



UPDATE

Woodland Pond Homeowners' Association, Inc.

August 2013

Radon Gas

Radon is a radioactive, cancer-causing gas that comes from the decay of uranium in the soil. The EPA classifies Chesterfield County as a Zone 1 Radon area, which means many residences have dangerously high levels of the gas. Zip code 23838 is listed as an area with potentially high levels of Radon.

The EPA and Surgeon General recommend that all single-family homes be tested for Radon. Do it yourself kits are available at the home stores or on-line.

Don't assume your home is safe if a neighbor's home didn't test positive for high levels of Radon. Since levels can vary from home to home, testing is the only way to know if your home has a problem. Homes with a Radon level of 4.0 picocuries per liter or higher should be mitigated – that is an exhaust should be installed to reduce the level.

Please get your home tested – there are homes in Woodland Pond with mitigation systems. If you have a problem with Radon, it can be solved. If you have problems or questions about the test, please contact a Board member.

Reminder - Negotiated Services

Some time ago, the Board negotiated trash removal and septic tank pumping with local suppliers of those services. The following provided the most favorable rates:

Trash Service – Virginia Waste Services (VWS) at \$12.50 per month (778-7900)

Septic Tank Service – EZ Septic at \$210 per tank (778-7901)

Use of these vendors is optional, but they could provide more favorable prices than your current suppliers.

Street Posts

All street posts/stop sign posts and speed limit posts in Phase I have been refurbished – this project included replacing damaged posts, removing staples and restaining. Additionally, VDOT has replaced nine (9) stop signs.

The next step in enhancing the appearance of the neighborhood is that residents must bring their mailboxes up to the architectural standards. Many boxes are rusted, many posts are stained the wrong color, some are obscured by plantings, many are not plumb and many are not installed per USPS specifications (which is one reason snow plows hit some on Woodland Pond Parkway – they're too close to the road).

The Board recommends you use the following General Contractor to replace mailboxes and posts: Scott Montrose at 839-4590. The price is reasonable (\$150), and a new mailbox/post will improve the appearance of your property, and will be a major step in maintaining the overall appearance of the neighborhood.

A draft of the revised Architectural Standards will be available on the web site early next year for resident input. It will address a comprehensive list of property deficiencies that are detracting from the appearance of the neighborhood. Some neighborhoods in Chesterfield that are age of Woodland Pond are beginning to decline. We don't want that to happen here.

Ray Walsh

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.

Fresca on Addison

22 South Addison Street. This is a small, delightful place that is family run. The food is all fresh and local and the combinations are terrific. The pizza is unique and scrumptious. You order at the counter, then the waitress brings your food to the table. We were very lucky, we were given a free pizza to sample. The atmosphere is quaint, the personnel is friendly, the prices are reasonable. There is only street parking, but there are a few small lots in front of stores near by.

Carena's Jamaican Grill

7102 Midlothian Turnpike, just west of Chippenham. The food is very good, they have some authentic Jamaican choices and some American. The waitress was very friendly and the service was good. There are fun murals on the walls. This restaurant has a parking lot and is very close to lots of shopping.

Chianti

1304 Gaskins Road, Richmond. We found this Italian restaurant extremely good. The waiter was fun and very cooperative, the food was terrific, and the venue is very pleasant. It's in the shopping center that has De Luca's Gelato and we topped off our meal with authentic Italian ice cream that can be described only as

a treat for the taste buds. Oh, my, we have to go back there.

The Bistro at Market and Grove

422 North Market Street, Petersburg. We've been here once before, it was so good we had to go back. It's in the old part of P'burg and there are all sorts of wonderful little shops to visit. The owner/chef of the bistro is a magician, the food is excellent. There is usually a display by a local artist on the walls. For those who are believers, several of the buildings in this area are haunted and this lunch planner witnessed a very strange occurrence while at the bistro. I keep going back so I can witness another. There is parking in front of the bistro and across the street.

Rappahannock Restaurant

320 East Grace Street. If you want oysters, this is the place to go. There's a raw bar and numerous seafood dishes. There is also pork and a few other non-seafood choices. The service was very nice, the waiter was particularly attentive. There is only street parking, we arrived early and had no trouble finding spaces.

Some future plans are Brew Gastropub and Old Jerusalem Restaurant.

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.



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!



WOODLAND POND
SWIM & RACQUET CLUB



Another summer season has ended with lots of fun times and fond memories of swim meets, sundae Sundays, pizza and float nights and just plain splashing in the pool and relaxing in the sun. The Wave Swim Team had a successful season swimming against strong competition, swimming in 6 meets and participating in Champs. Over 35 youngsters participated in the instructional tennis program. Adults enjoyed several social events including a winetasting and the end of summer luau with beach music.

The 2013 Board of Directors is a new group of dedicated volunteers who faced many challenges. With limited funds, the board addressed infrastructure issues such as replacing pump house electrical equipment, HVAC repairs in the clubhouse, and cleaning of the pool and concrete surfaces as well as acquiring new deck furniture and installing clubhouse gutters and downspouts.

It should not be a surprise to most residents that the 24-year old facilities are in need of substantial renovation. The pool needs to be resurfaced and seams re-caulked before next season. The cost of this pool work exceeds our reserve fund. Other major needs are resolving ground water and drainage problems, resurfacing the tennis courts and parking lot repairs. The Board is reviewing membership categories and developing a financial plan to fund these projects. It is most likely that dues will be raised somewhat for 2014 since there has not been any increase for several years.

More expertise is needed in site drainage, construction, financial planning, and contract and project management. If a resident can help in any of these areas, please contact a Board member.

The club is a very important asset in Woodland Pond. Visitors are impressed with the facility's design and appearance. Most families with children would not live here if a swimming pool was not available. Realtors say that general property values would decline without a pool. It is in every property owner's best interest to support the club and keep it viable. If not already, consider being a member and helping to maintain the quality of life and property values in our community.

You may email the Board of Woodland Pond Swim & Racquet Club at wpsrc@aol.com

Woodland Pond Lakefront Association

2013 Board of Directors

Brock Barnett, President	706-6858
Justin Hepner, Vice President	454-0322
Gene Shapert, Treasurer	717-5040
Ronnie Blakey, Director	748-2910
Bob Wray, Director	748-0787
Joe English, Director	717-2107

* We are currently looking for new Board Members. If you have interest in joining the WPLA Board in 2014, please contact one of the current Directors.



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

The center point and perhaps the most important amenity in the Woodland Pond is the lake which covers approximately 120 water surface acres and 12 acres on the boat ramp picnic area, dam and contiguous parcels. The lake is for the private use of active members for boating, sailing, canoeing, fishing, and similar recreational purposes. The lake has a healthy fish population and excellent water quality.

Membership in the Lakefront Association is automatic for all Woodland Pond Lakefront lot owners. There are two classes of membership: Class A, "owners of lots fronting the lake who are entitled to one (1) vote, and "class B, " owners of lots not fronting the lake who are entitled to one-half (1/2) vote. The annual membership and business meeting is held in January.

Annual dues are payable January 31st and late fees are applied monthly if paid after February 1st. Specific instructions for new and non-renewing members are provided with the invoice mailed to all lot owners. "Class B" members may elect to not pay annual dues by notifying the Lakefront Association in writing, thereby forfeiting any privilege of using the lake or its developed areas (picnic facilities, pier, etc.). Lake privileges may be reactivated at any subsequent time by providing written notice and agreeing to abide by the By-laws and Charter of the Association and paying all necessary dues.

Access and use of the lake shall be for members and their immediate families. A member must accompany all guests. Boats must be 18 feet or less and propelled manually or by battery power. Only boats owned by Woodland Pond property owners are allowed on the lake. All boats used on the lake must be registered with the WPLA and have current year stickers. Boat storage racks near the boat ramp are available for rental.

All lake structures such as docks, piers and bulkheads shall be approved in advance by the Lakefront Association Architectural Control Committee. Use of the lake is limited to daylight hours, normally sunrise to sunset.

The sole purpose of the Lakefront Association is to maintain the integrity of the lake property and to provide a safe and proper environment for its members' use. A voluntary board of directors is elected and responsible for overseeing the use and maintenance of the lake. Please feel free to contact any board member in order to become involved in the Association. The board welcomes and values your input.

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 Fall 2013 Update

The Woodland Pond Wave Swim Team enjoyed another successful and fun filled season this year under the leadership of Coach Heather Harwood. With 115 swimmers we were one of the smaller teams in the Chesterfield Aquatic League A Division, but what we lacked in numbers we made up for in heart and determination. All of our swimmers from ages 4 to 18 showed what being a member of the Wave is all about. We are extremely proud of their hard work and dedication!

We began the season with our annual kick off party at the end of May and then began our weekly meets, some at home and some away. Every meet had its challenges – be it rain or heat but each one was fun! We finished third overall out of 22 teams by season's end and that is no easy feat! We couldn't be prouder of our 2013 team. Thanks to everyone who made the season a success.

Be on the look out for information regarding our Winter Swim program which will begin in January. Winter swim is a great place for new swimmers to learn swim strokes and meet the coaches in a non competitive environment. Come be a part of the Wave, you won't be disappointed! We are also looking for some volunteers for the 2014 swim team committee. If you have any questions about the swim team or are interested in volunteering, please contact either Kelly Fisher at rjfisher@comcast.net or Laura Knappe at LKnappe@aol.com.



**Please drive
safely and
watch out for
our children!**

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
Treasurer (<i>Vacant</i>)	
Julie White, Secretary	796-6457
Wayne Maybach, Director	748-3292

Woodland Pond Garden Club

Woodland Pond Garden Club is celebrating its twentieth anniversary this year! We invite you to join us for one of our monthly programs. You say you don't know a petunia from a purple coneflower? This is your opportunity to learn about gardening and floral design while making new friends. Our schedule this year offers a variety of programs—something for everyone.

We meet at 7pm on the second Thursday of the month, September through November and January through May, at the Swim & Racquet Club. Join us in "Celebrating Twenty Years of Flowers, Friendship, and Fun!"

2013–2014 Programs

12 Sept. "Flowers and Fruits and Vegetables, Oh My!" Fall arrangements using vegetables and flowers with floral designers from Strange's Florists. Opportunities to win one and take one home!

10 Oct. "Back to Basics." Taking the mystery out of designing for exhibits and the home.

14 Nov. "Make It and Take It." Workshop to make a cedar swag centerpiece for the holiday table. Guests welcome! (See our holiday fundraiser flyer for details!)

Nov. TBA Members' workshop: Making holiday decorations with Lucy Corr residents.

2 Dec. Holiday fundraiser: delivery of poinsettia and cyclamen orders.

Dec. TBA Decorating Magnolia Grange for the holidays.

9 Jan. "Pocahontas—The Park Around Us." Program by Krista Weatherford, park interpreter.

Officers for 2013–2014

Laura Dooley, President
Pegie Morris, 1st Vice President, Programs
Theresa Tremper, 2nd Vice President, Membership
Sandra Walker, Treasurer
Betty Waltman, Recording Secretary
Tara Hudson, Corresponding Secretary and Sunshine
Shawn Cordle, Historian
Susan Humble, Parliamentarian

13 Feb. "Victorian Valentine." Program held at Magnolia Grange by Kathy Chen of Happy Hill Herb Farm.

Feb. TBA. Members' workshop to make flower arrangements for Meals on Wheels.

13 Mar. "Container Gardening with Herbs." Program held at Boulevard Flowers.

10 Apr. "All About Orchids." How to care for orchids, presented by personnel from Sunrise Orchid.

Apr. TBA Spring fundraiser: geranium, fern, and impatiens sale—hanging baskets and containers.

May TBA Members' workshop: making fresh Mother's Day arrangements with Lucy Corr residents.

8 May Members' end-of-year dinner and celebration!

WPGC Uses the Social Network!

The club now has a Facebook page.
Find us and like us on FB!

The club is posting newsletters and other activity updates on the Woodland Pond website—check them out!

For any and all inquires, email us at
gardenclub@woodlandpond.org

Please contact Laura Dooley (639-4077, laurajdooley@verizon.net) or Theresa Tremper (796-6489, ttrem6172@aol.com) for information about membership in the club!

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