



UPDATE

Woodland Pond Homeowners' Association, Inc.

March 2013

Amended Declarations

Later this year, lot owners in Phase I will be asked to again vote for the Amended Declarations. It is necessary to achieve an 80% favorable vote to reestablish the Amended Declarations as the governing document of the Association. Your cooperation in this vital matter is important.

In the interim, the Association remains a non stock corporation licensed by the state and continues to function. Additionally, the November, 1985 Declaration of Covenants, Conditions and Restrictions for Woodland Pond continue to be enforced, which means the Architectural Standards continue to apply.

The Board appreciated the willingness of 95% of the residents to pay the annual assessment in 2012. Last year the Association was able to maintain the neighborhood without using any of the \$50,000 reserve invested in bonds. About half that amount is dedicated to the Capital Reserve required by the State, and the other half is a cushion for unexpected expenses, such as the \$33,000 spent in 2010/2011 on the senseless, inane litigation that is causing the upcoming vote.

The 2013 payments are not yet complete. But, we are relying on them to be at the same level as 2012. If that happens, there will be no need to expend any of the cash reserve and no threat of sequestration! If you have not yet paid the 2013 annual assessment, please do so. We are considering publishing the addresses of non-contributors. ♦

Architectural Standards

A committee consisting of Tara Hudson, Ray Walsh and Julie White is rewriting and updating the 2003 Architectural Standards. This effort is 80% complete and will specifically address the deficiencies that are beginning to affect the overall appearance of the neighborhood (appearance of mail boxes, street pylons, deer fences, general property conditions etc.). The finished product will be presented to the residents for input via the website.

This project is subordinate to reestablishing the Amended Declarations, and will be presented to the Board after resident input is received and after approval of the Amended Declarations. ♦

Coyotes

A pair of coyotes was sighted in Woodland Pond. We have confirmed with Animal Control that they are in this area.

Their diet consists of rabbits, frogs, snakes, grass, fruit, and carrion – anything of nutritional value. They do not kill deer, but can take fawns. (On the subject of deer, many residents have some disdain for the deer because of their destructive eating habits. But yet, there are some who feed them. State law makes it illegal to place or distribute food, salt or minerals to feed or attract deer from September 1st through January 7th).

Coyotes are territorial and therefore pose a threat to free roaming cats and dogs that they perceive to be in their territory.

Their legal status is nuisance species.

A characteristic to distinguish them from dogs is that they have long, bushy tails carried below their backs.

Report sightings to a Board member and on the website.

Animal Control will not respond unless the animals are posing a threat. ♦

Vandalism

Earlier this year some irrigation system back flow valves were stolen from residents' properties. Please record the manufacturer and serial number of your valve, and give it to the police if you are a victim; also, report the theft to a Board member.

These valves are being sold as scrap metal, and the salvage company is probably outside Chesterfield County, which makes solving these crimes difficult. ♦

Consolidated Trash Removal Vendor

Wayne Maybach is interviewing local trash removal companies, and will negotiate a more favorable fee based on the number of the 550 residences who choose to participate.

Residents will be informed of the preferred vendor, the rate and implementation date.

Participation in this program is voluntary. ♦

Ray Walsh

Woodland Pond Homeowner's Association Balance Sheet

Cash Basis

As of February 28, 2013

	<u>Feb 28, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
Fidelity Investments	49,947.44
Peoples Bank of Virginia	39,602.36
Total Checking/Savings	<u>89,549.80</u>
Total Current Assets	<u>89,549.80</u>
TOTAL ASSETS	<u><u>89,549.80</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	81,861.69
Retained Earnings	-31,775.64
Net Income	39,463.75
Total Equity	<u>89,549.80</u>
TOTAL LIABILITIES & EQUITY	<u><u>89,549.80</u></u>

**Woodland Pond Homeowner's Association
Profit & Loss Budget vs. Actual**

Cash Basis

January through February 2013

	<u>Jan - Feb 13</u>	<u>Budget</u>	<u>% of Budget</u>
Income			
Revenue Subtotal			
Association Dues	46,283.38	53,650.00	86.27%
Directory Advertising	0.00	1,600.00	0.0%
Dividend Income	0.00	400.00	0.0%
Miscellaneous Revenue	0.00	1,000.00	0.0%
Total Revenue Subtotal	<u>46,283.38</u>	<u>56,650.00</u>	<u>81.7%</u>
Total Income	46,283.38	56,650.00	81.7%
Expense			
Administrative Subtotal			
General Liability Insurance	0.00	1,600.00	0.0%
Meeting Space Rental Expense	375.00	375.00	100.0%
Office Supplies	0.00	1,000.00	0.0%
Other Admin Expense	64.58		
Postage	0.00	750.00	0.0%
Storage Space Rental Expense	804.00	725.00	110.9%
Total Administrative Subtotal	1,243.58	4,450.00	27.95%
Community Services Subtotal			
Announcements & Flyers Expense	0.00	700.00	0.0%
Community Services Postage	0.00	0.00	0.0%
Holiday Decorations Expense	0.00	3,200.00	0.0%
Misc Community Service Expense	0.00	250.00	0.0%
Newsletter Printing	0.00	400.00	0.0%
Telephone Directory Expenses	0.00	3,200.00	0.0%
Web Page Expense	0.00	1,000.00	0.0%
Welcome Baskets	0.00	0.00	0.0%
Total Community Services Subtotal	0.00	8,750.00	0.0%
Maintenance Subtotal			
Common Area Maint Expense	4,060.00	28,000.00	14.5%
Misc Maintenance Expense	0.00	400.00	0.0%
Utilities Expense	108.20	600.00	18.03%
Total Maintenance Subtotal	4,168.20	29,000.00	14.37%
Professional Services Subtotal			
Accounting Expense	0.00	1,300.00	0.0%
Legal Expense-General	0.00	5,000.00	0.0%
Misc Prof Services Expense	0.00	500.00	0.0%
Property Management Fees & Exp	1,407.85	5,500.00	25.6%
Total Professional Services Subtotal	1,407.85	12,300.00	11.45%
Total Expense	<u>6,819.63</u>	<u>54,500.00</u>	<u>12.51%</u>
Net Income	<u><u>39,463.75</u></u>	<u><u>2,150.00</u></u>	<u><u>1,835.52%</u></u>

Linda Lupsha

Lunch Bunch Restaurant Review

On the first Wednesday of every month, a group of people from Woodland Pond goes to a restaurant that has been recommended or one that is new to the area. The lunch bunch is open to all Woodland Pond residents and their guests. This review is based on food, service, décor, and parking availability.

The Blue Willow

102-104 West Old Street, Petersburg. This is a quaint restaurant that is part tea room and mostly antique shop. The food is finger sandwiches and soup and the drink is many choices of tea. It's a delightful experience, there's street parking, but it wasn't very busy so we had no trouble finding a space. This restaurant can be a nice place to stop when you're shopping in Old Town Petersburg.

Stella's

1012 Lafayette Street, Richmond. Stella's is Greek and the real thing! The menu is extensive, the food is amazing, and the atmosphere is pleasant. There's a parking lot next to the restaurant. It's a bit off of the beaten path, but well worth the visit.

Wabi Sabi

29 Bollingbrook Street, Petersburg. You have to go! The food is tapas, sushi, so many different and wonderful things on this menu will make you want to go back to try it all. There's entertainment in the evenings, a bar and the opportunities for private parties. There's parking on the street and in a lot directly across the street from the restaurant. It's also in the quaint and artistic part of Petersburg.

The Desserterie

6161 Harbourside Center Loop, Midlothian. This restaurant has very nice sandwiches, but oh, my, the desserts! There's also gelato and you can bring home any kind of dessert you see. The only problem with this place is how to choose what to order. There's an outdoor eating area and you can park in the lot right in front of the door.

Mediterraneo

3730 Winterfield Road, Midlothian. You'll find very good Italian food in a very nice Italian atmosphere. The service was very good and the parking is in the lot in front of the restaurant.

Eurasia

1308 Gaskins Road, Richmond. This restaurant has very nice sandwiches, an outside eating area, and the best thing about it is the authentic gelato shop across the parking lot. We took advantage of both places and we enjoyed it very much.

The Greek Grill

2313 Westwood Avenue, Richmond. This is another very good Greek restaurant with authentic food. There's some parking in front of the restaurant. There was a little wait for the food, but it was worth it. Delicious!!

Belle Vie

Alverser Drive, Midlothian. This is a French restaurant that has a wonderful menu. I had something I'm not allowed to have at home, sautéed chicken livers and onions in a wine sauce. Some people just can't look at or smell liver. It was superb. Parking and service were both excellent.

Urban Farmhouse Market & Café

13872 Coalfield Commons Place, Midlothian. This is a restaurant that uses only local ingredients. You place your order at the counter, pay, and wait for your name to be called. The soups were delicious, the sandwiches very good and there's a food/gift shop as well. Coalfield Commons is a very new shopping area with a library in it. If you're in that area, it's a great way to get a fairly quick meal. Parking is excellent.

If you're interested in joining lunch bunch, please contact me at 804-796-2175 and I'll put you on the reminder list. Each month I send the name of the restaurant, the location and a brief description by e-mail.
Charlie (Charlotte) Turfboer.



WOODLAND POND
SWIM & RACQUET CLUB



The Woodland Pond Swim & Racquet Club is offering new members the chance to join with **NO INITIATION FEE IN 2013!** The Board members of the Woodland Pond Swim and Racquet Club are delighted to present this exciting opportunity to be a part of our wonderful recreational facilities. Our facilities include a lakeside pool fully staffed by lifeguards, a playground and separate children’s pool for the younger tykes, and a sand volleyball court. Our facilities also include a clubhouse with a full kitchen and large entertainment room where social activities for all ages are planned throughout the year. The clubhouse is available for rent to members for meetings and parties. In addition, you can take advantage of the tennis facility comprised of three tennis courts, two of which are lighted. Lastly, a summer favorite for many families is our well-organized swim team for children ages 4 through 18. Our swim team boasts summer fun, fitness, and competition for 100+ beginners to gold level swimmers every year!

The Board is always working to provide its members with a variety of physical and social activities for the whole family, as well as a safe place to enjoy their free time. We continually solicit suggestions that you may have to make our facility pleasing and inviting to members.

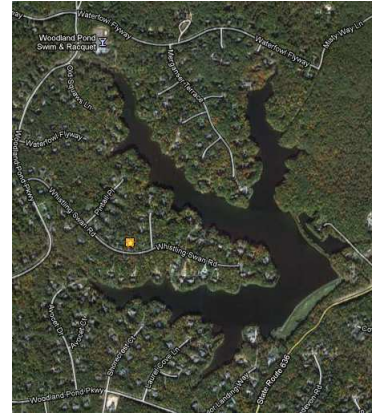
Once again, the INITIATION FEE is WAIVED for 2013. Annual membership dues are shown on the next page. A membership application and explanation of each available type of membership is enclosed for your convenience. We feel certain that you’ll find a membership plan that fits your family structure, and your idea of fun. Please take advantage of this exciting opportunity and join today!

Please feel free to email us if you have any questions at membership@wpsrc.org. Also check out our website at www.wpsrc.org for upcoming events! We have lots of fun events planned! We look forward to meeting you.

- Donna Thompson.....President
- Charlie TurfboerVice President / Social
- Craig WorshamSecretary
- Owen Waltman.....Treasurer
- Mary SinkMembership
- Troy Hedblom.....Projects and Strategic Planning
- Stacey Zbyszinski.....Clubhouse/Social
- Randall Wachman.....Pool & Courts Team
- Lex WatsonPool & Courts Team
- Peggy FarrarSwim Team Liaison

Woodland Pond Lakefront Association

The Woodland Pond Lakefront Association (WPLA) is responsible for maintaining our community's most precious amenity and ensuring a safe and proper environment for its members' use. Some general information about WPLA:



- WPLA is a separate association from the Woodland Pond Homeowner's Association with separate dues.
- Access and use of the lake is for Lakefront Association members and their immediate families only. A lakefront member must accompany all guests while on the lake.
- It is not necessary to live on the lake to be a member
- 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.
- All boats on the lake must have the current year decals, regardless of type. Decals indicate that the boater is a dues-paying member. Any boater without a decal on their boat will be considered trespassing and will be asked to leave.
- Gasoline motors are not permitted to be used on the lake, and boats must be 18 feet or less and propelled with manual or electric power.
- Only boats owned by Woodland Pond property owners are allowed on the lake.
- The WPLA Architectural Control Committee must approve architectural structures such as docks, piers, bulkheads, etc.

WPLA Board of Directors

The WPLA Board of Directors is comprised of neighborhood volunteers who oversee the membership, maintenance and use of the lake. The Board meets monthly to make decisions about the dam, water quality, fish monitoring, water level, security, architectural reviews, compliance with lakefront covenants and much more. Maintaining a lake the size of Woodland Pond's is a major responsibility and expense. The Board of Directors faces challenging decisions and member feedback is vital in our decision making. We welcome all comments and suggestions. Here is a list of the current Board members:

President	Brock Barnett	brockbarnett@comcast.net president@woodlandpondlakefront.org
Vice President	Justin Hepner	jchepner@gmail.com vicepresident@woodlandpondlakefront.org
Secretary	Jose Trevino	jltboss302@yahoo.com secretary@woodlandpondlakefront.org
Treasurer	Gene Shapert	gshape@comcast.net
Director	Ronnie Blakey	hotrodrbc@aol.com
Director	Bob Wray	bobkwray@verizon.net
Director	Joe English	jenglish44va@verizon.net

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(Woodland Pond Lakefront Association - continued from previous page)

Here are some of the projects we have completed over the last year:

- Construction of a new security fence and gate at the boat landing
- Water quality evaluation
- Fish population study
- Dredging and re-building of the fore bay near the boat landing
- Re-negotiating the terms of our investments

Here are a few of the issues that we are facing now:

- When to draw down the lake for dock maintenance, silt removal, etc.
- Dues are the only source of income for the Lakefront Association but they do not cover the costs of maintaining the lake or dam
- Silt accumulation in the lake is making shallow areas more shallow

You can learn more about these issues by visiting the Woodland Pond Lakefront Association website: www.woodlandpondlakefront.org. All engineering studies, fish studies, minutes from Board of Directors meetings and contact information are posted there. The website also contains information about membership, a calendar of events, rules, regulations and lakefront covenants. Anyone interested in serving as a future Board member can contact any of the existing Board members listed above.

Fishing Tournament



The the annual Woodland Pond Fishing Tournament will be held on **Saturday, April 27th** this year and is open to all Woodland Pond lot owners and their guests. It begins at **6:30 am** with a free angler's breakfast and ends with a community picnic and weigh-in and a prize and award ceremony at 12:00 noon. It is all based out of the picnic area at the boat launch. If you plan to participate or would like to learn more, please visit www.woodlandpondlakefront.org for more information and to print registration materials. If you plan to attend the picnic, each family is asked to bring a dish that serves eight (salads, chips, beans, dessert, etc.). The Lakefront Association will provide the main course and drinks.

SEE YOU ON THE LAKE!

Welcome Letters to New Residents

My name is Charlie (Charlotte) Turfboer and I'm the person who welcomes new neighbors into Woodland Pond. I use a website to follow the sales of homes and I put a letter of welcome into the mail boxes of new residents. The letter requests that they call me and set up a date for me to bring a few little gifts and lots of information to them. One of our forms is an informational one that asks for names, phone numbers, and e-mail addresses. We ask for this info so everyone can be included in our annual neighborhood directory. Most of our communication will take place on-line, so we hope to get all of our neighbors to subscribe to www.woodlanpond.org updates. If you have moved in since the beginning of 2012 and have not gotten an official welcome, please call me at 804-796-2175.

Thank you, Charlie

Woodland Pond Wave Swim Team Spring 2013 Update

The Woodland Pond Wave Swim Team is looking forward to another fun and exciting summer season! The WPST Open House and Registration will be held at the pool clubhouse on **April 28th from 1:00-3:00**. Stop by to shop for Wave Spirit Wear and sign up to be a part of the team. Coach Heather Harwood will be at the event to answer questions. We are happy to have Coach Harwood back for her fourth year coaching the Wave!



Many members of the team are currently participating in the Winter Swim program held at the Chester YMCA. This program helps swimmers to be prepared for the summer practices which begin on May 20th. The team includes children from ages 4-18 who are members of the WPSRC. The team focus is to have fun while strengthening swimming ability to compete with local teams in the Chesterfield Aquatic League.

We are currently looking for team sponsors. If you have a business that is interested in supporting the swimmers by advertising with the Woodland Pond Swim Team this summer, please request information via the swim team email address: wpwavest@gmail.com. We are also seeking volunteers to help during the meets and to donate baked goods for home meet concessions sales. Woodland Pond will host three home meets this summer: June 18th against Hampton Park, July 2nd against Chester, and July 19th against Summer Lake. Please come out to the pool and support the team during these fun events!

Check the WPST website for a calendar of 2013 events and meet dates:

<http://www.wpsrc.org/SwimTeam.htm>

The 2013 WPST Committee

Mary Sink, Mark Kurtz, Laura Knappe, Kelly Fisher, Peggy Farrar, Megan Barnett

Marathon Bridge Club

The Woodland Pond neighborhood has a Marathon Bridge group that plays from September through May. If you enjoy bridge, call or email **Sandra Walker** (751-0713; walker9307@aol.com) or **Theresa Tremper** (796-6489; ttrem6173@aol.com). They will be heading up this group for the new year, and would be happy to answer new member questions and give information about the group. They will start making up a new roster and play rotation in August.



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 Garden Club

Woodland Pond Garden Club has had a wonderful year! Programs ranged from beekeeping to horticulture; viticulture to floral design. A workshop was held to make magnolia leaf wreaths. Our April program will be by bird and wildlife photographer, Bob Shamerhorn. Truly something for everyone!

Worthwhile projects were landscaping the courtyard of the Alzheimer's wing of Lucy Corr and holding workshops in the fall and the spring at Lucy Corr. This project helped residents make floral designs for their dining areas and to brighten their personal space. For the holidays, WPGC decorated several areas of Magnolia Grange with period finery. Another major project was Phase II planting of the entrance to the Chesterfield County Rogers Building for Health Services. Young men from the Juvenile Detention Center lent their muscle to this worthwhile renovation.

Funds for the Rogers Building planting were supplemented by WPGC grants from various District and State garden club organizations. Writing the grant applications was challenging, but proved rewarding to the tune of \$1850! Further recognition was received at the March 18 Piedmont District meeting where the club received four blue ribbons for their efforts.

Woodland Pond Garden Club is open to any resident of Chesterfield County. Our year runs from September to May. We will be celebrating our 20th anniversary in the coming year. Join us as we celebrate and enjoy!

For further information contact Theresa Tremper: 804-796-6489 or ttrem6172@aol.com.

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, or contact any member of the Board of Directors.

PHASE I BOARD OF DIRECTORS 2013

Ray Walsh, President
796-5183

Lex Watson, Vice President
318-1639

Linda Lupsha, Treasurer
777-9021

Julie White, Secretary
796-6457

Wayne Maybach, Director
748-3292



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!

Please remember to keep your pets on a leash. It's the law!
Be sure to 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 is made to ensure the accuracy of our directory. However, we may have missed you or otherwise made a mistake. Please take a moment to complete the following information, especially if you are new to Woodland Pond, have a new baby, or other changes to make in your directory listing, and return to:

Woodland Pond Directory Update
PO Box 136
Chesterfield, VA 23832

Or, alternately, email us the information at: 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

