



# Forest Lakes Community News

October 2021

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The RST Residences development was approved by the Board of Supervisors on September 14 by a 5-1 vote. Fundamentally, the desire for added public housing ruled the day, though there was consideration given to all the issues that we all raised. We got substantial personal attention from the Supervisors – your voices were certainly heard. In fact, the discussion got the developer more squarely on the record regarding commitments to aesthetics, tree retention, storm water management controls and related topics that have long concerned us. We need to wish them well and hope that the development is a success. As it proceeds, we anticipate providing ‘oversight’ to ensure that promises are kept, and the design follows the outlines that we all commented on. Our supervisor, Bea Lapisto-Kirtley, was the last to vote and voted against the proposal, in what was a surprise to many of us who worked closely on the proposal as we had not gotten much (if any) positive feedback from the emails everyone wrote or at the meeting with her that close to 100 of you attended. Perhaps, we’re hoping, the significance of Forest Lakes as a constituent base became clear along the way.

It’s also important to note that during the course of this effort we got a number of things changed, to our benefit, notably a wider tree buffer and increased building set-backs vis Ashland townhomes, improved aesthetics along Ashwood Boulevard, including added set-backs and retention of the berm and trees there, and some reduction in the total number of units (now 332 vs 370-390 initially – yes, still a large number). We continue to be concerned about traffic, and as RST and Brookhill build out, we will monitor the situation and will be prepared to engage VDOT if some changes are warranted.

A special thanks to Jimmy Baranik , Rich DiMeglio, Paula Grazzini, Jane Keathley, Tamera Hammond, and George Pearsall for their selfless and dedicated – and time consuming – ongoing attention to this issue – and at least a dozen others who have provided great insights and supporting materials along the way – thank you all.

More involvement from local citizens will be needed to curb additional outsized development in our area, especially with this project setting a precedent that other developers will refer to. As the county updates the Comprehensive Plan, as well as the Places 29 plan which is for our area, it will be important to reconsider zoning and land use designations that govern future developments. The RST parcel was slated for 6-34 units per acre, back when the Places 29 plan was first adopted about a decade ago. RST could have been worse. Thirty four units per acre would translate to 8-story buildings. The local Community Advisory Committee (CAC) is beginning to address this issue, and we’d encourage your participation. In Crozet, the CAC has developed a new zoning category of 2-12 units per acre for transitional areas that abut existing neighborhoods – and that could be an appropriate level here too.

Scott Elliff  
Member, FLCA Board

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 Community Group, Inc.  Grace Elliff Community Group, Inc.	1828 Pavilion Circle Charlottesville, VA 22911 (434) 973-4596 manager@forestlakes.net  FLAdmin@forestlakes.net
After-hours emergencies involving common areas, buildings or facilities	Community Group 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 <i>Real Property, Inc.</i>	(434) 823-4407 Arborlakesmanager@gmail.com ashlandmanager@gmail.com
Ravenswood and Ravenscroft	Danielle Campbell <i>Real Property, Inc.</i>	(434) 465-6917 ravensmanagerrpi@gmail.com
Willow Bend, Worth Crossing	Danielle Campbell <i>Real Property, Inc.</i>	(434) 465-6917 willowbendmanager@gmail.com worthcrossingmanager@gmail.com
Springridge	Mark Marshall <i>Real Property, Inc.</i>	(434) 202-1852 springridgeassociationmanager@gmail.com
Gateway Village	Sanjay Suri <i>Community Group, Inc.</i>	(434) 984-0700 ssuri@communitygroup.com
Mailbox Nameplates and Repairs	Dick Billings	(434)960-4999 dick.billings@gmail.com
Soccer Field Reservations	Tamera Hammond	thammond@forestlakes.net
Tennis Pro	Jim Labinski	Tennis Pro Shop (North): (434)974-5567 Cell: (434) 249-6420 Zentennis929@gmail.com 1818 Pavilion Circle, C'ville 22911
Webmaster Forest Lakes Website – 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

# Keeping in the Loop

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## 2022 BUDGET

The 2022 Budget process has begun. A draft budget has not been posted yet at this writing as it is still being tweaked by the board of directors. As soon as a draft is approved, it will be published on the website. Public comments and questions will be welcomed either to the FLCA office or directly to the board of directors. At the October 27th board meeting, a community input session will be held from 6 - 7PM. You are not required to come for the full session— you can come and make your comment or ask questions and then leave. If you simply have a question or want more information about the process, please contact the FLCA office, as we do not expect to have time for general Q&A during this meeting. Budget board work-session will take place after community input. The final budget will be published on the website on November 1 and a hard copy will be available at the FLCA office. Note: This process addresses the Forest Lakes Community Association only, which includes all homeowners. If you live in an attached home or townhouse governed by a sub-association and with separate fees, you need to contact your sub-association regarding its budget process.

## FALL BULK PICK UP AND SHRED DAY

Forest Lakes Shred Day is scheduled for Friday, October 15th from 10am-2pm at the North Pool parking lot. You may bring your items to shred anytime between those hours. Please wear a mask and be mindful of social distancing.

Bulk pick up will be on Saturday, October 16th beginning at 7:00am. You may dispose of regular household items such as sofas, chairs, tables, cribs, bicycles, shelves, small furniture, bags of trash, small metal items such as toasters, small televisions, etc. Please limit your materials to approximately 2 cubic yards (4' x 4') and weigh no more than 50lbs per item. Have your materials curbside for removal by 6am. \*\*\* ALL BULK MATERIALS MUST BE PLACED AT THE CURB \*\*\*

MATERIALS EXCLUDED from bulk pick up are: computers, printers, monitors and like equipment, large appliances such as washers, dryers, water heaters, stoves, or motorized equipment; rocks, concrete, dirt, tires, soil, sod, tree stumps, free liquids, paint, motor oil, mattresses, construction trash/renovation debris, combustibles, toxic or hazardous wastes, or any other material excluded from the disposal site, or any applicable state or federal law, as being hazardous or toxic (Asbestos, paint or gasoline). Any flammable products such as petro chemicals or propane tanks from barbeque grills, dead animals, fecal matter, manure, brick, landscaping timbers, friable Asbestos, lead acid/wet cell batteries, biohazardous material, needles, and ALL other medical waste are excluded as well.

## HALLOWEEN!

Who's up for our 2nd annual Halloween house decorating contest? If you are, get ready to be judged! South, you'll be in the spookylight on Friday, October 22nd. North, the ghouls will be haunting your neighborhoods on Saturday, October 23rd. Beginning at dusk both nights. Now, all we need are some judges! If you are interested, please contact Grace at the Forest Lakes Office. Either email her at FLAdmin@forestlakes.net or call 434.973.4596. We'll have winners announced in time for you to visit before Halloween!

## PLEASE CONTINUE TO WATCH YOUR SPEED

Please continue to watch your speed while driving in our neighborhoods. And yes, this does mean you. Moms with kids, folks on their way to or from work, teens, all of us! Keep an extra eye out for crosswalks, especially during school hours. We've all got places to be, but please be mindful of your speed!

## TREES MARKED

During your walks along our paths, you may occasionally see some trees that have been marked. Most likely, they have been marked to be taken down because they are either dead, dying or too close to the path. Tree roots tend to upend the paths, making them uneven and bumpy. Removing trees before their roots affect the paths helps to preserve them.

## FARMERS MARKET

Don't forget to visit the Farmer's Market on Tuesdays from 4-7pm at the South Pool parking lot. The last regular market be on Tuesday, October 26th. There will be two outdoor "holiday" markets – one on November 20th and the other on December 18th from 10-2 in the South pool parking lot.

## 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. Visit our office at 1828 Pavilion Circle. Monday–Friday, 9:00 a.m.–5:00 p.m.



Forest Lakes Trick or Treating will be as it always is – on **October 31<sup>st</sup>!** We have no “set” hours, but the DOORBELLS START RINGING around **5:30** and wrap up by **8:30 P.M.** Please remember (and remind your older **Ghosts and Goblins**) that Forest Lakes takes a no tolerance stance against trespassing and vandalism.

Make Halloween a fun and safe event for all!



# Neighborhood Notes

## FLCA MONTHLY BOARD MEETING

The next regular Board Meeting will be on Wednesday, 27 October 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. This will be a budgeting worksession meeting.

## FOREST LAKES BOOK CLUB

The Forest Lakes Book Club meets the third Wednesday of every month at 1:00 at the Pavilion. HOWEVER, October's meeting is scheduled for Wednesday, October 27th. The October book selection is "While Paris Slept" by Ruth Druart. All residents are invited - please come and join the discussion!

## JMRL BOOKMOBILE

The James Madison Regional Library's bookmobile comes to the North Forest Lakes parking lot the 2nd and 4th Mondays of every month from 2:00-2:30pm. 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 meets from 10-11am in the Forest Lakes Pavilion each Wednesday. Pastor Dave Johnson will lead in the discussion of the Book of John. Please call Becky Rohrback at 434/202.1373 with any questions. All residents are invited to attend.

## 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.

## YOGA CLASSES

Tech and Flow 1 held in North Pavilion

Tuesdays 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

Wellness Through Yoga held in North Poolhouse

Mondays 5:30-6:30pm

Hatha flow with emphasis on the breath, steadying the mind, and bringing awareness within ourselves. It's a level 1 and 2 class designed for Forest Lakes residents on a donation base. Space is limited. For further information and registration, please contact Tarti Djakaria at tdjakaria38@gmail.com

## WELCOME TO THE NEIGHBORHOOD!

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

<b>Arbor Lake</b>	Emily Nesbit
<b>Aspenwood</b>	David and Linda Zuby
<b>Forest Grove</b>	Thomas and Michelle Weber
<b>Gateway</b>	Greg and Carol Hagen
<b>Heather Glen</b>	Paul and Jeanne Duval
<b>Springridge</b>	Julio and Christa Albanez
	Shabnum Haleem and Shahid Kahn
<b>Steeplechase</b>	Mary Roland
<b>Timberwood</b>	Aaron and Jessie Miller
	Cynthia Garcia
<b>Willow Bend</b>	Kyle and Aubrie Owens

## FOREST LAKES COMMUNITY ASSOCIATION

1828 Pavilion Circle

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

434-973-4596 | manager@forestlakes.net

## Join the Scouts BSA

At Troop 75, we are dedicated to the ideals of Scouting as taught in the Scout Oath, Scout Law, Scout Motto, and Scout Slogan. We practice the concept of the 'Boy Lead Troop', which gives scouts the opportunity to learn and grow in leadership through real hands-on experience.

We meet on Tuesdays from 7:00 pm to 8:30 pm in the Fellowship Hall of Maple Grove Christian Church at 3210 Proffit Road in northern Albemarle County. All are welcome to come any time.

You can email the Scoutmaster [scoutmaster@troop75cville.org](mailto:scoutmaster@troop75cville.org) or the committee chair [committeechair@troop75cville.org](mailto:committeechair@troop75cville.org) for more information.



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## Alzheimer's Association Walk to End Alzheimer's®

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**Date**  
Saturday, Nov 6th

**Place**  
CFA Institute  
915 East High St.  
Charlottesville, VA 22902

**Registration time**  
9:00 a.m.

**Ceremony time**  
10:00 a.m.

**Walk time**  
10:20 a.m.

Sign up today at [www.alz.org/edwardjones](http://www.alz.org/edwardjones)

**Our team number and name:** 670292 EJ-REG314-Don Giannangeli

**For more information, contact your Edward Jones branch**

Don Giannangeli  
434-956-4351

The Alzheimer's Association® is moving forward with plans to host Walk to End Alzheimer's in person this fall, while continuing to offer options to participate online and in your neighborhood. Walk in-person or online — the choice is yours.\*

\*Edward Jones' participation with in-person walks is subject to change due to the firm's reopening policy. Please note: Edward Jones cannot accept monetary donations of any kind.

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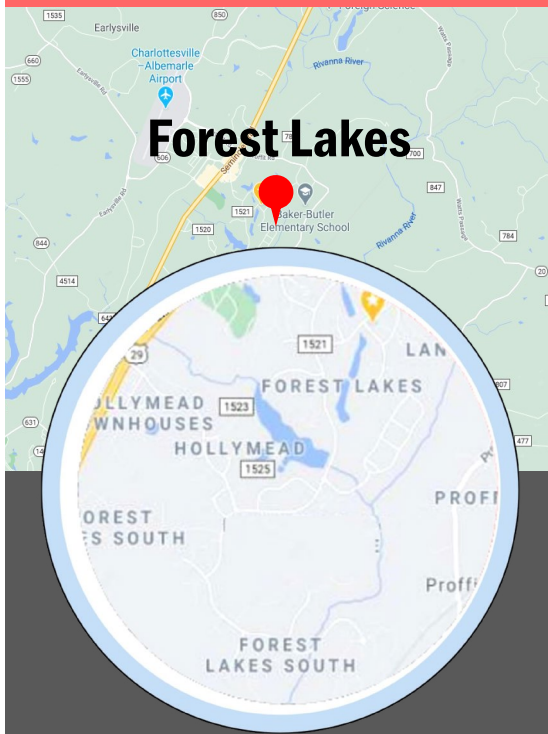
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# Thinking of Selling in Forest Lakes?



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)

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