

WOODLAKE CURRENTS

The Newsletter of the Woodlake Crossing Homes Association

September 2025

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Attached: ARC Request Form

Woodlake Leadership Team Board Members

PRESIDENT

Patrick Forys
123 Elm Lake Way
vaeeee84@gmail.com

VICE PRESIDENT

Steve Murabito
215 Mill Crossing
WCHABoardMember3@gmail.com

TREASURER

Dianne Brynildsen
130 Stone Lake Court
WCHABoardMember2@gmail.com

SECRETARY

Heather Roberts
123 Stone Lake Court
WCHABoardMember1@gmail.com

MEMBER AT LARGE

Ford Cook
604 Lakeland Crescent
WCHABoardMember4@gmail.com

Non-Board Member

ARCHITECTURAL REVIEW
Randy Parrish

Association Management

Victory Community Management, Inc.
Sarah Knaub, CMCA®, AMS®
757-593-0166
VictoryComMgt@gmail.com

Hello Neighbors!

Don't know about you, but I am happy for the change in weather! We've had some much needed precipitation recently, but let's hope the major storms stay away.

Along with its usual business, the Board has been researching two important items with respect to the lake. The first is a lake study to determine the amount of silt buildup that has occurred over the past decade and determine where, when, and if any dredging may be required. Secondly, if you have been by the lake this summer, you have probably noticed the increase in algae. We've had it in the past, but not to this extent. The board had two companies submit plans for resolution and hope to make a decision at the next board meeting. As you can imagine, the treatment is not inexpensive. We plan on going into greater detail at the November 13th annual General Membership Meeting. More information concerning the meeting will be coming out, but please mark the date on your calendar. It's a good opportunity to meet some of your neighbors, find out what's going on, and ask questions. Will also hopefully have Tom Shepperd (our York County Board of Supervisor representative) to give us an update on their activities. Hope to see you there!

ppf

MEET YOUR NEW NEIGHBORS!



GIVE A WARM WOODLAKE WELCOME TO YOUR NEW NEIGHBORS!

314 Lakeland Cres – Tom and Mary LaPointe

103 Jonquil Ct – Jenny Cortes and Julio Pernas

101 Dawn Place – Danielle Gilardi



Halloween is almost here!

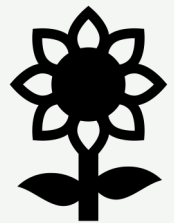


Which house in our neighborhood has the most spooktacular display?

Cast your vote by October 31st: <https://tinyurl.com/WC25Halloween>

Yard Sale Update See you in Spring!

GATHER ITEMS * DECLUTTER * OPEN SPACE FOR NEW IDEAS



Save the date **Santa is coming** to our neighborhood! December 6th, 2-3pm

Meet Santa, share your Christmas wishlist, and take photos.

Sign-up for a slot: <https://tinyurl.com/WC25SantaVisit>

Luminaries in Woodlake

Each year, Woodlake Crossing lights up our neighborhood with candle luminaries on December 24th. It is a real treat to see! Join our fun community event where we get together to count, pack and deliver luminary kits. Details will be out soon!

COMMUNITY NOTES

ARE YOU READY FOR HOME IMPROVEMENTS?

Remember to request ARC approval
BEFORE constructing something on
your property

Architectural Review Request
Application

PLEASE KEEP THE PORCH LIGHTS ON



Nighttime lights help deter
crime. Help to keep the
neighborhood safe by doing
your part and keep your
porch lights on all night.



Political Signage Reminder

*Temporary signs are permitted for 30 days prior
to local, state, or national election days and
must be removed within 24 hours following the
election.* There should not be any signs out until
October 5th. Thank you for your cooperation



Mark Your Calendar!

General Membership Meeting (GMM)

Thursday, November 13th, 2025

7pm in the Tabb High School kiva

The Woodlake GMM is open to all homeowners

Topics: proposed 2026 budget, reserve fund,
board member elections, and more!

*If you cannot attend the meeting, please complete the
proxy form that will be included with the notice you
receive in the mail.*



OPEN BURNING RESTRICTIONS OF LEAVES ONLY

- Burning shall not be conducted closer than 50 feet to any structure or 250 feet from any occupied dwelling other than a dwelling located on the property where the leaf burning is being conducted
- Burning should not be conducted during windy and/or dry periods.
- Burning is prohibited on local, state and federal legal holidays, as well as Sundays.
- Burning shall be prohibited between the hours of 9:00 p.m. and 9:00 a.m.
- Open burning of tree, yard and garden trimmings that are collected by the County through regular roadside collections is prohibited.
- Open burning is not permitted for the disposal of household refuse by homeowners or tenants.
- When using chimineas and firepits, follow the manufacturer's instructions, but we further recommend adhering to the 15-foot distance from a structure or combustible material, including not using them on decks.

An alternative to burning is to have debris (including leaves) picked up by your collection service or taken to the Waste Management Center.

NOVEMBER LEAF PICKUP

See the website for
fall leaf schedule
<https://www.yorkcounty.gov/>

YARD DEBRIS DISPOSAL

Do not put loose yard debris in
your trash OR recycling can
www.yorkcounty.gov/795/Yard-Debris-Collection



Curbside Recycling Update



York County's curbside recycling program ends September 30.
Please keep your recycling container until further notice.

Use the Recycling Convenience Center at
145 Goodwin Neck Road.

More info at www.yorkcounty.gov/recycle | 757-890-3780

NEIGHBORHOOD CURB APPEAL – *Together we RISE or FALL*

We've all heard that curb appeal is crucial when selling a home. It sets the stage for a positive first impression, influences the value of the property, and ultimately determines the outcome of a home sale. However, neighborhoods also have their own unique form of group curb appeal.



People, particularly homebuyers, often drive through neighborhoods, imagining what it would be like to live there. They ponder factors like safety, cleanliness, and the maintenance of neighboring homes and yards.

They also consider whether their family would fit in and what the neighborhood rules and amenities are. These impressions are formed through their observations of homes, yards, people, pets, and common areas, ultimately shaping their perception of the neighborhood's value.

➤ **Positive Curb Appeal:**

- ✓ Well-kept, groomed lawns
- ✓ Tidy, trimmed bushes
- ✓ Trees that are "limbed up"
- ✓ Trash cans out of sight
- ✓ Tasteful landscape lighting
- ✓ Well-maintained vehicles

➤ **Negative Curb Appeal:**

- ✓ Fences in disrepair
- ✓ Overgrown lawns
- ✓ Bushes/trees need pruning
- ✓ Dirty siding, driveways, walkways
- ✓ Unsightly objects left outside

If you have any questions about improving your home's curb appeal or just want to talk about real estate, please give me a call!

757-344-3005 - Ford Cook - Realtor
Keller Williams Allegiance

Licensed in Virginia

COMMUNITY CLASSIFIEDS

Mom and Me Pet Sitting, LLC

ACCEPTING RESERVATIONS FOR THE FALL/WINTER 2025 SEASON!

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

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

Power House Painting and Home Improvement

Brian and Ashley Martin (Stone Lake Ct. residents) and owners of Power House Painting and Home Improvement would like to thank everyone in the neighborhood for your business and support! *Please feel free to reach out with any home improvement, painting or pressure washing project.*

Brian Martin - Call 757-310-2926 or

 @powerhousepaintingandhomeimprovement
406 Redoubt Rd - Yorktown, VA 23692

WOODLAKE HOMEOWNER INFO

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 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.

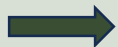


WOODLAKE WEBSITE

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

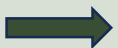
www.WoodlakeCrossing.org

WOODLAKE CROSSING HOMES ASSOCIATION



Sarah Knaub, Editor

VictoryComMgt@gmail.com

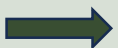


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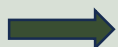
5007-C Victory Blvd. # 240

Yorktown VA 23693

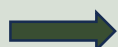
757-593-0166



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.

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: _____