

# Forest Lakes Community News

July 2021

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### Community Update: RST Hasty Highrise Housing Proposal

The concerns of the Forest Lakes and Hollymead communities about density, traffic and other issues that we have identified in the recently updated RST proposal were again presented to the Albemarle County Planning Commission at its March 15 meeting, with extensive written comments submitted on behalf of your Forest Lakes Community Association (and the Hollymead Citizens Association), and by many individual residents. (You can find the full history of this issue and supporting information at [www.forestlakes.net/announcements](http://www.forestlakes.net/announcements).) Thank you for your continued participation in this important matter.

The allure of a large increase in affordable housing (a component of the recently updated RST proposal) – albeit in tall, concentrated buildings, despite a number of design issues and weaknesses in the plan raised by Commission members, and without having any overall County plan or community consensus in place on how to meet affordable housing goals, the RST proposal proved irresistible to the Planning Commission, who voted to move the plan forward for consideration by the Albemarle County Board of Supervisors.

We were disappointed that what we are now calling the RST Hasty Highrise Housing plan is proceeding, and continue to believe it is too dense, too tall, has a significant risk of causing local traffic and environmental problems, and is an unprecedented and undesirable next step in turning our area into Fairfax County.

As we have said all along, we do not oppose redevelopment of this site and support the goal of increasing affordable housing in the County, but they need to be done responsibly and taking into consideration the effects on our existing neighborhoods and on the entire Places 29 / Route 29 North area. As such, approving this plan was hasty in several respects, as detailed below.

Based on community involvement to date, the revised plan does incorporate some significant improvements compared to the initial submission, and addresses several issues we had raised. These are notably: (1) improving the aesthetics along Ashwood Boulevard with retention of the existing berm and trees along the north side of Ashwood and increasing the distance between Ashwood and the first of the row of 4 story 'townhouse' buildings. And (2) doubling the width of the tree buffer (to 40 feet) with the Ashland townhouse community and including 4th floor stepbacks for the RST buildings. If this development is ultimately approved, we will work to ensure that these commitments are legally binding and are fulfilled.

*continued on page 3*

| Function   | Organization/Person   | Contact Information  |
|--|---|--|
| FLCA Site Manager (dues, ARB, common ground maintenance requests, building rentals, pool, and other FLCA issues or questions). | Tamera Hammond<br>Community Group, Inc.                           | 1828 Pavilion Circle<br>Charlottesville, VA 22911<br>(434) 973-4596<br>manager@forestlakes.net                                     |
| After-hours emergencies involving common areas, buildings or facilities  | Community Group<br>Emergency Hotline (call 911 also if necessary) | 1-804-254-0427. Follow prompts for Homeowner Services; include your contact info and description.                                  |
| Arbor Lake, Ashland  | Stephanie Crouch<br><i>Real Property, Inc.</i>                    | (434) 823-4407<br>Arborlakesmanager@gmail.com<br>ashlandmanager@gmail.com  |
| Ravenswood and Ravenscroft   | Danielle Campbell<br><i>Real Property, Inc.</i>                   | (434) 465-6917<br>ravensmanagerpi@gmail.com  |
| Willow Bend, Worth Crossing  | Danielle Campbell<br><i>Real Property, Inc.</i>                   | (434) 465-6917<br>willowbendmanager@gmail.com<br>worthcrossingmanager@gmail.com  |
| Springridge  | Mark Marshall<br><i>Real Property, Inc.</i>                       | (434) 202-1852<br>springridgeassociationmanager@gmail.com  |
| Gateway Village  | Sanjay Suri<br><i>Community Group, Inc.</i>                       | (434) 984-0700<br>ssuri@communitygroup.com   |
| Mailbox Nameplates and Repairs   | Dick Billings   | (434)960-4999<br>dick.billings@gmail.com   |
| Soccer Field Reservations  | Tamera Hammond  | thammond@forestlakes.net   |
| Tennis Pro   | Jim Labinski  | Tennis Pro Shop (North):<br>(434)974-5567<br>Cell: (434) 249-6420<br>Zentennis929@gmail.com<br>1818 Pavilion Circle, C'ville 22911 |
| Webmaster Forest Lakes Website –<br>www.forestlakes.net  | Tamera Hammond  | thammond@forestlakes.net   |
|  | <b>OTHER CONTACTS</b>   |  |
| Drivers/Car Licenses   | Virginia Department of Motor Vehicles (DMV)                       | 866-368-5463/www.dmvnow.com  |
| Electricity  | Dominion Virginia Power   | (888) 667-3000   |
| Roads & Signs, Snow Plowing  | Virginia Department of Transportation (VDOT)                      | 1-800-FOR-ROAD/800-367-7623  |
| Trash Removal  | County Waste  | (434) 296-6000   |
| Water and Sewer  | Albemarle County Service Authority                                | (434) 977-4511   |
| Gas  | City of Charlottesville   | (434) 970-3211   |
| Albemarle County Police Non-Emergency  |   | (434) 977-9041   |

We will continue our efforts to right-size this proposal, decreasing density and addressing traffic and environmental concerns, and hope the developer will become more engaged with the community in doing so.

More broadly, we will urge the Board of Supervisors to disapprove the current RST Hasty Highrise Housing and send it back for further revisions, and also to address three key topics: (1) developing a new transitional zoning category for the 29 North corridor with lower density and more respect for existing neighborhoods. (2) updating the process for reviewing potential traffic impacts, and applying them to revised plans for this site, and (3) creating a broader community consensus about how and where and how to provide and configure the added affordable housing that we all agree is needed in the County.

As always, thanks to everyone for their participation in this issue. We will continue to keep you informed via this newsletter, emails (contact Tamera at [manager@forestlakes.net](mailto:manager@forestlakes.net) to be added to the distribution list) and the ForestLakes.net website. We welcome your added comments as well – with the best method being to email Tamera as above.

Thank you,

Scott Elliff, Member, FLCA Board of Directors

Jimmy Baranik, President

Scott Elliff, Treasurer

Dick Billings, Director

Todd McGee, Vice President,  
ARB Chair

Jane Keathley, Secretary  
Mike Tubridy, Director

Nancy Trudel, Director

## FOREST LAKES COMMUNITY ASSOCIATION

1828 Pavilion Circle

Hours: Monday–Friday, 9:00 a.m.–5:00 p.m.

434-973-4596 | [manager@forestlakes.net](mailto:manager@forestlakes.net)

# Neighborhood Notes

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## FLCA MONTHLY BOARD MEETING

The next regular Board Meeting will be on Wednesday, 28 July at 6:00 in the Pavilion. The agenda for the meeting is available one week prior to the meeting at the association office and on the website. Please note that the topics for the meeting can change.

## FOREST LAKES BOOK CLUB

The Forest Lakes Book club is back! Meetings are the third Wednesday of every month at 1:00 at the Pavilion. The next meeting is on July 21st. July's book is "The Storied Life of A.J. Fikry" by Gabrielle Zevin. Please come and join the discussion!

## YOGA CLASSES

These non-impact classes are held at the north Pavilion.

Yoga: Tech and Flow 1  
Tuesday 11:15am – 12:15pm

A half hour of flowing standing movement with an emphasis on technique and breathing followed by a half hour of floor time

Please call, text or email Karen Schultz first if you would like to join us. All residents are welcome!

434/962.2208 or leprofsch@gmail.com

## JMRL BOOKMOBILE

The James Madison Regional Library's bookmobile comes to the North Forest Lakes parking lot the 2nd and 4th Monday's of every month from 2:00-2:30. You can obtain a library card, turn in books, pick up a book on hold or just browse through its collection of 1500 to 2000 books for all ages and interests! Come by and pick up a book!

## BIBLE STUDY

The Forest Lakes Bible Study group will reconvene in the fall on Wednesday's beginning on September 8th. The group meets from 10-11am in the Forest Lakes Pavilion. Pastor Dave Johnson will lead in the discussion of the Book of John. Please call Becky Rohrbach at 434/202.1373 with any questions.

## BABYSITTER AND PETSITTER LIST

The FLCA office has a list of babysitters and petsitters that are made up of Forest Lakes residents – for Forest Lakes residents. If you would like a copy, please call the office! If you'd like to be put on the list, please email Grace at FLAdmin@forestlakes.net.

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## AD SPACE OFFERED

The Forest Lakes Community Newsletter offers ad space in each monthly issue. The newsletter reaches 1455 households—all within five minutes of many businesses in Charlottesville and northern Albemarle County. The submission deadline for advertisements is the 23rd of each month. The newsletter is delivered to all Forest Lakes households the 1st weekend of every month. It is printed in black and white. The newsletter is also available (in color) on our website, [www.forestlakes.net](http://www.forestlakes.net).

Rates are as follows:

|               | Size (wide x tall) | Price Per Month |
|---------------|--------------------|-----------------|
| Business card | 3.5" x 2"          | \$20.00         |
| 1/4 Page      | 3.75" x 5"         | \$45.00         |
| 1/2 Page      | 7.5" x 5"          | \$75.00         |
| Full Page     | 7.5" x 9.5"        | \$150.00        |

A 10% discount is available for prepaid ads placed to run at least 3 months.

Ads are subject to approval by the Forest Lakes Community Association. Ads should be print ready and emailed as a PDF to [thammond@forestlakes.net](mailto:thammond@forestlakes.net). For further questions, please email or call (434) 973-4596.

# Keeping in the Loop

## DMV – COMING THIS MONTH

The DMV will again be at the Forest Lakes Pavilion on Monday July 12th and Tuesday July 13th. There are still appointments available on both days – call the office at 434/973.4596 to make your appointment. If you've already made your appointment, remember not to come early – or late!

## LOCK YOUR CAR DOORS

On repeat here... If you have to leave your car outside in a parking lot, street, driveway, cul de sac please remember to lock the doors. We've had a few car break-ins over the past months. The cars that were broken into did not have locked doors. It's that simple. If your car does get broken into, please report to the ACPD.

## FOREST LAKES LITTLE LIBRARY

Did you know we have one? We do! It's inside the Fitness Center facility. Go by and take a book or leave a book. Please don't use it as your dumping ground for books though – be mindful. The shelves are pretty full right now and we could use a bit bigger one. If you have one you are getting rid of, please call the office to discuss. Thanks!

## A SPECIAL THANKS

While we're all pretty great here and pitch in wherever needed, we'd like to do a special shout out to Carolyn Huyghe for getting us two free bluebird houses; Matthew Jones for putting up the remaining basketball hoops; and Will Sandford/Jimmy Baranik and crew who improved the natural path below Springridge/Ridgefield (huge job!). Thanks so much!

## FARMERS MARKET

Don't forget to visit the Farmer's Market every Tuesday from 4-7pm at the South Pool parking lot. As the season continues, there will be more and more fresh fruits and vegetables available, along with baked goods, jams, jellies, meats, eggs, crafts and of course...tacos!

## NEW TO THE NEIGHBORHOOD?

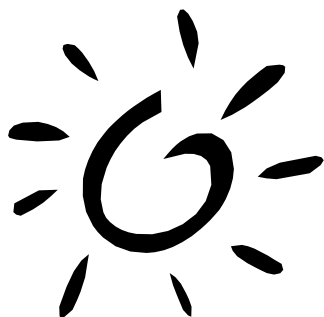
We welcome you! If you haven't already, please stop by the FLCA office – we'd love to meet you and answer any questions you may have. Our office hours are Monday–Friday from 9-5.

### WELCOME TO THE NEIGHBORHOOD!

Please join the FLCA Board of Directors in welcoming new residents to Forest Lakes!

|                       |  |
|-----------------------|--|
| <b>Ashland</b>        | Jeffrey and Cassity Mella  |
| <b>Gateway</b>        | Melinda Hayman<br>Carter Olander and Brittany Thomas<br>Bradley and Heather Ostrowski                                    |
| <b>Magnolia Bend</b>  | John and Amber Conner  |
| <b>Springridge</b>    | Brian and Sara Andes<br>Victor Maldonado and Laura Garcia<br>Mark Stoddard and Jeong Ryu<br>Brady and Emily Webb         |
| <b>Steeplechase</b>   | Ethan and Alissa Pompeo  |
| <b>Stratford Glen</b> | David and Britnye Segraves<br>(welcome back!)  |
| <b>Teakwood</b>       | Alexander and Morgan Snyder  |
| <b>Timber Pointe</b>  | Joseph and Corina Larson   |
| <b>Willow Bend</b>    | Benjamin and Chelsea Hall<br>Shawn Jenkins and Shannon Lockett<br>Mark and Kelly Lindsay<br>Emily Loeb and Rachel Forbes |

**FOREST LAKES COMMUNITY ASSOCIATION**  
***Summer 2021***



**REGULAR POOL HOURS**

**NORTH POOL**

10am – 9pm Daily

**SOUTH POOL**

12 noon – 9:00pm Monday - Friday

11am – 9pm Saturday and Sunday

South pool will close early at 3:00pm for Swim Meets  
on June 26<sup>th</sup>, July 3<sup>rd</sup> and July 10<sup>th</sup>

**GUEST FEES**

\$3 per person Weekdays

\$5 per person Weekends/Holidays

10 punch pass \$20.00

No charge for children aged 2 & under.

Three (3) guests allowed per adult resident.

Two (2) guests allowed per youth card holder.

**ADULT EARLY MORNING LAP  
SWIM – SOUTH POOL**

Tuesdays and Thursdays

6:30am – 7:30am

Saturdays

9:30-11:00am

Forest Lakes Residents Only

Ages 16 and over

Please bring your Poolcard

**Swim Lessons – go to [www.forestlakes.net/pools/](http://www.forestlakes.net/pools/) for all information on  
lesson session dates, levels and contact information**

**About your pool cards.....**The Forest Lakes Swim & Tennis Facilities are open to all Forest Lakes residents. All adult residents and dependents that are rising 6<sup>th</sup> grade and above will be issued pool cards which must be presented upon entering the pool area. Children below the 6<sup>th</sup> grade must be accompanied to the pool by a parent or responsible resident (age 15 or older). All residents must sign in and show their pool card upon entering the pool. No exceptions.

# Forest Lakes Golf Tourney

**Sunday August 22, 2021**

**Unfortunately, no shotgun allowed, so tee times  
begin at 8:30 am, every 15 minutes**

**Meadow Creek GC**

**\$80 per player - Captain's Choice/Scramble**

**Includes dinner for your entire family, adult beverages,  
prizes (pins, long drive, top finishers) all at the South Pool  
around 5pm. Great way to meet some new neighbors.  
Please sign up as foursome...but if you can't, I'll do my best  
to get you on a team. Teams should have at least 2 FLakes  
residents, but the idea is to have fun, the more the merrier.**

**Please pay by August 1<sup>st</sup> (see below)**

**Name**

**Email**

|                 |       |
|-----------------|-------|
| <b>1.</b> _____ | _____ |
| <b>2.</b> _____ | _____ |
| <b>3.</b> _____ | _____ |
| <b>4.</b> _____ | _____ |

**Send checks to Ron Morse 2697 Kendalwood Lane 22911 or  
email questions to: bajabean@aol.com**

JULY 2021

Dear Forest Lakes tennis players and residents,

Starting in July, I will be conducting Wednesday night men's clinics at 6:30. On July 7, and July 21, it will be a "game improvers" clinic for male players below 3.0 level. On July 14 and 28, it will be an "advanced workout" for players above 3.0 level. Sign up via text message.

Currently the Forest Lakes 3.0 women's team practices on Mondays at 6:30. The Forest Lakes 3.5 women's team practices on Tuesdays at 6:30 pm. The women's "game improvers" meets on Thursdays at 6:30 pm. Cost for the adult clinics and practices is \$20 per session. Try a package of 5 sessions for \$75.

There is nothing new to report on in regard to the renovation of the North Courts. The project should be started in early August. Your patience is and has been appreciated.

### **Junior Tennis Update**

The Forest Lakes Summer Tennis Camp will continue through August 20. Last year's Forest Lakes Summer Tennis Camp was scaled down due to COVID-19. This year, matches have returned on Thursdays.

Information and sign-up forms are available at the Forest Lakes Community Association website, the FLCA office and at the North Pro Shop. I can also email you the forms if you'd like.

There's a 45-minute option for the 8-and-unders starting at 8:30. It meets twice a week. Advanced players can come for two hours a day, four days a week, plus a Thursday afternoon match. And there's a place for everyone in between.

### **Kourts App Update**

Here's a few tips for successfully booking a court on the Kourts app:

First, select North or South. Then go to filter option and select 60-minute or 75-minute option. You can make multiple bookings at North if you wish to play longer at North. There's a 90-minute option on the South courts. You can book courts for today, tomorrow, the next day, or the day after that (up to three days in advance.) Select your court preference. Now you are ready to book your court.

One final tip: make sure you have your "readers" on while using the Kourts app.

According to the Kourts app statistics, 43% of available North court time was taken in the third week of June. At South, 34% of available South court time was taken.

Recycle Tennis Balls - The Forest Lakes community has kept over 4,500 tennis balls out of landfills. (Thank you, John Oliver.) Take your worn-out tennis balls to the Recycle Tennis Ball bins at the entrance to the Pro Shop.

Stay hydrated, and I'll see you on the courts.

*Jim Labinski*

Director of Tennis/Forest Lakes Tennis Professional  
434.249.6420/ [zentennis929@gmail.com](mailto:zentennis929@gmail.com)





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| Brewed Coffee | 1.95 | 2.25 | Espresso        | 2.35 | 2.60 | 2.85 |
| Café au Lait  | 2.60 | 2.85 | Macchiato       | 2.30 | 2.50 | 2.85 |
| Latté         | 3.60 | 4.10 | Iced Latté      | 4.10 |      |      |
| Mocha         | 4.15 | 4.70 | Iced Mocha      | 4.55 |      |      |
| Americano     | 2.85 | 3.10 | Iced Americano  | 3.10 |      |      |
| Cappuccino    | 3.60 | 4.10 | Cold Brew       | 3.25 |      |      |
| Chai Latte    | 3.60 | 4.10 | Iced Chai Latte | 4.10 |      |      |
| Hot Tea       | 1.85 | 1.85 | Iced Tea        | 2.00 |      |      |
| Hot Chocolate | 2.75 | 3.25 | Coffee Refill   | 1.35 |      |      |

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## SMOOTHIES

Recipes developed by Success Studio North make these the perfect pre or post-workout treat · 16oz · 6.99

### JUMP START

Banana, cold brew, dates, cacao powder, cinnamon, whey protein, and almond milk

### LEAN GREEN

Banana, light coconut milk, vanilla protein, and spinach

### BILL'S BURN IT

Blueberry, banana, cinnamon, almond butter, vanilla protein, and almond milk

### TROPICCOOL DOWN

Mango, pineapple, coconut water, dates, whey protein, and spinach

### STRAWBERRY STRENGTH

Strawberry, banana, almond butter, dates, blue majik or whey protein, and almond milk

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## The Cover Letter



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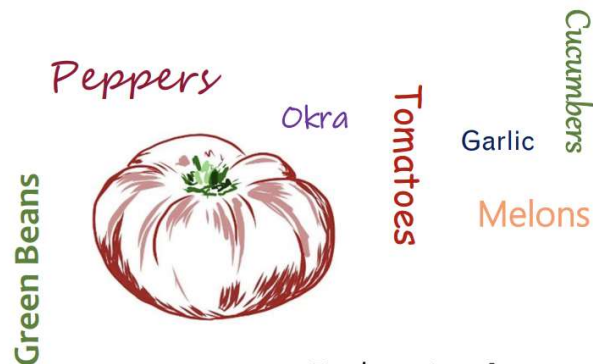
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[www.thecoverletterusa.com](http://www.thecoverletterusa.com)



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1622 Timberwood Blvd Ste 111  
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# **hungry for music**

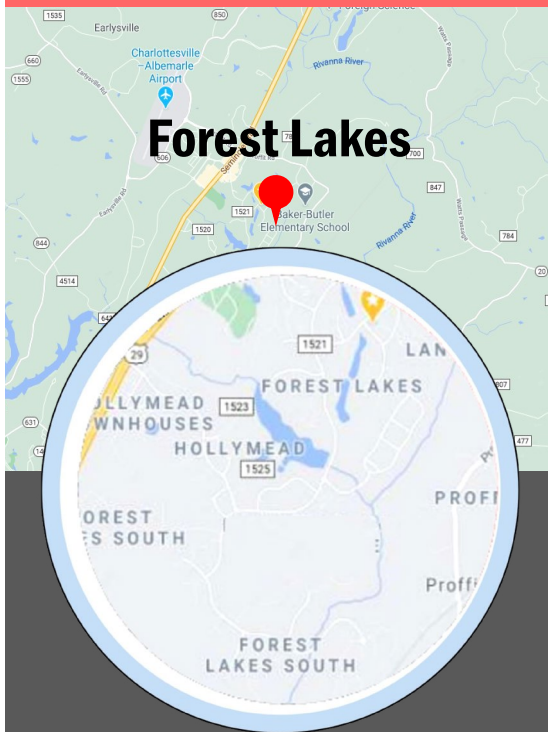
established 1994

## **Forest Lakes Instrument Drive**

Forest Lakes resident Beau Yates is conducting an instrument drive for Hungry for Music! Any instrument in any condition will be accepted!!

Hungry for Music reconditions donated instruments and distributes them to children who otherwise would not have the opportunity to learn music. Monetary donations payable to Hungry for Music are also accepted.

Please contact Beau at [beaubytes@gmail.com](mailto:beaubytes@gmail.com) or 434-974-6652 to arrange pickup of your donation.



# Thinking of Selling in Forest Lakes?



2020 Average Sale Price  
\$380,592 (up \$12,000)

2020 Average Days on Market  
31 (down from 36)

2020 Number of Homes Listed  
48 (down 29)

NOW is a GREAT time to sell. Available inventory is at an all time low, and buyer demand is high.

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