



# WOODLAKE CURRENTS

*The Newsletter of the Woodlake Crossing Homes Association*

March 2025

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<i>Attached: ARC Request Form</i>	

## Woodlake Leadership Team Board Members

### PRESIDENT

Patrick Forys  
123 Elm Lake Way  
[vaeeee84@gmail.com](mailto:vaeeee84@gmail.com)

### VICE PRESIDENT

Steve Murabito  
215 Mill Crossing  
[WCHABoardMember3@gmail.com](mailto:WCHABoardMember3@gmail.com)

### TREASURER

Dianne Brynildsen  
130 Stone Lake Court  
[WCHABoardMember2@gmail.com](mailto:WCHABoardMember2@gmail.com)

### SECRETARY

Heather Roberts  
123 Stone Lake Court  
[WCHABoardMember1@gmail.com](mailto:WCHABoardMember1@gmail.com)

### MEMBER AT LARGE

Ford Cook  
604 Lakeland Crescent  
[WCHABoardMember4@gmail.com](mailto:WCHABoardMember4@gmail.com)

### **Non-Board Members**

ARCHITECTURAL REVIEW  
Randy Parrish

### **Association Management**

Victory Community Management, Inc.  
Sarah Knaub, CMCA®, AMS®  
757-593-0166  
[VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com)

## President's Corner

Hello Neighbors!

It seems like it has been a long winter (my heating bills concur) and I am sure a lot of you are chomping at the bit to start spring yard chores such as mulching, planting and general yard cleanup. Speaking of cleanup, if you have not done so already, please bag up any remaining leaves in your ditches before they make their way into our lake and add to the sediment/sludge buildup that is occurring at the inlets.

The lake is a definite asset to our community and any preventative measures that can be taken by individual homeowners not only helps assure the lake's viability but may prevent us from having to incur the expenses of dredging and higher yearly assessments. The Board is in the process of scheduling a Lake Study to determine any potential problem areas by comparing it with the study that was done in 2009. We will also be adding more plant-eating carp. This was last done in 2018 and since the fish are sterile, the Osprey, Eagles, and natural drainage have diminished their numbers.

On a side note, remember that fishing at our lake is catch and release since we do not restock it and any chemical runoff from the yards probably make the fish inedible anyway.

One last request. Please remind your kids to not move the rip rap stones that are around the drainage pipes. The stones serve an important function by preventing erosion and potential pipe replacement.

Thanks!

*ppf*

***PLEASE DO NOT FEED THE DUCKS OR GEESE!***

***SEE PAGE 5 FOR MORE INFORMATION***

## MEET YOUR NEW NEIGHBORS!



### GIVE A WARM WOODLAKE WELCOME

**106 Cranwood Ct** – Garrett & Brooke Feiner

**100 Stevens Ct** – Zane & Nichole Steadman

**153 Stone Lake Ct** – Andrew & Sara Barnes

## Meet Your Newest Board Member – Ford Cook

**How long have you lived in Woodlake?** *Since May of 2005*

**Why did you decide to live in Woodlake?**

*One of our son's friends lived here  
and the house two doors down was for sale.  
My wife and I both loved it, so we bought it!*

**What is your favorite part of living in Woodlake?**

*Convenient location. Friendly neighbors. Spacious yards.*

**What neighborhood activities have you been involved in?**

*We walk our dog thru the neighborhood daily. Luminaries.  
We also send out a real estate newsletter to the neighborhood.*

**Who lives with you?**

*My wife Medy.  
Our two grandchildren are very frequently at our home also.*

**What is your favorite vacation?** *Outer Banks!*

*Plus visiting our kids and extended family all across the country.*

**What hobbies do you have?** *My wife, Medy, and I both enjoy working out, traveling, and eating out.*

**What other community activities/organizations are you involved in?**

*YMCA. Coastal Church.*

**Anything else people might be interested to know about you?**

*We have four grown sons and two grandchildren. Medy is a substitute teacher in the York County schools.  
I like to fish for sharks off the beach in the Outer Banks.*



**Where did you grow up?**

*Charlottesville, VA*

**Describe the most interesting job you have ever had.**

*I sell homes and so I meet all kinds  
of interesting people every day*

## UPCOMING EVENTS

# Neighborhood Spring Yard Sale

WOODLAKE/MEADOWLAKE FARMS | APRIL 12 | 8A – 12P

**Out with the old and in with the new**

*Join your neighbors on April 12 8am – 12pm for our annual yard sale (Rain date April 19)*

Neighborhood entry signs will be placed to announce the sale - along with additional advertisements. Please set up in your yard or driveway. Sell, clean-up, and enjoy the profits from your treasures! If you have any leftover items, please consider dropping them off at the Bargain Box, CHKD Thrift Store, The Parish Thrift Shop in Poquoson, Goodwill, Salvation Army, or any other worthy cause.

Questions: Please contact Kim Voska at [voskets@cox.net](mailto:voskets@cox.net) or 757-867-7871.

## Spring Social Event!

**April 19 12:30pm At the Park**

*Bring the kids and join us at the park for an EGG HUNT and other fun GAMES!*

*Be on the lookout for more information, including a SignUp Genius for candy donations*

## Meadowlake Pool

**OPENING MAY 24TH | APPLY TODAY**



*Pool Season starts SOON - Memorial Day weekend!*

*Meadowlake Farms Pool is preparing for a summer of family fun!*

- ✓ No Entry without a pass
- ✓ \$360 per household (up to 6)
- ✓ Additional pass \$60/ Individual \$220
- ✓ Mailed to you **in 7-10 business days**
- ✓ Reduced prices on July 1 and August 1
- ✓ Memberships available <https://swimmingpoolpasses.net/meadowlake>
- ✓ Check out additional pool information on [www.meadowlakefarmshomes.com](http://www.meadowlakefarmshomes.com)



Scan QR code to apply now!

## RVs & Trailers

**Reminder!** Until May 1st, it is prohibited to park any part of your recreational vehicle, trailer, or boat in your driveway ahead of your minimum building set-back line. However, after May 1st, you may park them anywhere on your driveway, but for no more than 5 consecutive days.



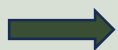
## Shoreline Maintenance

**If you live on the lake or along one of the main ditches:**

- Do not allow woody vegetation and trees to grow on the banks of the lake OR ditches
- Large trees need to be kept pruned to reduce the likelihood of dead limbs and branches falling into the lake or big ditches
- Allow a 3-foot-wide vegetative buffer to grow approximately 18 inches high along your shoreline
  - Buffers filter pollutants from runoff before they enter the lake (many pollutants promote algae growth)
  - Buffers help deter geese
  - Buffers help stabilize the banks and prevent erosion

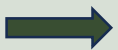
Check out [this article](#) for more information

## WOODLAKE CROSSING HOMES ASSOCIATION



**Sarah Knaub, Editor**

[VictoryComMgt@gmail.com](mailto:VictoryComMgt@gmail.com)

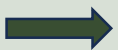


**Victory Community Mgt., Inc. Publisher/Distributor**

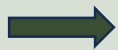
5007-C Victory Blvd. # 240

Yorktown VA 23693

757-593-0166



The **Woodlake Currents** is published quarterly and funded by the WCHA. It serves as a means by which the WCHA Board of Directors informs the membership of Association activities.



The Woodlake Currents is distributed within the Woodlake Crossing Community to provide Association members with an opportunity to share ideas and make comments on issues relevant to the community.



The editor and Board reserve the right to edit and reformat articles and ads, and to reject articles or ads deemed offensive or inappropriate for the community.



## COMMUNITY CLASSIFIEDS

### Power House Painting and Home Improvement

**We are your local Class A Builder - Call us Today!**

Stone Lake Ct residents Ashley and Brian Martin own Power House Painting and Home Improvement

- |   |                    |                    |
|---|--------------------|--------------------|
| ➤ Special Woodlake Discount!                        | ✓ Bathroom         | ✓ Painting         |
| ➤ \$250 off any wood rot and exterior paint project | ✓ Kitchen          | ✓ Wood replacement |
|   | ✓ Deck restoration | ✓ Remodel project  |

Call 757-310-2926 or  @powerhousepaintingandhomeimprovement  
[www.paintingandhomeimprovements.com](http://www.paintingandhomeimprovements.com) | 406 Redoubt Rd Yorktown, VA 23692

### Mom and Me Pet Sitting, LLC

**Summer vacation is coming fast, book now to secure a spot**

**Pet sitting and dog walking service based in Woodlake Crossing – Servicing the neighborhood and surrounding Tabb area**

- |  |  |
|--|--|
| ❖ Licensed and insured   | ❖ Dog Walking & Mid-day Breaks             |
| ❖ Certified in Pet CPR and First Aid                                     | ❖ In Your Home Pet Sitting                 |
| ❖ Comprehensive range of customized pet sitting and dog walking services | ❖ Administering Medications, and much more |

Text(best)/Call 757-636-1566 or  @momandmepets

Professional and locally run! Give us a call and let us prove to you that we are the most pawsome pet sitting/dog walking team in town! We're proud to offer a Free Meet & Greet Consultation. ~ Mom (Holly) and Daughter (Julia)  
 References available upon request

## Why it's NOT a good idea to feed the geese

Wildlife lose their natural fear and may place themselves in dangerous situations, such as crossing roads in search of food or becoming aggressive toward humans. **Other reasons not to feed the wildlife:**

- Their droppings contain bacteria that pollutes the lake and harm people
- Geese damage the grass along the shorelines which leads to erosion
- Feeding geese affects their natural diet, in turn suffer from poor nutrition & disease



## Recycling, shredding, chemical & computer collections

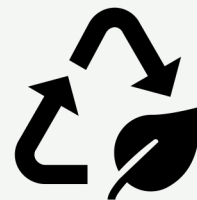
FREE, ON-SITE SHREDDING, CHEMICAL COLLECTIONS AND COMPUTER RECYCLING

2025 schedule of events | 8a to 12p | May 10, Sept. 13, Nov. 8

105 Service Drive, Yorktown (enter from County Drive off Goodwin Neck Road)

Proof of residency required

<https://www.yorkcounty.gov/798/VPPSA-Services>



## Drainage Problems?

### VDOT Service Requests

**Services:** Driveway culvert cleaning

**Report:** Pothole | Other road damage | Problem with a stop sign

**Complete the form:** <https://my.vdot.virginia.gov/#0>

**ALL WOODLAKE RESIDENTS ARE RESPONSIBLE FOR KEEPING LEAVES AND DEBRIS OUT OF DITCHES.** Leaves washing into the lake from the ditches causes sediment build-up at the inflows and contributes to algae blooms in the summer. If you have not cleaned last fall's leaves out of your ditch, **NOW IS THE TIME TO DO SO.**

### NEIGHBORHOOD E-MAIL LIST

Please send an e-mail to be added or updated

[WCHASocialCommittee@gmail.com](mailto:WCHASocialCommittee@gmail.com)

### ARE YOU READY FOR HOME IMPROVEMENTS?

Remember to request ARC approval **BEFORE** constructing something on your property

Click here for the  
**Architectural Review**  
**Request Application**

### DISCLOSURE PACKAGE INFORMATION

If you are selling your home, you are required by law to get a Disclosure Package from the Association. To order, go to [HomeWiseDocs.com](http://HomeWiseDocs.com) and create an account. Then follow the instructions to place your order.

If your agent is handling the DP request -please advise them to do the same.



### WOODLAKE WEBSITE

Board meeting minutes  
Issues of *The Currents*  
Board member contacts  
Committee member contacts  
The Association's governing documents.

[www.WoodlakeCrossing.org](http://www.WoodlakeCrossing.org)

**WOODLAKE CROSSING HOMES ASSOCIATION**  
**c/o: Victory Community Management, Inc.**  
**5007-C Victory Blvd. #240, Yorktown, VA 23693**  
**Tel: 757-593-0166, Email: VictoryComMgt@gmail.com**

**ARCHITECTURAL REVIEW REQUEST APPLICATION**

Section: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

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

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

Email: \_\_\_\_\_

Description of Alterations: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

IN ORDER FOR THE ARCHITECTURAL REVIEW COMMITTEE TO PROPERLY REVIEW YOUR APPLICATION, PLEASE INCLUDE THE FOLLOWING ATTACHMENTS:

**☐ WRITTEN PLANS and SPECIFICATIONS**

**☐ PLAT (*SITE PLAN*) with drawing of exact location, configuration, and size of alteration(s)**

(Including driveways, landscaped areas, setback lines, buffer areas and other features under the Zoning Ordinance)

**☐ ARCHITECTURAL PLANS/ILLUSTRATIONS OF IMPROVEMENTS**

(Exterior elevations, construction materials and exterior colors)

**☐ PHOTOGRAPH(S) and/or DRAWING(S)**

**☐ ANY ADDITIONAL INFORMATION** (Please specify):

\_\_\_\_\_

**HOMEOWNERS:** By signing below you are indicating that you understand **you must wait for receipt of your written approval of this application before beginning the foregoing alteration(s)**, and that approval of such alteration(s) by the Architectural Review Committee does not release you from your obligations to ensure that such alteration(s) is (are) in compliance with the applicable Building and Zoning ordinances for York County.

*I/We understand that any damages that may occur during the course of this alteration are my/our responsibility, whether the damage is done to common property or private property (to include underground wiring, landscaping, roadways, etc.).*

Homeowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Homeowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

***The signatures of all immediate neighbors must be obtained before your application will be considered.***

**NEIGHBORS:** Your signatures must be obtained for all "improvements" (these include, but are not limited to, room additions, decks, fences, storage sheds and major landscape changes). BY SIGNING BELOW, YOU ARE INDICATING YOUR AWARENESS OF THE ALTERATION, NOT YOUR APPROVAL. If, as a neighbor, you have concerns regarding this application we encourage you to contact a member of the Association Board of Directors or the Association Manager as soon as possible.

Neighbor: \_\_\_\_\_

Neighbor: \_\_\_\_\_

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

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

Neighbor: \_\_\_\_\_

Neighbor: \_\_\_\_\_

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

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

***All applications must be submitted to the WCHA Association Manager, Victory Community Management at the above address. Applications are reviewed monthly, so please allow adequate time to receive a response.***

#### **ARCHITECTURAL REVIEW COMMITTEE**

Date of Receipt: \_\_\_\_\_ Date of the ARC Review: \_\_\_\_\_

- ☐ APPROVED
- ☐ APPROVED WITH COMMENTS/CONDITIONS
- ☐ DISAPPROVED
- ☐ DECISION WITHHELD
- ☐ OTHER: \_\_\_\_\_
- ☐ COMMENTS: \_\_\_\_\_

Signed: \_\_\_\_\_