

WOODLANDS OF NANSEMOND

www.woodlandsofnansemond.org

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PRESIDENT'S MESSAGE



Happy New Year! The 2009 New Year finds the WON Homeowner's Association half-way through its' second full year under homeowner direction. We have worked through the issues with the developer and are now navigating with guidance and direction of the homeowners. We also have established strong bonds with City of Suffolk staff and our elected Councilman, Leroy Bennett.

We have also commissioned a new Reserve Study to determine our long-term financial responsibilities for the maintenance and replacement of capital features, such as the playground equipment, walking trail, brick entrance signs and white fencing. The results of this study will be discussed at the January and February WON Board of Directors meetings and will help to guide future decisions.

The Board of Directors currently has one vacancy, and may have a second vacancy prior to our summer annual meeting. If you would like to serve on the Board, please contact any Board member or Josh Martinez at UPA. Volunteers with an interest in our community and the time to serve are most welcome.

*Sincerely,
Dan Adams,
WON President*

For this year, we plan to continue to work with the City on items that will benefit our neighborhood, to include a request for sidewalks along Sleepy Hole Road, clearer traffic signage on Bennett's Pasture Road, and a shift in long-term management of the two retention ponds to city responsibility – for which WON will retain responsibility for mowing and periodic maintenance.

Our WON Web Site, www.woodlandsofnansemond.org, has become a key vehicle for sharing information with homeowners and those who might consider living in our neighborhood. You will find copies of Board meetings, WON photos, links to community services, neighborhood maps and past copies of the WON Messenger Newsletter.

It will eventually also include an email tool to communicate with homeowners.



WON HOA BOD 2009 MEETINGS

**Third Monday of each month
Glebe Church
starting at 7pm**

January 19, 2009

Tips & Ideas

Suffolk Newcomers Guide

(Source: www.suffolk.va.us)

Electricity Dominion Virginia Power and Community Electric Cooperative. 1-888-667-3000

Natural Gas Virginia Natural Gas Company and Columbia Gas of Virginia (Northern Suffolk). 1-866-229-3578 or Columbia Gas of Virginia at 1-800-543-8911.

Telephone Phone service is provided to the City of Suffolk by Verizon. (757) 954-6222 or 1-800-483-4000 and Charter Communications (866) 472-2200.

Cable TV Cable television service is provided to Suffolk by Charter Communications (866) 472-2200.

Education Suffolk Public Schools
<http://www.spsk12.net/>

Go Green in 09!

Recycling Drop-off Locations:

NEW! Food Lion Shopping Plaza on Whitmarsh Road

Carolina Road - Tyson Court near Herb's BBQ

Chuckatuck - Kings Highway @ Crittenden Road

Route 10/Godwin Boulevard - park & ride lot near Obici Hospital

HOMEOWNERS ITEMS OF INTEREST

Benefits and Challenges of Neighborhood Owner's Associations.

Neighborhood associations are increasingly important within American communities. They reflect the way we live together in small communities, as well as the growing trend of increased expectations by homeowners who seek additional elements – such as landscaped neighborhood entrances, walking trails and play areas. Through governing ordinances cities and counties have directed neighborhoods to be supported through a combination of city ordinances and homeowner association services.

The [Community Associations Institute](#) estimates that more than 300,000 Homeowner Associations (HOAs) provide local governance for 24 million American homes and 59.5 million residents in 2008.

The state of Virginia has 3192 chartered homeowner associations. Virtually every residential housing development – condo and single-family homes -- constructed in the U.S. within

the last several decades has been developed with an integral owner's association.

The Hampton Roads area has 562 registered HOAs. The vast majority of single-family homes built in the area during the last 20 years are supported by homeowner associations or chartered civic organizations.

Cities have likewise come to expect homeowner associations to be active participants in the local governance process, as well as stewards of common area property. For example, when a homeowner's association makes an appeal to the city it is recognized as a collective request of citizens in the neighborhood.

Service on a homeowner's association Board of Directors or a standing committee is a special form of community service that every homeowner should appreciate, support, and hopefully someday come to aspire. The Board is the voice of homeowners. The Board's actions are guided by state law, local ordinances, Association

Declarations and By-Laws, and direct input from homeowners. They work with the highest possible level of transparency and seek regular and meaningful homeowner input, feedback and direction.

The Board is also supported by a cadre of professional association managers, United Properties Association (UPA) in our case. This organization works closely with individual homeowners and the Board to ensure community business and responsibilities are done properly.

Please consider attending WON Homeowner's Association Board meetings, most of which are held the third Monday of each month at Glebe Church starting at 7pm. If your time and interests permit, consider serving on the Board or one of the supporting committees of homeowner volunteers. It is, after all, your neighborhood.

Direct Debit Form

Attached is a Direct Debit Form to authorize your bank to automatically pay the quarterly WON HOA fee to our management company (UPA). Many homeowners already use this convenient method. Use of Direct Debit also reduces costs to our Homeowners Association.

COMMUNITY INTEREST NOTES

What is a Holding Pond? And why do we have two?

The U.S. Clean Water Act of 1977 is one of the primary drivers in the growth of family homeowners' associations. It required all new real estate developments to detain stormwater so that flow to adjoining properties was no greater than the pre-development runoff. This law required nearly all residential developments to construct detention or retention areas to hold excess stormwater until it could be released at the pre-development flow level. Since these water detention areas serve multiple residences they are designated as common area, which results in the need for a homeowners' association (HOA). Nearly all U.S. municipalities require these stormwater holding areas to be common area to ensure an entity (such as a HOA) rather than an individual has maintenance responsibility. Real estate developers, therefore, have been forced to establish homeowners' associations to maintain these Federally mandated common areas.

Another factor in the growth of homeowners' associations is the desire for amenities not provided by local municipalities, such as walking trails, entrance signs, landscaping, and recreation facilities, such as playgrounds and pools. Since federal and state law require a HOA to manage the storm water runoff, real estate developers have utilized them to manage other amenities desired by homebuyers. (source: Wikipedia)



Planting and Planning. This is the time of year farmers are planning their spring and summer growing season. The same is true for "urban farmers" who work a yard, a few landscaped beds and a few small trees. Upcoming Flower and Garden Shows and Homebuilding Expos provide additional ideas and energy to our wintertime horticultural dreams. Several to consider:

| | | |
|-----------------------------------|---------------------|---------------|
| Mid Atlantic Home and Flower Show | VA Beach Conv Ctr | 13 – 15 Febr |
| Maymont Flower and Garden Show | Richmond Conv Ctr | 19 – 22 Febr |
| Mac Events Home Show | Richmond Conv Ctr | 19 – 22 Febr |
| Virginia Historic Garden Week | 250 homes statewide | 18 – 25 April |

Planting reminder: getting a new lawn established with seed or sod requires a very early start in the spring -- or the patience to wait until September for a fall start. Newly planted spring lawns require special care and watering during June, July and August to get the small grass plants through their first Virginia summer. Lawns started in the fall are less susceptible to summer heat, but still need water during the hot dry weeks of summer.

For additional info on the Mid Atlantic Home and Flower Show go to: http://www.tbaonline.org/homeshows/2009/Home_and_Flower/exhibitor_info.html

Did You Know...

WON Real Estate. As this newsletter was written 9 homes in Woodlands of Nansemond were either for sale or actively going through a real estate closing. We also have three lots remaining as future home construction sites. Local realtors tell us WON is a desired neighborhood for families looking to move to Suffolk or to relocate within Suffolk, especially families with school-age children.

Pools are Cool. Have you noticed we have several backyard pools in WON? By one count, we have seven, with others talking about future plans. If you have a pool, and would like to share your experience with others, please consider writing a short note for our quarterly newsletter. It could be your first opportunity to be a published author.

The **City of Suffolk** is considered the unofficial wholesale nursery capital of Virginia! We're not sure of the exact reasons, but it is home to the largest wholesale nursery in the state. One fact is known: plants like it here!

The **City of Suffolk** supplies water from its Robert G. House, Jr. Water Treatment Plant at Lone Star Lakes. Average daily use is 4.5 million gallons; maximum daily capacity is 7.5 million gallons; storage capacity is approximately 4 million gallons ground and 3 million gallons elevated. (source: www.suffolk.va.us)

COMMUNITY INTEREST NOTES CONT.

UPA

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WON HOA BOARD OF DIRECTORS:

Dan Adams, President

Tim Youell, Vice Pres &
ARB Chairman

Archie Hickerson,
Treasurer

John Carman, Secretary



We're on the Web!

See us at:

[www.woodlandsof
nansemond.org](http://www.woodlandsof
nansemond.org)

Walking Trail Lighting.

Suffolk police have suggested permanent lighting be installed along the walking trail behind the Golden Sunset cul-de-sac to increase security for anyone walking in this area after dusk, and to discourage young people who sometimes use it as a gathering place. This is also the area hit by graffiti painting last year. The WON Board of Directors hopes to make an early decision to contract for such lighting. If you have experience with solar lighting, or know someone who does, please inform a board member or Josh Martinez at UPA.

Pond Maintenance.

The Board has had several discussions about storm water retention pond maintenance and improvements. Significant upgrades such as aeration systems -- which are universally recommended for the algae problems we have - - are fairly expensive. These systems are what many will recognize as a "fountain."

Our developer did not include this feature in our two ponds. The Board is especially focused on the pond at Ferguson Place. Once lighting for the nearby walking trail is installed, the next priority project is expected to be the installation of an aeration system for this small pond. Any members with

experience, insights or suggestions are asked to contact a board member or Josh Martinez at UPA.

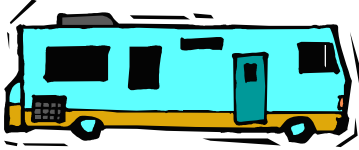
Capital Reserve Study. As required by state law, WON must have a professional engineering firm review our common area infrastructure and equipment to estimate our future financial obligations. That study is being completed and will likely be a topic of discussion and decision at the next two Board meetings. Why is this important to you? Because the state requires homeowner associations to hold financial reserves to pay for these estimated expenses. It also sets minimum dollar amounts that must be held as a result of these Reserve Studies. Our reserve fund is currently under funded. If our financial reserves continue to be inadequate by state standards, that may impact our budget and the amount of our quarterly dues next year. (Dues for 2009 are already set.)

Holiday Decorations Many thanks to homeowners who provided a festive front for their WON homes this holiday season. Visit the WON website to see some of the



scenes -- each of which looked even better in person!

COMMUNITY INTEREST NOTES CONT.



Recreational Vehicles

The Suffolk City Unified Development Ordinance – UDO, distinguishes between "Recreational Vehicles" which are equal to or less than 25' in length and 10' in height and "Major Recreational Equipment" which are more than 25' in length and 10' in height. For interpretation purposes recreational vehicles and recreational equipment shall be one and the same. According to the UDO, Appendix A, recreational vehicles are defined as follows:

"A device, whether or not self-propelled, designed or used for transporting persons or property for or in connection with recreation or pleasure, as distinguished from mere transportation, except that it shall not include bicycles or other vehicles designed to be moved solely by human power. The term

shall include, without limitation, motor homes, travel trailers, pickup campers, tent trailers, boats, boat trailers and any device designed or used primarily to be loaded on or affixed to a motor vehicle to provide a mobile dwelling, sleeping place or eating place, temporarily".

"The smaller recreational vehicles as defined, including small cargo or utility trailers, may not be parked or stored in front yards except on the driveway. Major recreational equipment shall not be parked in a residential district except in a carport or enclosed building or behind the nearest portion of a building to a street; provided, however, that such equipment may be parked anywhere on residential premises for not more than 24 hours during loading and unloading. These shall not be

used for living purposes on a residential lot as well. "
(source: City of Suffolk)

ARB Improvement Requests

The WON Architectural Review Board (ARB) meets weekly to review homeowner requests for improvements. Homeowners are reminded to submit requests for approval prior to contracting for work, but after getting any needed city permits. The ARB has reviewed and acted on 153 homeowner requests since it was established. They have 30 days to respond to each submission. ARB forms are provided to homeowners as part of our settlement documents. They are also available for downloading from the WON Web Site.

Cable Update: Charter Cable has begun to offer telephone service as part of their cable services in Woodlands of Nansemond. For additional information, contact Charter Cable, (866) 472-2200

REMINDER: If you would like to serve on the Board, please contact any Board member or Josh Martinez at UPA. Volunteers with an interest in our community and the time to serve are most welcome.

HAPPY NEW YEAR !

