

WOODLANDS OF NANSEMOND

INSIDE THIS ISSUE:

<i>Presidents Message</i>	1
<i>New BOD</i>	1
<i>Web Address</i>	2
<i>Trains on Suffolk Tracks</i>	2
<i>City of Suffolk Visit</i>	3
<i>New ARB Guidelines</i>	3
<i>WON Project List</i>	4

PRESIDENT'S MESSAGE



This is my first opportunity to write a letter to my neighbors since being elected President of your Homeowner's Association. Thank you for your votes of confidence and I look forward to serving with you during the next year.

The rest of your Board of Directors are Rich Mangum, returning as Vice President, Archie Hickerson, Treasurer; Tim Youell, Vice President and Director of the Architectural Review Board, and John Carman, returning as Secretary and newsletter editor.

We have already had one business meeting since the election and one neighborhood walk-through with our City Councilman, Leroy Bennett, and the City of Suffolk director of public works, Eric Nielsen.

We have several projects working, but two are worthy of special mention: (1) our

2009 budget and (2) a comprehensive list of Architectural Review Board (ARB) guidelines.

We began by reviewing our no-growth budget for 2008 which turned out to be short. One of our reserve accounts was used to fund the playground mulch required to meet state safety standards. We're also left with a number of items that homeowners expected our developer to do, none of which were required by his city-approved development plans. Funding such items from within the WON annual budget is a financial challenge, but we hope to make some progress each year.

The ARB guidelines have been assembled during the last several months to provide better instructions to homeowners and the ARB members as they act on homeowner requests. These guidelines supplement the WON Declarations we were given when we purchased our homes. They will be used to evaluate all future requests.

The lack of ARB guidelines for our community is another reflection of the developer's inadequate performance.

The 2009 proposed budget will be sent to each homeowner by mail prior to final discussion and decision by the Board of Directors. Please give it your careful attention, request additional information if needed, and provide any feedback to UPA management or a member of the board. The ARB guidelines will also be provided to each homeowner. They will soon be posted to the community web site:

woodlandsofnansemond.org after review by our WON attorney.

Woodlands of Nansemond is a great place to live and raise our families. Together we can keep it that way.

Dan Adams

Next Board of Directors Meeting
August 18, 2008
7:00 pm
Glebe Episcopal Church



Board of Directors

A new WON board of directors was elected at the June annual Homeowners meeting in June. (l to r) Dan Adams, President; Tim Youell, VP and ARB Chairman; Archie Hickerson, Treasurer; Rich Magnum, Vice President; John Carman, Secretary

COMMUNITY INTEREST NOTES

New WON Web Site

woodlandsofnansemond.org

Woodlands of Nansemond is now on the web! You can now find photos, driving directions, past newsletters, United Property Associates contact info, and minutes from WON Board meetings. A password protected area will include a WON HOA directory. We'll soon have a list-serve function to send email notes to homeowners on timely topics of interest. If you have suggestions, or want to volunteer to help build and expand the web site, please contact any board member or Tim Moore who is currently our web site designer.

Monthly Board Meetings

All WON Homeowners are welcome to attend monthly BOD meetings at Glebe Episcopal Church. Each meeting begins with a 15-minute homeowner forum for any topics of interest. The board then conducts a business meeting and homeowners are welcome to stay for that. Most meetings run 60 - 90 minutes. (You can leave any time.) On average 12-15 homeowners attend each meeting. Dates are listed in the newsletter and on our WON web site. It's your homeowner's association in action and you are welcome to attend.

Trains on our Tracks

Several homeowners attended an information meeting at Indian River H.S. to discuss the upcoming increase in train traffic on local tracks resulting from the Port of Hampton Roads expansion on Rt 164 (Maersk Terminal). These trains will travel the newly constructed tracks in the center of Rt 164 and then connect with existing tracks in Suffolk as they move cargo to and from the port. These local tracks can be seen crossing Nansemond Parkway near Lumber 84 and at Wilroy Road. Articles have also appeared in our local newspapers.

WON HOA BOD 2008 Meetings

- August 18
- Sept 15
- October 20
- Nov 17
- Dec (no mtg)

All meetings begin 7:00 pm unless noted otherwise

COMMUNITY INTEREST NOTES, CONT.

WON Graffiti Busters

Our neighborhood has recently had two incidents of spray-painted graffiti. Police reports were filed and the following info was provided to homeowners: (1) most of this is gang-related and should be removed immediately, (2) report suspicious activities (usually involving young people

who do not live in our neighborhood) to police, and (3) light dark areas where this activity has been done at night.

Timely removal of the graffiti is a responsibility we all share. The sooner it is removed, the easier the job, and the less likely it is to be repeated. If on WON HOA property, as these incidents

were, we must either find volunteers to clean it or contract for removal and repair. Contracting is not a budgeted expense for our association and detracts from our ability to improve our neighborhood in other ways.

Special thanks to the homeowners and board members who filed the police report and removed the paint.

LAWN & GARDENING NOTE

August begins the best time of year for installing or improving a lawn. The first step is removing or killing unwanted weeds. This takes 2-4 weeks, followed by soil preparation and seeding or sod installation in early September. Professional landscapers recommend Sept and Oct as the best time

for installing a lawn in Hampton Roads. This allows the root system to build up through next spring so the new grass plants can survive the hot dry months of June, July and August. It also greatly reduces the amount of water needed to establish a lawn. Experts say complete lawn

establishment can take three years, but it starts in the Fall.



HOMEOWNERS ITEMS OF INTEREST

City of Suffolk Visit

Suffolk City Councilman Leroy Bennett and Director of Public Works, Eric Nielsen, toured our WON neighborhood and answered questions homeowners have submitted to the board. They were invited by the WON Board of Directors following the last monthly meeting. It was a very informative visit. We were given answers to questions, and points of contact within the city staff.

Mr. Nielsen also said he would investigate placement of a "dangerous curve" sign on Bennett's Pasture Road, as well as a possible "WON Next Right" sign in the city right of way as you approach our neighborhood entrance. He also provided information on how to request city management of major maintenance for our two holding ponds (BMPs), an action the board will soon consider officially.

Mr. Nielsen will also investigate why city sidewalks were not installed along Sleepy Hole Road by our developer. Overall, he was impressed with the amount of property our homeowner's association is responsible for and our efforts to manage it well.

ARB Guidelines

New ARB guidelines for our community have been reviewed and approved by the Board of Directors. They will clarify and expand the limited guidelines included in the WON HOA Declarations provided by the developer.

This effort has been discussed at several Board meetings, involving input from homeowners, board members (past and present), UPA management, other local homeowner associations with similar homes, and ARB members.

The guidelines as approved by the board are currently under review by our WON attorney. They will be posted to our WON web site and provided to all homeowners via mail, probably with the proposed 2009 budget.

ARB guidelines are designed to ensure our neighborhood remains a safe and quality place to live. They are also intended to protect the overall appearance and value of our neighborhood.

Members of the Architectural Review Board (ARB) have been appointed by the Board of Directors to act on all homeowner requests and complaints. No elements of these new guidelines will be applied retro-active; however all homeowners are asked to consider them if their homes and yards do not fully conform. Following distribution of the ARB guidelines they will be applied to all future requests for ARB approval.

Woodlands of Nansemond HOA Web Site:

woodlandsofnansemond.org



Ever See this Truck in WON? Cyrus, my 2-yr old grandson loves trucks. Recently he spotted one we had never seen before – a city street sweeper. The driver says he is in WON every 9–14 days. Who would have known?! Photo by Anselmo Abrahamsen

SOCIAL ACTIVITIES

New Neighbors, Dinner and a Party!

As homes are sold and new neighbors arrive, take a moment to welcome them to our community and offer to provide any information they may need as they settle in.

Since the success of the Social in the Park this spring, several families have continued to host open-invite neighborhood socials and casual dinners. The next neighborhood dinner will be September 13th. Please call Jane no later than Sept 10 to let her know you would like to come and what you can bring. And.... expect more info to follow on a possible holiday social – a progressive dinner involving several homes.



The Messenger
AUG 08

**WON HOA
Board of Directors
Contact Information**

Dan Adams, President

Richard Mangum, Vice Pres

Tim Youell, Vice Pres and
ARB Chairman

Archie Hickerson, Treasurer

John Carman, Secretary

WON Future Projects List

The Board has considered a lengthy list of possible projects that have been submitted by homeowners for improvements to our community. The list will be posted to the WON HOA web site with the minutes for the July meeting.

Almost all projects exceed the current budget for immediate purchase. One goal of the WON 2009 budget will be to improve our fiscal reserves, as required by the State of Virginia. The board will get refined cost estimates for specific projects that may be funded over more than one year. Some of these projects are safety and security related and will get priority treatment. Items currently being investigated: (1) walking trail solar lighting where graffiti activity has occurred, (2) entrance signs at Woodhaven Drive, (3) pond aeration via solar power, and (4) selected placement of additional white fence sections. Many other items remain on the list of projects, and others are expected to be added. Finding cost-effective ways to do these things will lead to earlier completion and allow other items to be considered.

New VA State Laws

The state has enacted a new law governing homeowner associations such as WON. The law took effect July 1 this year. Most of the new provisions are either already being performed by your Board of Directors or our professional manager, but a few are additional, and some require additional fees to be paid to the State of Virginia. The total financial impact for WON has yet to be determined, but will be included in the 2009 budget. Overall the new law requires a high level of transparency for association matters, minimum bonding and insurance levels for association managers, and an owner appeals process to consider homeowner issues that are not resolved within the homeowner association. We are working with our WON attorney to implement the new law and will provide additional information via our WON web site: woodlandsofansemond.org

To-Fence or Not-to-Fence; Something to Ponder

WON Declarations define fence styles and materials for our neighborhood. The fences authorized range from 6' solid to low solid or low wrought iron. Additionally, no fence is an option.

Each homeowner should consider their needs before deciding on a fence and its actual placement to meet that need. Many homeowners have opted for no fence. Others have built six-foot solid fences, and others have opted for four-foot see-thru black metal or low wood fences.

Good fences do not necessary create good neighbors. The choice of "no fence" and short fences help foster neighbor-to-neighbor greetings and conversation, which lead to a happier community. Additionally, Suffolk police report that tall solid fences present a greater opportunity for break-ins since burglars can not be seen once they have entered a fenced yard. The large size of our lots also makes fence-building and maintenance, regardless of height, an expensive project.

Shrubs and trees are sometimes the best way to define a yard and break sightlines, etc., without the need for any fence, or a tall fence. Local nurseries can provide additional information on vegetation options.

Some neighborhoods prohibit any solid fences. Other neighborhoods have no restrictions. WON is obviously in the middle. Please consider all options to meet your needs — including trees and shrubs — before making your fence decision.



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