

Forest Lakes Community News

September 2021

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NOW IS THE TIME

The RST Development proposal to put 11 buildings, all four and five stories high, with about 330 total rental units on the corner of Ashwood Boulevard and Route 29 is scheduled to be decided on by the Albemarle Board of Supervisors on Wednesday, September 15.

Now is the time for you to make your voices heard on this proposal.

As detailed below, your Forest Lakes Board along with participation from many of you, has strongly opposed this proposal. While we have gotten some changes made to date, the proposal remains highly undesirable and inappropriate.

Last week we convened a community input session with Bea LaPisto-Kirtley, the Supervisor for our area of Albemarle (one of six who decides), and nearly 100 residents came out for a two-hour session on a rainy night to discuss a wide range of concerns, and at the end unanimously asked for it to be defeated. Despite the extensive commentary her position on this, as our elected representative, is not clear.

The full history of the RST proposal is available on the Forest Lakes website www.forestlakes.net/announcements, including all prior Forest Lakes input and analysis as well as several detailed resident emails to our Supervisor based on what was heard at last week's meeting.

Here are three specific ways you can be involved:

1. **Write an email to the Board of Supervisors with your concerns on one or more aspects of the proposal.**
The resident emails noted above could be 'models' for your use and help stimulate your own writing. Send the email to bos@albemarle.org and CC manager@forestlakes.net
2. **Sign up to participate in the virtual public hearing on the 15th**, time and zoom link will be posted soon on www.forestlakes.net/announcements and through the email system (contact the office if you are not subscribed). You will be given 3 minutes to make your comments.
3. **Sign a new petition against this project** (and adding your comments when prompted). The petition that was created for the Planning Commission's review of the RST proposal this spring generated over 500 signatures—and made a difference in getting some changes made. While this is the least impactful thing you can do, it's super easy and we can top this number no doubt. The link for the petition will be available on the Forest Lakes website.

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 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
	OTHER CONTACTS	
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

As you can read in more detail on the website, the RST proposal even as amended is simply too dense, with too many tall buildings in too small a space (and requiring waivers to County policy in order to proceed), grossly out of scale with the surrounding community, and with a new entry tying in to Ashwood Boulevard very close to 29 that would create a mixing bowl intersection with potentially significant traffic safety issues and long morning back-ups for the residents of Forest Lakes South who use Ashwood Boulevard on a daily basis. Incredibly, the developer's traffic study claims there will be no appreciable impact on traffic, from adding all these RST units, on top of the added traffic coming onto Ashwood that will be associated with the Brookhill development as it gets built out. An alternative traffic study we commissioned with more realistic assumption, shows a 404 foot AM back up, all the way to the proposed RST entrance, which we have marked with a road sign to give you a point of reference.

Other issues include potentially overcrowding local schools that are already close to capacity (and in some cases, like Baker-Butler, over capacity) and creating storm water runoff problems like we had suffered before with Lake Hollymead and even now are seeing with the Timberwood Townhouse project next to Arbor Lake. It would set a precedent for added dense development up and down Route 29—a prospect that every resident who has commented on this proposal finds unappealing.

The latest proposal includes nearly 200 affordable housing units in the apartment buildings on the site, an element that was added literally at the last minute before the follow up Planning Commission meeting in June, in a move we believe to help get support for the overall project—after the developer withdrew the proposal in March in the face of your substantial opposition.

It is important to note that we are not opposed to general development of this parcel and support the need for added affordable housing in the County—not a single resident who has participated to date has said otherwise. But the approach to providing it here is unprecedented: in dense high-rise buildings with minimal green space and amenities (one planning commissioner deemed it 'warehousing' – likening it to failed big city housing projects a generation ago) and no special design considerations to help ensure a livable, desirable experience—especially in a post COVID world. In this rush for approval, there has been no community input, no involvement of planners, architects, designers, or other outside experts, no outreach to learn from other communities, no path to homeownership, and no input from the people who might live there.

As such, the RST proposal has been nicknamed by some the Hasty Housing Highrises. Several residents have sagely commented that anything worth doing is worth doing right—especially as it would be on our doorsteps for a long time, so it should not be rushed.

Many important initiatives that relate to this project are currently underway in the county: review of the Comprehensive Plan and zoning rules, long range planning for school construction, and many details to flesh out associated with the overarching affordable housing policy that was adopted last month. Surely, at a bare minimum, it would be premature to approve this RST proposal now – even in the absence of the many undesirable aspects you all have noted. With some more refinement we are hopeful that this development could help increase needed and truly livable housing in Albemarle County, comply with the Places29 Master Plan, and blend into the existing local community with minimal impact. Indeed, if done correctly, this can be a model for future development adjoining existing communities on the Route 29 corridor.

But for now, in its current state, we believe it needs to be defeated—and needs your involvement to help make that happen.

Your 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

Keeping in the Loop

2022 BUDGET

The 2022 Budget process will be underway soon. Developing the budget is one of the most important, and time consuming, responsibilities of your Board of Directors, and we welcome your input. There are three major elements involved: The annual operating budget covers “everyday” needs, such as landscaping, community management, utilities, insurance, and many other detailed items. The capital spending plan covers major long-run maintenance and improvements (which are funded from our separate replacement reserves account and are based largely on projections from the independent reserves study). Homeowner assessments are set to cover the annual budget spending plus the fixed annual amount that has been established to deposit into the replacement reserves fund for major capital project spending. The budget schedule is as follows:

- **September 22:** Board work session. The annualized actual spending levels for this year and the full year starting point projections for next year’s budget will be reviewed at this Board meeting.
- **September 23:** Budget carryover meeting will be held if needed.
- **October 1:** Draft budget will be posted on the website. You can also obtain a hard copy from the FLCA office. Homeowner input is welcomed any time between now and the community input session on October 27th. Any homeowner who would like to make a comment or suggestion regarding the budget, including specific items to include or exclude, is welcome to contact the FLCA office who will relay to the Board.
- **October 27:** 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 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.
- **October 27:** Budget will be reviewed and approved at this scheduled Board meeting.
- **November 1:** Budget will be published on the website and 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.

OUTDOOR YOGA ON THE SOUTH FIELD

First sunset yoga on the field at the Forest Lakes south field – a hit! The next offering will be on Thursday, September 9th from 7-8pm. Yoga instructor Courtney Bernsen will be teaching Hatha based yoga which promotes flexibility, strength and calmness of mind and body. The class is \$5 (Venmo or cash) for all Forest Lakes residents. Please dress in comfortable athletic attire and bring a yoga mat or towel and a bottle of water. Courtney is a registered Yoga Teacher (RYT) with Yoga Alliance and trained with Glenmore Studio in Richmond, which is founded in a therapeutic approach, and strives to make yoga accessible to everyone. Hope to see you there!

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 small furniture, bags of trash, small metal items such as toasters, small televisions, etc. Please limit your materials to weigh no more than 50lbs per item and have your materials curbside for removal by 7am. **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; 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 petrol 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.

Also posted in this newsletter is the Rivanna Solid Waste Authority’s residential household hazardous waste days dates and bulk waste amnesty days (for larger items that County Waste/GFL won’t take like large appliances and mattresses).

Keeping in the Loop Continued

A SPECIAL THANKS

Thank you to Amy Wells for her family's donation (and transportation of) a new bookshelf for the Forest Lakes Little Library inside the South Gym facility. It fits perfectly and has room for more books! A continued thank you to Mike McMurray and his cub scout troop who take care of our flags at the north and south facilities – an important task. Also, thanks to resident Melissa Helentjaris for organizing the sunset yoga!

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! The Market will go until October. There will be two outdoor markets – one on November 20th and the other on December 18th from 10-2 in the South pool parking lot.

A SHOUT OUT TO OUR LIFEGUARDS!

Another pool season has come and gone – we hope you were able to enjoy our pools this summer! A special thank you to our pool managers, assistant managers and lifeguards (most of whom are Forest Lakes residents). They are an outstanding bunch of teens and young adults who kept us safe, made us follow the rules, kept the water crystal clear and were sure to let us all know when there was thunder nearby! Have a great school year and we hope to see you back next year.

PATH ETIQUETTE

Bikers – Please yield to all walkers on the paths. Pull off and stop if you must in order to make room. "Wheels Yield to Heels". This goes for skateboarders too! Parents, please remind your youngsters to be courteous and safe bikers.

Runners – Make a wide berth when you see others ahead of you. Walkers, please move to the opposite side of the path when you see a runner approaching - share the path!

Remember: THERE ARE NO MOTORIZED VEHICLES OF ANY KIND ALLOWED ON OUR PATHS AND TRAILS!

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 these new residents to Forest Lakes!

Amberfield Ian Wenker and Jelena Medved

Arbor Lake Thomas and Barbara Lee
Happy and Mary Watts

Ashland Adrienne Cancia
Ted and Jennifer Collins
Cory and Emilia Yeago

Aspenwood RJ Gallagher and Carrie Brzezinski
Sandy and Erin Robertson

Chelsea Hamilton and Teresa Meriwether

Chimney Ridge Philip and Brenda Blaufuss

Cove Point Kyle and Emily Snively

Forest Grove Derik and Hannah Fox

Gateway Aaron Norman and Rebecca Edney
Jaszmine and Ashley Paige

Heather Glen Brandon and Laurice Jones
Thomas and Brandi Newman

Kendalwood Reginald and Temi Anderson
James and Lauren Bricken

Pepperidge Daniel Kwak and Clarissa Choi

Pleasant Ridge Adam and Kayla Reitz
Melvin and Beth Williams

Poplar Ridge Peter and Eileen Wreford

Ravenswood Brandie Carter and Nancy Webster
Terra May
Phillip and Megan Young

Springridge Carolyn Cashwell
Vincent and Katharine DiResta
Thad and Pamela Lurie
Allen and Kayla Magnone

Steeplechase Benjamin and Erica Wetherell

Whispering Woods Tyler and Paige Dailey

Willow Bend Danny Martinez and Abigail Palmquist
BJ and Taylor Reid

Worth Crossing Abby Newton

Rivanna Solid Waste Authority

8-5-2021



Upcoming Events

at the Ivy Material Utilization Center

Residential Household Hazardous Waste (HHW) Days

Will be held from **9am - 2pm** on:

- Friday, Sept. 24, 2021
- Saturday, Sept. 25, 2021

Bulky Waste Amnesty Days

Will be held from **8:30am - 4pm** on:

- Oct. 2, 2021: Furniture/Mattresses
- Oct. 9, 2021: Appliances
- Oct. 16, 2021: Tires

eWaste Collection

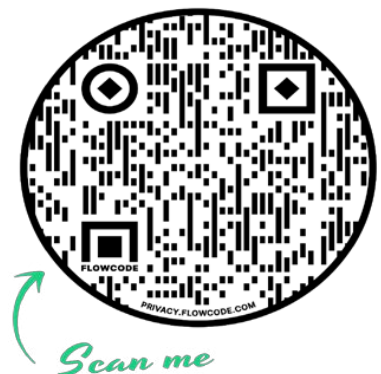
Will be held on Saturday, September 18, 2021 from **9am - 3pm**

Registration will begin at 8am on August 23rd.*

**Pre-registration is required, and participation is limited to the first 400 people who register. (<https://www.rivanna.org/ewaste/>).*

For more information, please visit:
<https://www.rivanna.org/hhw/>

Rivanna Solid Waste Authority is Now on Facebook!



@RivannaAuthorities

Neighborhood Notes

FLCA MONTHLY BOARD MEETING

The next regular Board Meeting will be on Wednesday, 22 September 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 is back! Meetings are the third Wednesday of every month at 1:00 at the Pavilion. The next meeting is on September 15th. The September book selection is “Tea Girl of Hummingbird Lane” by Lisa See. 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 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 meet on Wednesday September 8th. The 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.

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

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

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 or the committee chair committeechair@troop75cville.org for more information.



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SEPTEMBER 2021

Dear Forest Lakes tennis players and residents,

The North Court renovation will begin on September 14th.....another delay but this should be the last one! Expect further delays, and chaos.

* * * * *

I'm on vacay! Water your own court!

I will be on a much-needed vacation until Labor Day. In my absence, you will have to come to your North court a little earlier, and give it some water. Here's my formula: 25 minutes of water about 90 minutes before play; 20 minutes of water about 75 minutes before play; 15 minutes of water about 60 minutes before play; and 30 minutes the night before an early morning court time.

And as always, brush and line your court when you are finished playing. Hang up all court equipment on the fence near the court gates before you leave.

Junior Tennis Update

The Forest Lakes After School junior program will begin the week of September 13.

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

* * * * *

Find-a-partner service

I know that not all tennis players want to play competitively on a USTA team or on the singles ladder. It's even true that not all tennis players want to get an unbelievable workout with me once a week.

If you would like to find a game, or just hit a few balls and get some exercise, come by the Pro Shop and post your name, ability level, tennis goals, email, cell number on a Find-a-partner form. Go from there.

See you on the courts.

Jim Labinski

Director of Tennis/Forest Lakes Tennis Professional
434.249.6420/ zentennis929@gmail.com



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Friday, September 24th
Between 8AM – 6PM
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Charlottesville, VA 22911

I'd love to get to know the
members of my community.
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All CDC recommended COVID-19
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WE ALL HAVE PLACES TO BE, BUT PLEASE BE MINDFUL OF YOUR SPEED!



- ▶ 35 mph speed limit on Ashwood Blvd
- ▶ Kids are walking to school at the Ashwood Blvd/ Thornridge Way/Powell Creek Drive intersection. Please watch for the crosswalks!
- ▶ The three way stop at Ashwood Blvd/Kendalwood Lane/Brandermill Place intersection has crosswalks. Please make a full stop and watch for walkers in the crosswalks.
- ▶ 35 mph speed limit on Timberwood Blvd. Crossing the dam is 25 mph!
- ▶ Ashwood Blvd and Rte 29: Parents, please remind your young drivers to look before proceeding onto 29 when the light turns green. This is still a tricky intersection.

These laws are for the safety of everybody.

Together we can create a safe environment for all. Please slow down in our neighborhoods, be sure to stop at all the stop signs, and watch for pedestrians in crosswalks. Remember to always drive extra carefully before and after school hours.

Your neighbors thank you.

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The 2021 U.S. Full-service Investor Satisfaction Study is based on responses from 4,392 investors who make some or all investment decisions with a financial advisor. The study was fielded from December 2020 through February 2021. For more information, visit jdpower.com/awards.

Rating may not be indicative of future performance and may not be representative of any one client's experience because it reflects an average of experiences of responding clients.

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FRIDAY, SEPTEMBER 24, 2021

Bring your picnic blankets and lawn chairs for an evening under the stars at North Fork!



Join us for our inaugural outdoor movie night as we screen *October Sky*, the true story of Homer Hickam (Jake Gyllenhaal), a coal miner's son who was inspired by the first Sputnik launch to take up rocketry against his father's wishes.

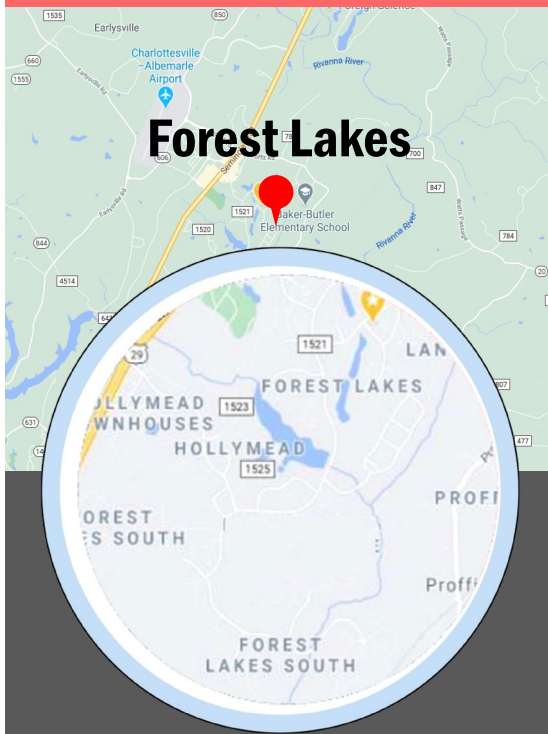
Snacks, dinner, and beverages will be available for purchase from Foods of All Nations, plus complimentary popcorn for each attendee. Come early to grab the best spot and play a few lawn games!

Admission is free, but space is limited. Please register in advance!



NORTH FORK
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discovernorthfork.com/events



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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Call or stop by for an appointment – let our family take care of your pet family!

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Clear Out

Reduce your tick exposure by clearing out areas where lawn and tree debris gathers. Ticks thrive in moist, shady areas and tend to die in sunny, dry areas.



Clean

Eliminate leaf litter by cleaning it around the house and lawn edges. We also recommend mowing tall grass to keep your lawn short.



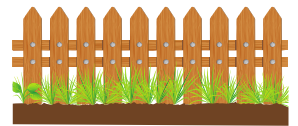
Choose Plants

Since deer can bring ticks to your yard, select plants and shrubs that don't attract deer. You can also install physical barriers to keep deer out of your yard.



Check Hiding Places

Know tick hiding places and check them frequently. Fences, brick walls, and patio retaining walls are popular hiding places.



Care for Family Pets

Our pets can suffer from tick-borne disease and can also carry infected ticks into your home. Talk to your veterinarian about prevention.



Call the Pros

Mosquito Squad of Charlottesville is here for you! Call for a free quote on tick and mosquito treatments!



434-336-4040