



# UPDATE

Woodland Pond Homeowners' Association, Inc.

July 2011

## NOAH HAN

### WOODLAND POND'S YOUNG HERO

On Saturday, May 7<sup>th</sup>, fourteen year old Noah and his mother, Joan Plotkin-Han, were grilling chicken in their back yard when they heard cries for help coming from the lake. Noah ran down to the dock and could see two figures plus an object bobbing in the water. He grabbed a floatation cushion, jumped into his canoe and quickly paddled out to the people in trouble. He attempted to toss the cushion to one of the people in trouble, missed him, and was successful on his second try. Their canoe was rolling in the water and they were unable to hold on to it.

Two young men, about 22 years old, were fishing and when one stood up to cast his line, the canoe capsized. They had planned to fish for only fifteen minutes, so they neglected to bring life vests or cushions. One of the young men was a non-swimmer and the other had minimal swimming skills. The non-swimmer kept going under, he was able to get himself to the surface. He went to the bottom about five times. He was in a state of panic. Noah gave him the floatation cushion, then he headed back to the dock for life vests. It was about 100 feet away. He returned to the young men, gave one life vest to the one without the cushion, then they both helped put on the other's vest. Noah somehow got both into his canoe and paddled back to the dock where the fire department's first responders were waiting. The young man was still panicky, but he called Noah his "Angel" and he said he was sure that he was going to die.

One of the firemen told Noah that, if he hadn't saved the lives of these two young men, the fire department probably would be doing a body search instead of treating a young man. Our neighborhood is very proud of Noah, as he should be of himself. Thank you, Noah, for being there and for your quick thinking. You are truly a hero.



### Inside This Issue...

Attention New Residents	9
Bear Sighting	4
Block Captains	8
Boat Ramp Keys	7
Boating and Fishing	7
Covenants	10
Directory Update Form	12
Firewood	7
Garden Club Corner	10
IDs For Dogs	11
Lakefront Association News	6
Lakefront Association Officers & Subcommittees	6
Leash Laws	11
Lunch Bunch Schedule	3
Message to Lakefront Owners	7
Newsletter Issues	2
Phase I Resident Survey Results	4
Phase II Information	2
Raccoons	9
Real Estate Sign Laws	8
Res POND ers	11
Restaurant Reviews	3
Stop Signs	9
Swim & Racquet Club	5
Tree Removal	11
Updates Needed For WP Telephone Directory	9
Volunteers Needed	4
Want to Build a Shed, Pool, or Fence	11
WPHA Board of Directors	2



Printing and distribution of this edition of the Woodland Pond Homeowners Association newsletter were donated by:

JANINE BENEZIO, Associate Broker

Virginia Properties

A Long & Foster Company

804-513-0132

Your Woodland Pond Fine Home Specialist

*Equal Housing Opportunity*



*A Long & Foster Company*

## 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 2011

Edd Burluson – President  
796-3544

Ray Walsh – Vice President  
796-5183

Linda Lupsha – Treasurer  
777-9021

Charlie Turfboer – Secretary  
796-2175

Beth Ferrara – Director  
318-1913

### Newsletter Issues???

Please check your name and address on your newsletter label. For any corrections, please call Charlie Turfboer at 796-2175 or Jane Zirkel at 748-4443..

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

## 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 - 2011:

Rose Gilliam 796-2925

Alden Eldredge 783-6939

Aubrey Tarkington 706-1182

James Schnell – Developer  
784-3600

### PHASE 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

## WOODLAND POND SWIM & RACQUET CLUB BOARD 2011

Ed Shaw, President,  
768-0237

Tara McGee, Vice President,  
748-6119

Brandon Wills, Secretary,  
638-4322

Kathryn Vest, Treasurer, 7  
96-7577

Dana Keefer, Membership,  
748-9139

Susan Humble, Clubhouse,  
796-4989 or

[wpclubhouse@yahoo.com](mailto:wpclubhouse@yahoo.com)

Garry Dudley, Pool, Courts & Grounds,  
748-0124

Kelly Fisher, Swim Team,  
796-5486

Betty McCarthy, Social,  
748-3890

*For more information, check out our website at <http://wpsrc.org>*

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



Please drive safely!

Our children are out riding bikes.

## 2011 Lunch Bunch Schedule

Lunch Bunch has been a thriving and enjoyable activity in Woodland Pond for several years. It is a terrific way to meet new neighbors and try new dining places in the Greater Richmond area. Occasional guests from outside the neighborhood are welcome.

July 6<sup>th</sup> Xtra's Café, 3322 West Cary Street, 355-0446. Please R.S.V.P. by June 29<sup>th</sup>.

August 3<sup>rd</sup> Ettamae's Café, 522 North Second Street, 888-8058. Please R.S.V.P. by July 27<sup>th</sup>.

September 7<sup>th</sup> Nick's Riverwalk Restaurant, 323 Suite A, Water Street, Yorktown, VA, 757-875-1525. Please R.S.V.P. by August 31<sup>st</sup>.

October 5<sup>th</sup> Bocca Toscana, 7021 Three Chopt Road, 288-7773. Please R.S.V.P. by September 28<sup>th</sup>.

November 2<sup>nd</sup> Nine North Fourth, 9 North Fourth Street, 644-8669. Please R.S.V.P. by October 26<sup>th</sup>.

December 7<sup>th</sup> TBA

**Call Charlie Turfboer to R.S.V.P. at 796-2175**

## Lunch Bunch Restaurant Reviews

The reviews will be based on food, service, décor, and parking availability.

Pirrozo's NY Bagels & Deli - 14846 Hull Street Rd., a bit west of Wood Lake. The sandwiches were amazing, huge and dripping with flavor and goodness. We ordered at the deli counter and the food was brought to us. Their deli counter is very nice and their cookies have been compared to those bought in NYC. The bagels are baked on-site and are fresh and wonderful. On Wednesdays, all the sandwiches are \$5.95. There's parking in a lot, the service was fine, and the décor is what you'd expect for a NY deli. There are pieces of art on the walls that were done by school children.

Pescados - 13124 Midlothian Turnpike, in the same strip mall as Kabuto, it's where Seasons used to be. The food is Caribbean and Latin and the sandwiches are delightful. The bread was scrumptious and the side dishes very nice. There's parking in the lot, the service was very good, and the décor is very pleasant.

Made in Asia - 7302 Hancock Village, Midlothian, where our new Walmart is, left of Winterpock Rd. The food is Chinese, Thai, and Pan, and the portions are wonderful. They have sushi. The service was very good, the décor is absolutely beautiful and there's parking in a lot in front.

The Cellar Door - 1600 Monument Ave., near Stuart Circle. The Cellar Door is just that, a restaurant in the cellar of a large building. It's very quaint inside, the menu was diversified, the sandwiches are very good, the service was fine. The parking however, was a bit tricky. Street parking is difficult in that area, but there's a church across the street from the restaurant that supposedly allows patrons to park there. We parked there and the car was still there when we left.

Amuse - In the VA Museum of Fine Arts. The food is gourmet and just amazing. The venue, of course, was lovely and the service was superb. Parking was no problem, there's the museum parking garage, which is free to members. When there's an exhibit at the museum, reservations are definitely needed. It was somewhat quiet when we arrived at noon, but many more diners came in after us.

The first half of 2011 was very successful. We're hoping the rest of the year will be just as nice.

## **BEAR SIGHTING**

A black bear was sighted recently in the 8700 block of Waterfowl Flyway. Bears are moving at this time of year and may occasionally wander into Woodland Pond looking for food.

A review of the actions to take when seeing a bear follows.

- Notify your neighbors
- Do not approach the bear
- Do not chase the bear or threaten it
- Do not let dogs out while the bear is present
- Do not feed the bear – it is illegal to do so
- Notify local animal control personnel
- Notify a member of the Board

## **PHASE 1 RESIDENT SURVEY RESULTS**

The recent survey's results are being analyzed and a report summarizing the findings will be communicated to the residents soon. We wish to thank everyone who submitted a response.

Most of the answers were expected, but there were also a few revelations.

We are now focusing on the items people want to see changed and are developing an action plan.

Overall, the responses were positive and no major areas of dissatisfaction were noted.

One area of interest was an annual social function. Planning is underway for a party to be held later this year.

The concluding question in the survey was: Are you happy you live in Woodland Pond? Of more than 100 submissions, only one person answered no!

## **VOLUNTEERS NEEDED!**

The Association pays a property manager to collect the annual assessments. Every other function to support this community is provided by volunteers, including the Board. The following positions are available to interested residents. The ramification of these positions not being filled is that these functions may no longer be provided or the efficiency of the service will be impaired. Doing these jobs is a good way for new residents to become active in the community. Please call Ray Walsh if you wish information and can help Woodland Pond in any of the following capacities:

- Chairperson of the block captains (includes coordination of the welcome baskets)
- Volunteer to update the 'Homeowner Recommendation' section of the website
- Member of the Park/Playground committee
- Member of the Architectural Review Committee
- Editor of the Newsletter



**WOODLAND POND  
SWIM & RACQUET CLUB**



## Woodland Pond Swim & Racquet Club Summer 2011

Summer has begun! Come get into the swing of things by joining the Woodland Pond Swim & Racquet Club so your summer can include lounging by the pool, playing tennis or taking lessons, playing volleyball (especially Sunday afternoons) as well as enjoying the special activities like water aerobics, SCUBA classes, early morning adult swim, and swim team. Our annual 4th of July parade, cookout and games shouldn't be missed and you can enjoy Sundaes on Sundays, Float Nights on Wednesdays, and late pool hours every Friday and Saturday. Please see our website calendar at [www.wpsr.org](http://www.wpsr.org) for details about membership and these great events.

Remember that you don't have to be a Woodland Pond resident to join the WPS&RC so encourage your friends in the Highlands, Chester, and the surrounding area to join. You can take advantage of our new referral program that can save you money on next year's dues for bringing new members to the club.

You should have noticed some recent improvements we have made -- new tables, umbrellas and repaired chairs grace our pool deck. These items need repairing or replacing every few years given the heavy use they receive and their exposure to the weather. We made every effort to keep costs down by shopping around for good prices, buying used where possible, and repairing instead of replacing what we could.

The clubhouse also received a makeover this spring. Members of the WPSRC Board, their spouses and a few other members donated their time and effort to repaint the interior of the clubhouse and recover the acoustic wall tiles. Because of this volunteer effort, the only expenses to the club were for paint, fabric and supplies. If you haven't already, stop by to check out the beautiful new colors. Please keep our clubhouse in mind to rent for parties, meetings and other events.

Finally, one other improvement that we have made is not immediately apparent. The pump for the pool was 10 years old and we knew it was on its last legs. It failed in mid-June. We had to purchase a refurbished pump and a new impeller for \$5,500. The new pump and propeller are already installed without having to close down the pool at all. This was a significant expense. Since our club revenues are driven entirely by membership fees, our annual revenue barely covers operating expenses so we have had to deplete what little "savings" the club has.

Many of you should be aware that our facility is over 20 years old. Approximately 10 years ago, several major renovations were made to the facilities such as painting, lighting and a new roof at the clubhouse, resurfacing the tennis courts and parking lot, and replacing the pool pump. Those renovations were financed through a \$100,000 loan which we have been repaying and should be able to retire this year. However, other repairs and upkeep will be needed in the next few years. Unlike other neighborhoods, annual fees of the Woodland Pond Homeowners Association do not fund WPS&RC. As the WPS&RC Board, we are doing our best to keep membership affordable, encourage additional members, and be good stewards of the revenue generated, but there are challenges ahead.

Thanks to all who are members -- we look forward to seeing you enjoying the facilities this summer! If you aren't a member, join us! As always, feel free to contact a WPS&RC Board member with any suggestions, questions or concerns: Ed Shaw, Tara McGee, Kathryn Vest, Brandon Wills, Dana Keefer, Betty McCarthy, Garry Dudley, Susan Humble and Kelly Fisher

# WOODLAND POND LAKEFRONT ASSOCIATION FALL 2010

## 2011 WPLA Board of Directors

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

<b>President</b>	John Smith	751-0889	<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>	Layne Perry		
<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>	Ronnie Blake	7482910	<a href="mailto:info@woodlandpondlakefront.org">info@woodlandpondlakefront.org</a>
<b>Director</b>	Bob Ray	748-0787	<a href="mailto:info@woodlandpondlakefront.org">info@woodlandpondlakefront.org</a>
<b>Director</b>	Matt Newkirk	768-6706	<a href="mailto:info@woodlandpondlakefront.org">info@woodlandpondlakefront.org</a>

## 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.

## New WPLA Website

An informative and valuable connection off of 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, Lakefront Maintenance or 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 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. Let us know what type of fish you're catching or a hot spot you'd like to share, we want to hear about it. Send your story to: [info@woodlandpondlakefront.org](mailto:info@woodlandpondlakefront.org) contact John Smith, he will make sure your fish story gets posted on our web site. Good luck!!

## Lakefront Dues

Current (2011) Lakefront Association dues will remain at \$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 will be 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 members" and have paid their annual dues. Dues for "B" members are the same amount as for "A" members and must be paid in full by January 31 of each year. "B" members dues are NOT prorated for partial year memberships and can join the association anytime during the year; they are not subject to late fees.

**NOTE: The Lakefront Association dues are distinct and separate from the Homeowner's Association dues.**

## TO ALL LAKEFRONT RESIDENTS

We have a serious problem with siltation in some of the shallower areas of the lake. An engineering study was done last year to determine what we need to do to prevent this from happening.

This information is available on the website or I can email the file if requested. A letter is being prepared and will be sent to all lakefront residents soon explaining the remedy and the cost.

This will be a very expensive undertaking and may take several years to accomplish. Feel free to contact me or any other member of the WPLA board of directors if you have questions or suggestions.

John E. Smith  
President  
WPLA



## 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 slot for john boats, canoes, kayaks, etc. can be rented for \$25.00 per year. For anyone needing information about our boat rack rental or simply needing the gate unlocked to bring in or remove a boat, please contact the Treasurer or John Smith. 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.

## Firewood

This summer, we had a number of trees cut down and cut up around the boat racks and boat ramp as a safety measure this summer; it is available for "active" Lakefront members; it is inside the ramp gate on both the right and left sides of the boat ramp. If you need assistance, Brock Barnett will give you a hand.

## 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 on Woodland Pond **must display a current year Woodland Pond decal**. These decals are sent out after the annual dues are received by the Treasurer. The decals show that you are a resident and have paid your current year's dues. Boats of non-residents or non-members of the Lakefront Association on Woodland Pond 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 catfish and bass, except those bass 12 – 15 inches which should be removed. All other species are to be removed from the lake.

## MESSAGE TO ALL LAKEFRONT HOMEOWNERS

It appears that there are quite a few lakefront residents who are either unaware of the lakefront covenants or choose to ignore them. These rules are made to keep our lake fun for all to use and to eliminate trespassers and vandals. Here is a recap of a few rules for those of you who might need reminding.

All WPLA members (A or B) who own a boat of any type and use it on Woodland Pond must place a current set of decals on the front of the vessel on both sides where it is easily seen. If you do not have decals on your boat and you are on the lake you are in violation of the lakefront covenants and will be asked to leave the water. If you own more than one boat and all are used on Woodland Pond they must have decals too. All guests of Woodland Pond Lakefront members **MUST** be accompanied by the resident if they are in a boat on the lake. There are no exceptions to this rule. Guests or family members of residents may not be given boat decals, loaned keys to the ramp gate or given permission to use the lake. If you open the gate to the ramp and parking area you must close it after entering. Do not leave the gate open for anyone else. Failure to abide by these rules can result in revocation of all lake privileges. If you have any questions about the Lakefront covenants, contact a WPLA board member or check out the website, [www.woodlandpondlakefront.org](http://www.woodlandpondlakefront.org).

### BLOCK CAPTAINS

Block Captains serve an important role as a communication link between the Woodland Pond Homeowners' Association Board and residents of Woodland Pond. Call them if you have questions about the neighborhood.

Committee Chairperson:	Charlie Turfboer	796-2175
Co-Chairperson	Bruce Fletcher	748-7201
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 Court.	768-8828
Laura Knappe	9350 Waterfowl Flyway	706-1510
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
Gloria Morelli	9124 Avocet Court	796-2042
Sue Morris	8815 Waterfowl Flyway	777-9163
Ali Nicholson	9206 Barrows Ridge Ct.	748-4260
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
Linda Timte	9413 Owl Trace Drive	796-6631
Charlie Turfboer	9700 Waterfowl Flyway	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

### WELCOME BASKETS

For the last ten years, I have had the privilege of working with all the Block Captains in providing new homeowners with a Welcome Basket. Now, I believe it is time to allow someone else that fun. If anyone is interested in taking over the distribution of Welcome Baskets for both Phase I and Phase II of Woodland Pond, please contact Charlie Turfboer, 796-2175, to learn what is involved.



### 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.

## 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.

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

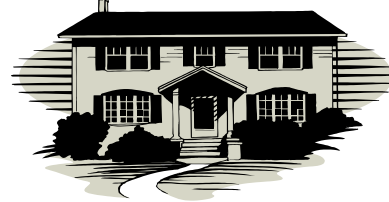
This ruins the appearance of our nicely kept community! If you must display a sign in the neighborhood, please do so on an independent 'stand' and remove the sign

when the event is over.

Thank you from the entire neighborhood!



## Woodland Pond A Nice Place to Live!

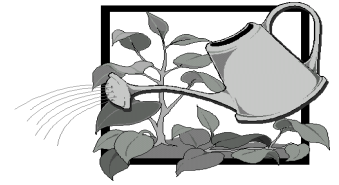


Since we do not have curbs in Woodland Pond, it is easy to take corners a little too sharp, running over the grass in well kept lawns. Please watch your turns and keep off of your neighbor's grass! Let's work together to keep Woodland Pond looking nice!



# GARDEN

## CLUB CORNER



### WPGC Officers for 2011

President - Theresa Tremper  
Vice President Programs - Jan Steinberg and Henrietta Yaworsky  
Vice-President, Membership - Barbara Wells  
Recording Secretary - Charlie Turfboer  
Treasurer - Laura Dooley  
Corresponding Secretary - Sandra Walker  
Historian - Joyce Carroll

The Woodland Pond Garden Club spent the last six months operating under the theme 'Gardening 201: Everything From Roots to Nuts' and the theme's rating was an A+!

Accomplishments include two design workshops with residents of Lucy Corr, where the participants made decorations and arrangements for their rooms and their dining tables, planting and maintenance in the Alzheimer wing courtyard of that facility, and fashioning period Christmas designs for Magnolia Grange as well as evergreen swags for the Woodland Pond and First Branch neighborhoods. The plantings that were done at the Central Library in conjunc-

tion with the county are flourishing! (Be sure to drive by to see the display).

Our meeting programs included floral arrangements with tropicals, planning the spring garden and wine tasting at Boulevard Flowers, information about growing your own flowers to use in designs and how to embrace moss from your yard to use in designs. Something for everyone!

Our efforts were rewarded at the District and State level with several awards. The Club was recognized for Civic Beautification, Community Landscape Design and Visual Community Improvement for the library project. Ribbons were awarded for efforts in raising herbs, bird protection, "Vision of Beauty" calendar sales and *THE NATIONAL GARDENER* subscriptions. Our percentage increase in membership also received note.

The library project merited a monetary award from Richmond Council of Garden Clubs - the Malcolm J. Pace award. This money will go toward projects for the upcoming year along with proceeds from our two main fundraisers - the poinsettia and geranium sales. Thank you to all in the community who supported these.

Our year was capped off by a dinner and installation of officers for 2011-2013. These officers are working now to plan a year of programs and activities that are educational, worthwhile and fun! Meetings will resume in September - the 2<sup>nd</sup> Thursday of the month at 7 pm. Meetings are usually held at the Swim and Racquet Club. Flyers with more information will be distributed sometime before that first meeting or you may contact Barbara Wells, VP membership, 314-6503 or Theresa Tremper, President, 796-6489. Membership is open to anyone in Chesterfield County. Come to a meeting and join us!

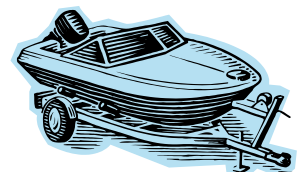


## ATTENTION RESIDENTS!



**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.

**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).

**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.

**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!**

**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.

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

**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.