_\_\_

First names: \_\_\_\_\_

Street Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Other members of your household (children will be included under parents' names along with date of birth - not ages, because it will be incorrect in the following year's directory.)

\_\_\_\_\_  
\_\_\_\_\_  
Place asterisks by the name of any member of your household who would be interested in Babysitting (\*), Pet-sitting (\*\*), or Odd Jobs (\*\*\*). We'll get them listed.