

WOODLANDS OF NANSEMOND

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PRESIDENT'S MESSAGE

This is our first attempt to write and deliver a Woodlands of Nansemond HOA newsletter. When United Property Associates told us how much it would cost to have them do a newsletter, and how little they would put into it, we knew the right answer was to establish a newsletter committee and do it ourselves.

Your WON HOA board members have been busy since the homeowners voted in June to assume responsibility for all association business. Since then a new landscape management company has been hired, extensive repairs have been made to the common ground by A&W Development, a new property management company representative has been assigned, and a new proposed budget for 2008 has been prepared for homeowner's approval.

Ongoing efforts include a revised and clarified set of architectural guidelines, a



directory of homeowners, and a quarterly newsletter. Our next general meeting is expected to be held in February, and we'll provide the date as soon as we can get the Glebe Church meeting room verified.

If you have questions or suggestions, please contact one of the members of board and

share your ideas and suggestions. Our contact information is included at the end of this first newsletter.

Steve McLamb, WON HOA

Next Homeowners Association Board Meeting:

Nov 27, 2007, 7:30 pm

Glebe Episcopal Church

HOMEOWNERS ITEMS OF INTEREST

The Proposed 2008 Budget will be delivered to you via mail within the next week. Homeowners have two weeks to review and comment. The board will consider all inputs and vote on the proposed budget during a meeting November 27. The budget cov-

ers the cost of maintaining and insuring the common ground and administering the WON HOA via our management company, United Property Associates. There is no proposed fee increase recommended, although this budget assumes some delinquent

accounts will be paid and that others will continue to make HOA fee payments on-time.

Walking Trail modifications and relocations were performed by A&W Development during October. The trail has

ITEMS OF INTEREST, CONT.

now been removed from all private property and sections have been rebuilt and paved. Some repairs included removal of small trees and brush and construction of new berms to support the relocated trail. If you have not seen the improvements, take a few minutes to walk the trail and see for yourself. The city, developer and WON HOA remain in discussion about final acceptance of the changes and repairs.

White Fences have been added by the developer along some areas of the top of the water retention ponds. City

review and approval of this safety project is pending. It is the board's opinion that all slopes of the water retention ponds require fencing, not just the sides bordering the walking trail.

Grass seed has been placed along the walking trail and some areas of the playground, as well as the large open area adjacent to Sleepy Hole Road. Thanks to recent rains the grass seed has begun to germinate. And a replacement tree has been planted in the playground area by A&W Development.

A&W Development has had the streets, sidewalks and storm drains in WON approved by the city and their "street bond" has been refunded by the city. A separate bond for recreation elements in the neighborhood is still held by the city, pending successful resolution of issues regarding the walking trail and playground area.

New Contracts have been signed with MerrittYonkey CPAs for audit and tax services and Millers Landscaping is replacing Basnight Land and Lawn. No other HOA contracts require review or re-award until 2008 and 2009.

ITEMS OF INTEREST, CONT.

Architectural Review Board is seeking input for clearer guidelines for WON homeowners. They are gathering input from residents, sample guidelines used by other homeowner's associations, and suggested items mentioned during the last WON HOA board meeting. ARB members are Shedrick Roberts, Chair-

man, Tony Hilton, Tera Moore, Keith Hunter, and Bill Scott. A blank ARB change request form is included with this newsletter for your use if needed.

Newsletter Volunteers are needed to help craft and design our newsletter to be issued approximately four times

each year. This issue reflects the inexperienced work of one volunteer. If you would like to help serve your community with this important communication effort, please contact John Carman.

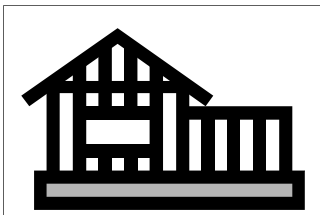
WON HOA Directory is under construction. Home phone numbers and email ad-

"Newsletter committee volunteers are needed to craft an interesting and timely publication for our neighborhood."

CITY OF SUFFOLK REVIEW

Officials within the City of Suffolk Recreation Services office are reviewing the elements of the "Recreation Package" installed in Woodland's of Nansemond neighborhood to ensure they meet city standards. The city guidelines for these elements requires developers to submit a package of such elements to the city as part of their development plans. A bond is posted by the developer be-

fore construction begins, and is refunded by the city upon successful completion of the proposed plan. The bond money is refunded to the developer upon review and approval of the elements installed by the developer. The



City of Suffolk is reviewing WON recreation elements, walking trail

City of Suffolk is currently reviewing A&W Development's recreational package, including the playground and walking trail to ensure they conform to the initial plan submitted by the developer and all city requirements.

HOMEOWNERS ITEMS OF INTEREST

resses are needed to complete this project. Howowner names and street addresses were provided by our property management company, United Property Associates. If you would like to assist with this important effort, please contact John Carman.

Signs have been designed and purchased to indicate the hours for the playground and to announce WON HOA meetings. The playground signs will be installed this week.

Lawns and Lawn Care by homeowners vary widely

throughout our neighborhood. Some look like they are ready to be a magazine cover photo and others are simply lots full of weeds (mowed or unmowed) and need much more attention. If yours is one of the later, and you need help or suggestions on how to do what and when to do it, please contact a member of the board or a neighbor who seems to be having significant success. Getting a lawn established takes time, effort, and water at key times, good seed or sod, and little knowledge. If all of this is more work and time than you have, contact a



Neighborhood Entrance Sign

lawn service to ask that they do the work. Board members can provide several suggested companies to contact. Nothing makes a stronger positive statement about our homes and neighborhood

ITEMS OF INTEREST, CONT.

than well-cared for lawns and shrubs. They also add value to your property.

WON Social Committee and Special Interest Clubs have been discussed as a great way to bring neighbors together to get to know each other and to share interests,

special skills, and contacts in the community. If you would like to form a club – gardening, birding, walking, crafting, beekeeping, cards or social – contact Karen Carman. She'll put people in contact with each other.

Neighborhood Security is a key interest of every resident.

WON has been relatively secure, but not totally crime free, since we began to move into our homes. The theft of a steel picnic table from the playground reminds us that even large common ground equipment can be vulnerable if not properly secured. Remember to lock the doors to your home and vehicles, es-

ITEMS OF INTEREST, CONT.

pecially at night and weekends when you may not be home. If you are interested in forming a neighborhood watch, please contact Richard Mangum.

WON Homeowner Association Fees are due quarterly. Payment should be forwarded to United Property Associates prior to the tenth of the month when due. Alternatively, an

entire year can be paid in one payment to eliminate possible late payment charges. If your coupon book has been misplaced, you may still make the payment on time by sending a check with your address and an attached note to United Property Associates. New coupon books will be mailed in December for 2008.

WON HOA Board Working

Meetings continue to be held at Glebe Episcopal Church, in addition to mid-month working meetings to review documents. The board has met seven times since July. Most meetings have focused on issues involving the completion of work by the developer required before the common ground facilities (playground and trails) can be approved by the city and turned over to the WON HOA.

“If you have questions or suggestions, please contact one of the members of board and share your ideas and suggestions.”

Messenger

WON HOA Board Members

Steve McLamb, President

Richard Mangum, Vice Pres

Shedrick Roberts, Chrm ARB

John Kubricky, Treasurer

John Carman, Secretary

FIRST ISSUE ITEMS OF INTEREST, CONT.

WON HOA Web Site may be future development, depending upon interest. If someone would like to build such a site, please contact a board member and give us your thoughts and what you might be able to contribute. Regardless of design and function, the privacy of each WON HOA member will be fully respected. Expect such a site to be a useful reference for residents, visitors and prospective homeowners. Items might include a map of the development, including walking trail and tot lot, selected photos, local schools, post office, fire and police information.

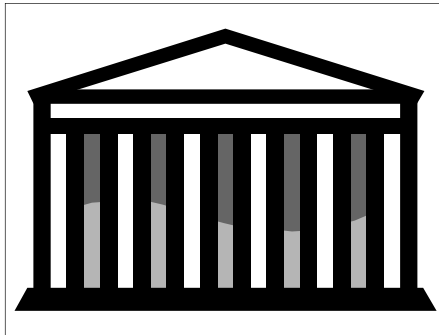
Home Mailboxes continue to be a topic of interest. A specific style was prescribed in the community association documents provided prior to closing. It remains the only acceptable style. A small number of homeowners have been slow to purchase and install these mailboxes. Several were recently recontacted (for the third time) by the board and asked to appear before a fact-finding panel of board members. Three homeowners responded. Those who did not appear before the board will be fined effective this month. The fines will continue to accrue until the proper mailbox has been installed.

WON Community Entrance Signs have been discussed to determine why the neighborhood lacks a permanent sign on Bennett's Pasture Road (none was required by the city) and what can be done about it. No decision has been made, but if you have an idea or opinion, please share it with a member of the board.

POSSIBLE NEIGHBORHOOD GROUPS AND COMMITTEES

Some of the special interest groups that homeowners might form or join:

- Social Committee
- Landscaping and Gardening
- Birding and Nature
- Mom's Club
- Investing
- Crafting
- Walking Club
- Pool Owners
- Woodworking
- Camping
- Motorcycling
- Scouting



existing contracts and development plans filed with the City of Suffolk have been provided by the property management company and the city. Each has been reviewed by the board and included in our permanent set of WON HOA records. They are also available to any interested homeowner.

Tell a Friend About WON and Rosewell Homes.

Rosewell Homes is the only builder still active in WON. The other three builders have completed construction of all homes they contracted to build. Approximately 10 of 140 homes remain to be built or completed. If you have friends looking for a home in a new neighborhood, send them to see Rosewell Homes, or a realtor selling one of the existing homes in WON. Having a completed and fully occupied neighborhood is in everyone's best interest.

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Important HOA Documents,
including copies of all

