

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



Winter 2011



New In the Newsletter

**** Alert: 35 robberies have occurred in VA Beach since the first of the years....Please make sure you lock your cars and homes.**

- ✓ **Baker Rd, construction has started!**
- ✓ **New Landscape Company has been selected**
- ✓ **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.
- ✓ **Important information for all on the last page of this newsletter**

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

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.
- All Christmas lights and decoration should be down.
- During the last snowfall, we observed in our neighborhood some people on skis pulled by motorized vehicles. This is very dangerous and can caused injury and property damage. Please refrain from doing so in the future.

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

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.



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 will be starting this year as WDL's landscape company.

Those of you who signed waiver for flowerbed maintenance, please maintain according to standard in neighborhood. If you need new flags, please let a board member know. The flags let the landscaper know that you are maintaining your own flowerbeds.

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.

➤ **Activity Committee:**

- ✓ Please remember to sign up for the meet-up group so that you can receive emails for any event or notifications in the neighborhood. Website Sign up is Free Go to: <http://www.meetup.com/wdl-activities/>

➤ **Neighborhood Watch**

A note from our Neighborhood Watch Chairman:

Important Neighborhood Watch Message:

Now more than ever (please read last page) 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



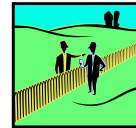
- The WDL walking groups meets each Saturday at 9:00 am in front of neighborhood sign.
 - Please remember to sign up for the meet-up group so that you can receive emails for any event or notifications in the neighborhood. Website Sign up is Free Go to: <http://www.meetup.com/wdl-activities/>
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HOLIDAY 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.
 - Do not park in Fire lane or you will be towed; have a contract with Aristocrat Towing
 - Please do not park on grass
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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***



Thank You,

Your WDL Board of Directors

Attention Witchduck Lake Residents!!!!

As you may or may not have heard - there has been an alarming increase in the number of burglaries in the VB area; most recently last night - at the Walgreens on Wesleyan & Diamond Springs (right up the street). These burglaries to businesses/homes/people are happening all over the Virginia Beach area. We need to try to protect ourselves. **Our Neighborhood Watch Officer told us that a well-lighted neighborhood can be a deterrent - WE CAN DO THIS BY KEEPING OUR OUTSIDE LIGHTS ON OVERNIGHT.**

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Walgreens robbery marks 35th in VB

35 robberies in VB since the start of the new year

Updated: Wednesday, 19 Jan 2011, 8:51 AM EST
Published : Tuesday, 18 Jan 2011, 10:23 PM EST

VIRGINIA BEACH, Va. (WAVY) - Police are investigating another armed robbery in Virginia Beach.

Police say a man walked into the Walgreens, located in the 5500 block of Wesleyan Drive Tuesday night, and fired at least one shot before robbing the store. No one was injured, but the suspect did get away with some cash.

It is the **35th in a string of robberies since the start of the new year.**

A week ago, on the morning of the 11th, two banks and a liquor store were robbed at gunpoint in just two-and-a-half hours in the Resort City. A short time later a man tried to rob an Express Check Advance, but the employees wouldn't let him in.

"He asked us to open the door, told us we better open the door, then he aimed the gun at the door. We of course got down and called 911," said a Express Check Advance employee who asked that his identity be withheld.

Then, just three days later, five unrelated robberies happened in less than five hours. Those crimes involved a Walgreens on Holland Road, **a home robbery, and several people held-up at gun or knife point and their money stolen.**

Later that evening, on that same day, another armed robbery on Holland Road - this time employees of an Albano Cleaners were the victims.

Police have stepped up patrols around the city and investigators are working hard to solve and prevent these crimes, while at the same time admitting, Virginia Beach is a VERY large area.

"We're doing everything we can, but these robberies are occurring all over the city, not in just one centralized location," police said.

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PLEASE BE VIGILENT AND KEEP YOUR EXTERIOR LIGHTS ON A NIGHT...AND BE INVOLVED IN OUR NEIGHBORHOOD WATCH....IT REALLY DOES WORK!