

# WITCHDUCK LAKE CONDOMINIUMS COMMUNITY NEWSLETTER

<http://www.witchducklake.org>



Spring 2014



## HIGHLIGHTS

- ✓ **BOARD ELECTIONS ARE IN JUNE—**  
*Please notify management if you are interested in feeling a seat; we have 3 positions available.*
- ✓ **Pool Opens after Memorial Day**
- ✓ **Special thanks to everyone who participated in the Easter Egg Hunt and the Santa Claus Event. Stay tuned for more events.**
- ✓ **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.**
- ✓ **The Non-Emergency Police number (385-5000)**

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### *Board of Directors*

Ricky Washington --President  
Bunny Mingo—Vice President  
Matt Paddock --Secretary  
Cheryl Kleinholz--Treasurer  
Glenn Hill --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!*

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### **PRESIDENT'S CORNER**

*New Property Manager—Rita Phippins,  
[rhippins@theselectgroup.us](mailto:rhippins@theselectgroup.us)*

### *Friendly Reminders:*

- Please do not block neighbors' driveways and be considerate of your neighbors when playing loud music. **Towing will be enforced for blocking neighbors' driveways.**
- Please close gate to playground when entering and exiting.
- **No Dogs are allowed at the playground**
- Air conditioner units are not allowed in windows.
- There has been break-ins in the neighborhood. Make sure cars are locked and report any suspicious behavior to the police as soon as you see it.

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

- ✓ Witchduck Lake does not allow any trucks over one ton. 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.

**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.

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**PROPERTY MANAGER'S CORNER**

***The Select Group***

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

The Select group  
Accounting Department  
2224 Virginia Beach Blvd Ste. 201  
Virginia Beach, VA 23454  
757-486-6000

**\*Homeowners are urged to use "Smart Street" on-line to make their payments.**

Please remember, condo dues are considered late after the 10<sup>th</sup> of the month. Water Bills are also due every 2 months. If you have not received a water bill please call management.

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 757-486-6000 or any Board Member.

Committees:

- Architectural Review
- Landscaping/Beautification
- Pool
- Activities
- Neighborhood Watch

➤ **Landscaping**

**Evergreen Property Management ---New Landscapers**  
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 Manager.

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**Activity Committee**  
**Patricia Johnson, Committee Chairperson**  
**Pjohnson177@cox.net**

- **ATTENTION: IF YOU HAVE ANY SUGGESTIONS ON AN ACTIVITY THAT YOU WOULD LIKE THE COMMUNITY TO HAVE PLEASE CONTACT MANAGEMENT OR A BOARD MEMBER**
- **The Activity Committee needs volunteers.**
- Suggested Upcoming event
  - Movie Night
  - Adult Night (Wine Tasting Event)
  - Fish Fry
  - Beginning of Summer Party for Kids

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**WITCHDUCK LAKE CONDOMINIUMS IS A COMMUNITY WE WANT TO BE PROUD OF**  
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Thank You,  
WDL Board of Directors