

WITCHDUCK LAKE CONDOMINIUMS COMMUNITY NEWSLETTER <http://www.witchducklake.org>



Spring/Summer 2011



New In the Newsletter

- ✓ **Neighborhood Yard Sale this Saturday!**
- ✓ **Dumpster on site this week – time to spring clean.**
- ✓ **Baker Rd, construction is almost done!**
- ✓ **Important Neighborhood Watch Message**
- ✓ Meeting minutes are located on the website
- ✓ Rental agreements must be filed with the Property Manger
- ✓ **Crime Watch Tip:** Leave your car keys on your night stand at night. And, if you hear or see anything suspicious, press the “panic” button. This will scare any would be thief away.
- ✓ **2011 Pool Rules are located on the last page of this newsletter. There are important updates.**

Your Board of Directors

Patricia Johnson --President
Michael Baldwin--Vice-President
Phyllis Bass--Secretary
Bob Boyd--Treasurer
Bunny Mingo-Member at large

The Board of Directors will continue to make every effort to serve & guide our community in order to make WDL one of the *best places to live in Virginia Beach*. But we cannot do this without the continued support of each and every homeowner and resident. You are encouraged to become active in *your community!*

PRESIDENT'S CORNER

Time for Spring Cleaning – The dumpster will be on site this week. So now is the time to clean out the garage and , back yard lawn debris, etc.

Baker Road extension is now in progress.

- During the construction the following will be in place:
 - Corner of Lynbrook Landing and Bulls Bay Dr is now closed.
 - The bus stop for all children on Kiawah ct and Edisto Ct has been changed to Lynbrook Landing at Birchridge Court during the.
 - The bus stop at Port Royal and playground remains the same.

Friendly Reminders:

- Please do not block neighbors’ driveways and be considerate of your neighbors when playing loud music.
- **THE PROPOSED BAKER ROAD IS NOT COMPLETE, PLEASE DO NOT DRIVE OR SPEED IN THAT AREA.**

Storage of Large Trucks, Trailer, Boats, and Recreational Vehicles

- ✓ Witchduck Lake does not allow any trucks over one tons. A one ton truck is equivalent to a large pickup truck.. Section 4.4 of the WDL Bylaws states: no recreational vehicles, boats, buses, utility trailers, trucks over one ton or commercial vehicles will be kept, stored, maintained, constructed, or repaired within a WDL unit, property or street. The only exception is a truck or van used for business which is *NOT* over one ton *AND* use as a principal means of transportation.

A Note To All Landlords:

As per our Condo documents; when a homeowner decides to rent they need to notify the Property Managers office and provide them a copy of the lease when rented. Please provide renters with all regulations. Homeowners are responsible for renters. Please do so immediately.

**Trash and articles in common area
(Including front yards)**

Please place all trash in your trash bin. If unable to fit all of it inside the bin, please make sure you secure it tightly in dark plastic bags. Please break down and tie together any cardboard boxes.

Please do not store lawn mowers, basketball hoops, trash bins, etc in and on common areas, front yards and front patios. REMEMBER: Trash bins MUST BE STORED in your garage or back yard.

PROPERTY MANAGER'S CORNER Next Board

Meeting—May 26, 2011

****Special Vistor: Clay Atkinson, Owner of Atkinson Management Group**

From the Association Manager:

It is our pleasure to announce that effective May 1, 2011 The Atkinson Management Group has acquired Continental Management Associates. Atkinson Management Group upholds the significance in maintaining customer service, bringing efficiency with higher technology to produce ultimate client satisfaction. All terms and conditions of your association's contracts and vendor relations are still in effect, and Atkinson Management Group is committed to providing un-equalled client service.

The change will have a minimum impact on the day-to-day management of your community. Atkinson Management Group will be relocating to the old CMA office on Southport Cir, all staff have been retained, your manager will remain the same, and email and phone numbers have not changed.

If you should have any questions, please feel free to contact your Association Manager, Chris O'Hare at (757) 284-6166. Sincerely,
Atkinson Management Group.

CONTINENTAL MANAGEMENT ASSOCIATION, INC

Reminder: Please send in your coupons with your Condo fee payment and mail both to:

Continental Management Assoc., Inc
Chris O'hare, Property Manager
361 Southport Circle
Virginia Beach, VA 23452

757-284-6166
Chris O'Hare (cohare@cmacondos.com).

Please remember, condo dues are considered late after the 10th of the month.

When you purchased or leased you home, you were given a copy of our *Rules and Regulations*. Everyone is expected to adhere to all the rules and regulations. Reminder to homeowners; the maintenance, and repairs to your home are your responsibility.

The community design allows for parking of up to 3-4 vehicles per unit, (two in the garage and two in the driveway). Street parking should be used for visitors, streets in the community should remain reasonably clear for emergency vehicles.



COMMITTEE UPDATES

Volunteers are still needed for various committees. Serving as a committee member is a great way to become active in our community. If you are interested in joining, please contact our Property Manager at 757-473-2626 or any Board Member.

Committees:

- Architectural Review
- Landscaping/Beautification
- Pool
- Activities
- Neighborhood Watch
- Future Baker Road
- Playground

➤ **Architectural Review Committee**

The ARC Committee meets every 3rd week of each month, so please submit any application before the 3rd week so that the committee can have plenty of time to review.

We urge all residents to reread your condominium documents and please refer to them before you make any architectural modifications to the exterior of your home or property. (Paint, Decks, Sheds, etc.). Please remember before you build or make any modification, the application form for Architectural Review, must be completed and submitted for written approval by the Architectural Review Board. Please make sure you attach copies of city permits if required. (Even decks require a city building permit)

---The ARC Committee form and guidelines are on our website.

➤ **Landscaping Committee**

- Chesapeake Landscape is our new landscaping company.

In order to maintain a uniform look in our front flower beds, the landscapers will mulch all the beds. The spring mulch that has been completed.

Remember the maintenance of the front yards; flowerbeds, and all common areas fall under the responsibility of the Condominium Association. To assist in the proper mowing of the yards, do not place anything in the grass.

If you plant or place anything in your front yard or beds...you do so at your own risk. Although the Landscaping Company will work hard not to damage anything you plant or place in the front beds. The Association and/or the Landscaping Company will NOT be held responsible for any damages. If you have a complaint, contact the Property Manger.

➤ **Pool Committee:**



- The Pool will be open from May 28 through Sept 11, 2011.
- Pool Rules are located at the pool and on our website. Please read and obey all the rules-they are in place for you, your family's, and the community's safety.

➤ **Activity Committee:**

- Please remember to locate Witchduck Lake Condominums on Face Book so that you can get to know your neighbors and keep up with important information, any events or notifications in the neighborhood. Website Sign up is Free Go to: <http://www.facebook.com>

➤ **Neighborhood Watch**

A note from our Neighborhood Watch Chairman:

Important Neighborhood Watch Message:

We are noticing more foot traffic since the Baker road construction has started. Homeowners need to be more observant to strange people in the neighborhood. .

Now more than ever we need an active Neighborhood Watch. It's time to renew our Neighborhood Watch program. In order to be in compliance with NW we need to have 95% of the community to want to continue this program. All that takes is your name & address to be placed on the NW list.

We also need volunteers to be Block Captains – A Block captain is someone that a neighbor can notify – examples: to tell him/her that I will be out of town (please keep an eye out) or to let him/her know that somebody is visiting and that car belongs here or taking advertisements of their door/gate because you know they are gone. It just takes someone that cares about our community and wants to help. The more volunteers we have the better.

Please remember to call the non-emergency number when you see anything suspicious in the neighborhood.

Tips from our Neighborhood Police Officer, Officer Dave:

- ✓ Leave porch lights on all night – a dark house is an invite to crime. – Peak hours for crime is 2am to 4am
- ✓ Lock your cars and do not keep phones, MP3 players, GPSs, etc in plain site.
- ✓ Report to the police any unusual high traffic of people and/or cars on your street. This can be a sign of illegal/drug activity.
- ✓ Report graffiti to the police immediately as this could be a sign of gang activity.
- ✓ Curfew for anyone 17year old and under is 11pm.
- ✓ Call the non-emergency number: 385-5000 to report any suspicious behavior.

Please contact me at 5489 Bulls Bay Drive if you would like to be part of our Neighborhood Watch or if you have any questions, or call me at 497-2186

Thanks.

Evelyn Baldwin
Chairman of NWC

➤ **Playground**

Your pool key will also open the gate to the playground.

Playground is closed at dusk.

Please be courteous of surrounding neighbors when using playground

Parents should accompany children at playground

No one over the age of 11 should play on playground.

If you see over age children at playground or any suspicious behavior call **the Non-Emergency Police number (385-5000)** if you do not feel comfortable approaching that person.

HIGHLIGHTS FROM THE LAST MEETINGS

All homeowners and residents are encouraged to attend our Monthly Board Meetings. Let us all be active in our community in all areas.

Meeting minutes can be located on our community web site.

See what you are missing by not attending the meeting?
Please come, we need your valued input!

ACTIVITIES AROUND THE NEIGHBORHOOD



- Spring Neighborhood Yard Sale is Saturday May 21 from 8am to 1pm. Neighbors on Edisto or Kiawah courts are welcome to set up on Bulls Bay Dr. Please contact Patricia Johnson.
- The WDL walking groups meets each Saturday at 7:00 am in front of neighborhood sign.

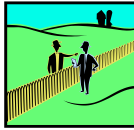
- Please remember to locate Witchduck Lake Condominiums on Face Book so that you can get to know your neighbors and keep up with important information, any events or notifications in the neighborhood. Website Sign up is Free Go to: <http://www.facebook.com>
- Go to Facebook and let us know if you have any activities that you would like to have in the community.
- Let us know what you thought about Movie Night and the Easter Egg Scavenger Hunt.

HOLIDAY DECORATING



Holiday decorations may be displayed from the first day of the holiday's month through 7 days after that holiday. **Winter Holidays decorations may be displayed outside from Thanksgiving weekend through the 15th of January.**

NEIGHBOR COURTESY



- If your pet poops, scoop the poop!
- As per City Law- When walking your pet, they must be on a leash.
- Trash container: Put out the night before and put away (in garage or back yard) same day of trash pickup
- Be respectful and courteous of your neighbors; e.g., parties, parking, other nuisances
- Maintain posted speed limit and watch out for children & pets in & around our streets
- Maintain your home—refer to our website.
- Take pride in your back yard as well. Keep the grass cut and your back yard clear of clutter. Overgrown yards and yards used as storage areas invite snakes, rats, mice, etc.
- Please remember the community design allows for parking of up to 3-4 vehicles per unit, (two in the garage and two in the driveway). Street parking should be used for visitors. Please be courteous of your neighbors.
- Do not park in Fire lane or you will be towed; We have a contract with Aristocrat Towing
- Please do no park on grass

COMMENTS/SUGGESTIONS

Your comments and/or suggestions relating to our community and the newsletter are very important in enhancing our association. The newsletter is published quarterly. Again, please come to our monthly meetings.

GOOD TO KNOW CITY AND STATE and other NUMBERS

CONTINENTAL MANAGEMENT ASSOCIATION, INC
757-284-6166

Virginia Beach

Police Non-Emergency: 385-5000
 Fire Dept Non-Emergency: 385-5000
 Animal Control: 385-4444
 City Treasurer: 385-4445
 Voting Registration: 385-8683

State and Other

Post Office- 23462 Branch: 1 800 275-8777
 DMV: 1 866 368-5463
 Poison Control Center: 1 800 222-1222
 Miss Utility of Virginia: 1 800 424-8802
 Virginia Family Violence & Sexual Assault Hotline: 1 800 838-8238

Online City Crime Report Search

The city has an online crime report search on their web site at:
<https://www.vbgov.com/ePRO/MainUI/Crimes/CrimesMain.aspx>. Here you may search for example crimes committed during a specific period by, neighborhood, street, precinct, or citywide.

**WITCHDUCK LAKE CONDOMINIUMS IS A
 COMMUNITY WE WANT TO BE PROUD OF**



ELECTIONS FOR BOARD MEMBERS ARE IN JUNE, 2011, PLEASE CONSIDER VOLUNTEERING FOR YOUR COMMUNITY.

Thank You,
 Your WDL Board of Directors

**WITCHDUCK LAKE CONDOMINIUMS 2011
POOL RULES (www.Witchducklake.org)
(ADDRESS IDENTIFICATION ENFORCEMENT)
2011 Pool Season**

Opens - Memorial Day Weekend, Saturday, May 28

Closes - Monday, September 12

Pool Hours opens 10A.M. closes 8P.M. No one is allowed in the pool area after 8 P.M.

The pool will close for necessary maintenance, adverse weather conditions, or for any other reason deemed necessary by the Board of Directors or by WLC's Property Management.

All residents and guests are required to abide by the following pool rules:

• **Children 18 years of age and younger must be accompanied by a homeowner/resident.**

Children and guests are the responsibility of the homeowner (resident) and it is their responsibility to supervise their children/guests thus ensuring their safety and protection.

- There is **NO lifeguard** on duty and swimming is at one's own risk.
- It is the resident's responsibility to keep the pool gate locked at all times.
- *Three (3) guests are allowed per household at any one time.

• ***Each resident/homeowner is required to have residency identification when in the pool area. (You will be asked to leave without it)***

• ***Trespassers will be prosecuted to the fullest extent. (385-5000 Non-Emergency Police)***

• **Only homeowners in good standing with the Association are permitted to have pool privileges.**

Owners delinquent in any type of dues are not given pool and pool area privileges.

• **NO diving, splashing, running, pushing, rough play or profanity.**

- NO alcoholic beverages.
- **NO food. (Snacks being brought in have caused an increase in ants)**
- NO gum.
- NO glass containers of any kind (includes beverages, suntan oils, etc.)
- NO personal refrigerators, chairs or tables are permitted in pool area.
- NO flotation devices allowed (e.g., noodles, rafts, etc.)
- **NO smoking.**
- NO music and excessive loud noise.
- NO throwing pool furniture into the pool.
- NO fence climbing.
- NO bicycles, skate boards, or any other recreational equipment.
- NO pets in pool area.
- Furniture is not to be removed from pool area.
- Showering is mandatory before entering the pool.
- Residents utilizing the pool are responsible for the immediate cleanup of any trash or liquid spill in the pool area or pool.
- All refuse must be placed in the trash container located in pool area.
- **The Life Ring** (located on the inside pool fence) is for **EMERGENCY LIFE SAVING USE ONLY.**
- **Table Umbrellas must be lowered before leaving. (Open umbrellas are easily knocked over by wind and can cause damage to table, chairs and pool)**

Major Disciplinary Problems — include, but are not limited to: fighting, tripping, profanity, nudity,

Drugs, alcohol use, drunkenness, swimming/loitering after pool hours or any type of sexual display of affection.

Minor Disciplinary Problems — include, but are not limited to: running, rough housing in the water or pool area, boisterous conduct and general violations of any pool rule.

***Submitted by Pool Committee and Approved by WLC Board of Directors (April 2011).