

# Forest Lakes Community News

November 2022

## IN THIS ISSUE

- Holiday Decorating Contest
- Leaves!
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Forest Lakes neighbors:

Your Board has completed its annual financial review and approved the 2023 Annual Budget and Capital Expense items to be undertaken. Both are now available on the Forest Lakes website, [www.forestlakes.net](http://www.forestlakes.net), in the password protected area (contact the FLCA office for password information if needed). For 2023 the annual homeowner assessment will be \$1198.00 or \$299.50 per quarter. FLCA management worked hard to minimize the increase given higher projected costs for pool operations and refuse collection in the current environment of elevated inflation. The assessment also includes an increase in the Reserves contribution we make to ensure that we have the funds needed to continue to repair, replace and reinvest in our community assets such as trails, pools, tennis courts, fitness equipment and buildings. The new assessment level is a 5% increase versus 2022, which is well below the current national inflation rate. Historically, FLCA assessments have increased at or below inflation and represent an outstanding value given the extensive community amenities and assets present here for residents to enjoy.

We appreciate the efforts of our FLCA management staff in keeping expenses well-controlled, managing our contracts tightly and ensuring we obtain good value and service levels. The community continues to be on strong financial footing, with the funds needed to keep our infrastructure and amenities in good condition and provide high-quality community services. Management and the board are also reviewing and updating FLCA financial policies to ensure that best practices are followed. Our goal is to keep Forest Lakes an outstanding community and a desirable, special place to live – maximizing our property values, recognizing there are more new communities being built in our area.

All homeowners are invited to attend the Annual Meeting, which will be held on January 25, 2023.

Sincerely,

Your FLCA Board of Directors

Jimmy Baranik, President

Todd McGee, Vice President, ARB Chair

Jane Keathley, Secretary

Scott Solak, Treasurer

Dick Billings, Director

Rich DiMeglio, Director

Nancy Trudel, Director

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
Gateway Village	Sanjay Sury <i>Community Group, Inc.</i>	(434) 984-0700 ssuri@communitygroup.com
Ravenswood and Ravenscroft	Tara Hirshell <i>Real Property, Inc.</i>	(434) 906-7333 ravensmanagerpi@gmail.com
Springridge	Tara Hirshell <i>Real Property, Inc.</i>	(434) 906-7333 springridgeassociationmanager@gmail.com
Timberwood Square	Doug Brooks <i>Real Property, Inc.</i>	(434) 971-1600 timberwoodsquaremanager@gmail.com
Willow Bend, Worth Crossing	Tara Hirshell <i>Real Property, Inc.</i>	(434) 906-7333 willowbendmanager@gmail.com worthcrossingmanager@gmail.com
Mailbox Nameplates and Repairs	Dick Billings	(434)960-4999 dick.billings@gmail.com
Soccer Field Reservations	Grace Elliff	FLAdmin@forestlakes.net
Tennis Pro	Jim Labinski	Tennis Pro Shop (North): Cell: (434) 249-6420 Zentennis929@gmail.com 1818 Pavilion Circle, C'ville 22911
Webmaster Forest Lakes	Grace Elliff	FLAdmin@forestlakes.net  Website – www.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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## HOLIDAY DECORATING CONTEST

Congratulations to our Halloween decoration contest winners and honorable mentions—we hope you had the chance to go by and see the spooky (and mostly fun!) decorations. Thanks to our judges for volunteering! Now, time to put those pumpkins away and get out those other holiday lights! We'll have our annual North and South holiday light judging in December and we need a couple of judges. If you're interested, please contact Grace at [FLAdmin@forestlakes.net](mailto:FLAdmin@forestlakes.net) or call the office at 434.973.4596. Judging dates will be posted in December's newsletter and we'll have the winners announced via e-blast so you can visit them all!

## SPEAKING OF DECORATIONS...(AND YARD SIGNS)

Please remember to have all holiday decorations down within 20 days after the specific holiday. No pumpkins and Frosty's up at the same time! Political yard signs must be down within 7 days after the election (November 15th please!). Any other signs may be up for a maximum of 45 days. Thank you!

## TING – WORKING IN SOUTH FOREST LAKES

This time last year, TING was digging up all along the roadways in North Forest Lakes. South, it's your turn! If they haven't reached your neighborhood, they will within the next several months. They will be digging along the road easements and will repair damages made to the grass, roads, curbs. If you have questions, please contact their customer support team at (434) 227-5984 or [ting.com/cville](http://ting.com/cville). You may also report any landscaping issues to [help@ting.com](mailto:help@ting.com).

## SCOUTING FOR FOOD

Please help Cub Scouts Pack 206 exceed their canned food drive goal of 2000 pounds this year! This Saturday, November 5th, Cub Scouts from Pack 206 will canvas the Forest Lakes and Hollymead neighborhoods leaving door hangers to promote their annual food drive collection. They will return on Saturday, November 12th to collect all non-perishable, unexpired food that you generously set out by 8:30 am on your doorstep. Last year, they collected 1900 pounds of food. Help them beat their goal and contribute significantly to helping the Blue Ridge Food Bank support our community.

## LEAVES, LEAVES, AND MORE LEAVES!

It's that time of year (again) - leaves are falling and the joy of raking has begun! Please respect our common areas and do NOT rake or dump your leaves onto ANY common area or stream. Even if you think it won't matter or "won't be seen" ... it does matter and it will be seen. Piles do not decompose as fast as you may think and are unsightly, and our streams get clogged and bogged down when leaves are dumped into them. County Waste will take up to 10 bags of leaves

per trash pickup. This goes for sticks and branches too. Sticks must be cut down to a length of 3 feet and bundled for them to be picked up by County Waste.

## CALLING ALL CANDIDATES

If you would like to run for the 2023 Board of Directors, please contact the FLCA office. You will be given a candidate form that will need to be turned into the office by Thursday, 1 December to be on the printed ballot in order to run for office. Questions? Call the office at 434.973.4596.

## FARMERS MARKET

Mark your calendars for November 19th – the Fall Holiday Market will be held at the South Pool Parking lot from 9:30am – 1:00pm. There are over 40 vendors signed up plus food trucks! The Winter Holiday market will be on December 17th from 9:30-1:00.

## COOKIES AND MILK WITH SANTA

We must have some pretty good kids in Forest Lakes because Santa is coming back to our neighborhood to have cookies and milk and read "Twas the Night Before Christmas"! He'll be at our Pavilion on Tuesday, December 13th from 5:30-7:30pm.

## PLEASE CONTINUE TO DRIVE SAFELY IN OUR NEIGHBORHOODS

Thank you for continuing to be a responsible driver by driving slowly and safely in our neighborhoods. One trouble spot being pointed out this month is the entrance into Forest Lakes North. Please use caution at the Timberwood Boulevard intersections with the Food Lion shopping center as well as with Worth Crossing. Traffic on Timberwood Boulevard does not stop – please be careful when entering the road after stopping.

## FOREST LAKES FALL FEST 2022

Despite the band having to cancel the day before the event due to a COVID diagnosis, we still had a great turnout and a great time! Thanks to our office band guru Grace for finding a replacement band in a matter of hours (and THANKS to "Midlife Crisis" for squeezing us into your weekend schedule) the music was awesome, the weather was perfect and the food truck did a stellar job. We'll see you again for Forest Lakes Fall Fest 2023 next October!

## 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.

# Neighborhood Notes

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## FLCA MONTHLY BOARD MEETING

The next regular Board Meeting will be on Wednesday, 30 November 2022 at 6:00pm. This will be an off-site meeting and will combine the November/December meetings. The agenda for the meeting is available one week prior to the meeting at the association office and on the website.

## TUESDAY NIGHTS ARE FOR PICKLEBALL!

Join other Forest Lakes residents for a night of pickleball play on Tuesday evenings at south courts 3a, 3b and 4 from 7:30 – 9:00pm. All levels are invited for a fun evening of casual play and camaraderie. Bring your own rackets, balls and water. Questions? Contact Rick at [rjnatale@comcast.net](mailto:rjnatale@comcast.net).

## FOREST LAKES BOOK CLUB

The Forest Lakes Book Club meets the third Wednesday of every month at 1:00 at the Pavilion. The next meeting is on Wednesday, November 16th. The book is “The Personal Librarian” by Marie Benedict. There will be no December book club. The January book is “The Maid”, by Nita Prose. All residents are invited - please come and join the discussion!

## PARENTS GROUP

Would you like to be in a Forest Lakes parents' group? Resident Melissa Helentjaris has created one called Parents of Forest Lakes. Her hope is to plan family friendly events as well as adult only events. Please contact her at [mnhelentjaris@gmail.com](mailto:mnhelentjaris@gmail.com) if you would like to be included in this group via FB.

## 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!

## FOREST LAKES LITTLE LIBRARY

Visit our little library located right inside the Forest Lakes Fitness Center. There are books there for all ages. Have some good books that you don't know what to do with? You may put them on the shelves at the little library for someone else to enjoy. Kids, teen and adult books are welcome.

## BABYSITTER AND PET SITTER LIST

The FLCA office has a list of babysitters and pet sitters 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](mailto:FLAdmin@forestlakes.net).



## YOGA CLASSES AND SMOVEY

### 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](mailto: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](mailto:tdjakaria38@gmail.com)

## OUTDOOR YOGA ON THE SOUTH FIELD- NOW INDOORS!

Thursdays 6-7pm, Pavilion

Join instructor (and Forest Lakes resident!) Tarti Djakaria for Hatha based yoga which promotes flexibility, strength and calmness of mind and body. The class open to all Forest Lakes residents. Payment is donation-based. Please dress in comfortable athletic attire and bring a yoga mat or towel and a bottle of water.

## DANCING WITH SMOVEY RINGS

We are welcoming back Smovey classes to Forest Lakes! Thursdays at the Poolhouse from 6:00-7:00pm. What are Smovey rings? Smovey rings were originally designed in Austria for people with neurological disorders such as Parkinson's. Smovey rings are a swinging ring system. They consist of a spiral tube with 4 steel balls and a cushioned grip. Their weight is about 1 pound. The weight can be increased up to 10 pounds while swinging. The Smovey rings have multiple benefits: They provide a dynamic upper and lower workout, increase mobility, circulation, balance and coordination, strengthen muscles and stabilize the upper body and the spine. The swinging motion causes a vibration in the hands that stimulates the hand reflexologies, and it increases the Qi flow in the body. The Smovey rings have multiple benefits for all people and for all fitness levels and especially for people with neurological disorders such as Parkinson's, MS, Alzheimer's and Dementia. Join us for an hour of fun and gentle workout – the first class is FREE. We are limited to 8 participants. For registration and questions, please email Antje Waxman at [antjewaxman@gmail.com](mailto:antjewaxman@gmail.com). Hope to see you there!

**There will be no class on November 10th**



# **FOREST LAKES TENNIS NEWS**

**November, 2022**

## **SLOW DOWN!!!**

**(part one)** Did you know that the loudest court in the Charlottesville area is not at the UVa Tennis Facility at the Boar's Head Inn? Not even the Hoos' tennis fans can match the decibel level of court number two at the North Courts of Forest Lakes. Going in or out of Forest Lakes, please slow down on Timberwood Boulevard. The courts are really close to the road. The kids (and adult players) have enough difficulty staying focused, without the additional challenge of noise.

The mere presence of cars and trucks makes for a certain level of unavoidable noise. But some motorists seem to make it a point to obnoxiously rev up their cars, trucks, and "hogs" right as they enter Forest Lakes. It was quite a challenge teaching the junior program during the repaving project this past month. The grinder's wrath could be felt through one's tennis shoes and the loud noise from this monster machine was incessant. If that wasn't enough, I witnessed a red sedan actually passing another car in the 25 mph/road work zone. Vvvvvrrrrrrroooooommmmm!!!!

Please be courteous. Turn down the tunes, slow down and drive safely always, and especially when entering Forest Lakes. Your neighbors will appreciate it, as well as the tennis players.

## **SLOW DOWN!!!**

**(part two)** Tennis tip for this month is a simple one: Slow down! Did you know that most errors are from hitting the ball too early? Overreacting. My advice is what "Stone Cold" Steve Austin barked at Gordon Ramsay on the timely Tide commercial, "That guy needs to chill out!" Yes, be ready AND relaxed. Do a "split stop" about three milliseconds after your opponent makes contact on his/her shot. Take another few milliseconds to assess or "read" the shot before making a mad dash to the ball. Maybe all you need is a skip and step. Take your time, do not rush. Good Luck.

## **Fall After School Junior still has openings for your child!**

The Fall After School Junior Program is going strong, but there is still room for more children to participate. Especially welcomed are the youngest players at 4 o'clock. The second session concludes on November 4. The third session begins on November 7 and concludes on December 2. The tennis classes are currently conducted at the North Courts, though there is a chance that we move to South before the conclusion of the program. There are one-, two- and three-time-a-week options. For more information, email me.

## **Sign up and use The Playtomic App for Court reservations**

There are still some players that are not reserving their courts. It's so easy. Make sure your chosen email and cell phone are registered through the FLCA office. Download the Playtomic App and you are good to go.

## **Winter Tennis—not just for diehards anymore!**

Let's face it: winters in central Virginia usually aren't that brutal. So, if it is around 45 degrees or better, I'll be playing with the Forest Lakes residents and their friends at the South Courts.

If you want to continue with, or jumpstart, your tennis journey let me know. The junior program, for example, is over at the start of December. If your child is interested in continuing with the tennis instruction into December and beyond, let me know. I form groups with compatible players, and when the weather cooperates, we play!

See you on the courts!

**Jim Labinski**

Director of Tennis/Forest Lakes Tennis Professional

434.249.6420/ [zentennis929@gmail.com](mailto:zentennis929@gmail.com)



## 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 [manager@forestlakes.net](mailto:manager@forestlakes.net). For further questions, please email or call (434) 973-4596.



# THE CAFÉ

BREAKFAST · LUNCH · DINNER TO GO

**OPEN WEEKDAYS  
8:00 A.M. - 3:00 P.M.**

NORTH FORK  
TOWN CENTER THREE  
995 RESEARCH PARK BLVD

**DISCOVERNORTHFORK.COM**



**AFCEA CENTRAL VIRGINIA  
LUNCH & LEARN SERIES**

# 11/09

→ **FREE EVENT • INCLUDES LUNCH**

## **WHAT'S NEXT IN THE APPLICATION AND IMPLEMENTATION OF AI IN NATIONAL SECURITY? WITH SHANNON O'HARREN**

**WED., NOV 9 • 11:30 A.M. - 1:00 P.M.  
NORTH FORK MEETING CENTER**

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Love INC is a nonprofit ministry that helps churches help people in need. ***How can YOU help?*** We are always in need of donations of anything that can be used in the kitchen, bedroom, and bathroom (items such as towels, washcloths, bedding, linens, utensils, plates, cups, microwaves, etc). **Donations are given FREE to our neighbors in need.** \*If you have furniture donations, please email us a photo to [office@loveinccville.org](mailto:office@loveinccville.org), and we will contact you. ***Due to limited space, we are unable to store furniture in our office- but we have many neighbors in need of furniture items.*** To learn more about Love In the Name of Christ, visit our website at [www.loveinccville.org](http://www.loveinccville.org), or give us a call at 434-977-7777. Donations may be brought in to our office Monday- Friday between 9am and 4pm. Our address is 198 Spotnap Road, Suite C-1.

Thank you!

## WELCOME TO THE NEIGHBORHOOD!

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

<b>Ashland</b>	Susan Murphy
<b>Springridge</b>	Thomas and Grace Robinson
<b>Steeplechase</b>	Sean and Anna Van Etten
	Ryan Topel and Alana Outshall
<b>Timberwood Square</b>	Jessie Vela and Rosalina Mateus
	Jinling Zhao

## 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)

# D & D Lawn Care



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Come join us for our annual Operation  
Christmas Child Shoebox Packing Party!

6pm Friday November 11, 2022

Laurel Hill Baptist Church on Airport Road

[www.VisitLaurelHill.org](http://www.VisitLaurelHill.org)

## Michael Frazier

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- \*Power/soft Washing
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- \*References Available



**434-825-7327**  
[mrfrazier74@hotmail.com](mailto:mrfrazier74@hotmail.com)





"I am pleased to announce that I am back with Real Estate III where I began my real estate career more than 25 years ago. Some of you may remember that I served as the FLCA Secretary / Treasurer from 1990 to 2003. They used to call me "Miss Forest Lakes" and I've always been proud of that title.

I have served many happy clients over the years. With Real Estate III and the great support they provide, I will continue to offer the best service possible. I look forward to working with you to sell your Forest Lakes home. Here is a snapshot of recent sales, curtesy of CAAR, our local MLS"

#### CMA Summary Report

RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$675,000	\$275,000	\$460,883	\$439,000
SP:\$695,000	\$292,000	\$467,929	\$457,500

#### RESIDENTIAL - Sold

Number of Properties: 13

Num	Address	MLS#	Status	Cnty/IncC	#Beds	#Baths	TotFinSF	DOM	LP	LP/TotFinSF	SP	SP/TotFinSF
1	3241 GATEWAY CIR	633443	Sold	Albemarle	3	2.50	1600	4	\$275,000	\$171.88	\$292,000	\$182.50
2	1965 ARBOR CT	632486	Sold	Albemarle	3	2.50	1482	1	\$295,000	\$199.06	\$315,000	\$212.55
3	1133 RUSTIC WILLOW LN	631989	Sold	Albemarle	3	2.50	1502	20	\$339,000	\$225.70	\$330,000	\$219.71
4	1492 ASHLAND DR	633283	Sold	Albemarle	3	2.50	1687	40	\$369,000	\$218.73	\$335,000	\$198.58
5	2028 LONDON LN	625802	Sold	Albemarle	3	2.50	1887	0	\$355,585	\$188.44	\$361,580	\$191.62
6	1160 RUSTIC WILLOW LN	632153	Sold	Albemarle	4	2.50	1895	10	\$425,000	\$224.27	\$431,000	\$227.44
7	2157 TIMBER MEADOWS	632196	Sold	Albemarle	3	3.50	1974	4	\$439,000	\$222.39	\$457,500	\$231.76
8	3158 SAGEBRUSH CT	632958	Sold	Albemarle	4	2.50	2419	13	\$499,900	\$206.66	\$480,000	\$198.43
9	3161 TURNBERRY CIR	632691	Sold	Albemarle	4	2.50	3350	43	\$550,000	\$164.18	\$550,000	\$164.18
10	1663 REGENT ST	632375	Sold	Albemarle	4	2.50	2969	0	\$525,000	\$176.83	\$550,000	\$185.25
11	1603 PURPLE SAGE CT	632457	Sold	Albemarle	4	2.50	3202	4	\$594,000	\$185.51	\$626,000	\$195.50
12	451 PLEASANT PL	632727	Sold	Albemarle	5	3.50	4055	7	\$650,000	\$160.30	\$660,000	\$162.76
13	3286 TURNBERRY CIR	634445	Sold	Albemarle	5	3.50	3736	1	\$675,000	\$180.67	\$695,000	\$186.03
Avg					3	2.73	2442	11	\$460,883	\$194.20	\$467,929	\$196.64
Min					3	2.50	1482	0	\$275,000	\$160.30	\$292,000	\$162.76
Max					5	3.50	4055	43	\$675,000	\$225.70	\$695,000	\$231.76
Med					4	2.50	1974	4	\$439,000	\$188.44	\$457,500	\$195.50

**Debbie Cash,**  
**CRS, GRI**  
**Associate Broker**

Cell (434) 960-5501  
 dkcash55@gmail.com

Real Estate III - Berkmar  
 3450 Berkmar Dr. Suite A-111  
 Charlottesville, VA 22901



# Charlottesville Stump Grinding & Tree Works Llc



Charlottesville Stump  
Grinding & Tree Works  
LLC

Phone: 434-981-4870

Email:

[psthiele@yahoo.com](mailto:psthiele@yahoo.com)

[charlottesvillestumpgrinding.com](http://charlottesvillestumpgrinding.com)

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Whether you are buying or selling your home in Forest Lakes,  
trust the Realtor who knows our neighborhood!

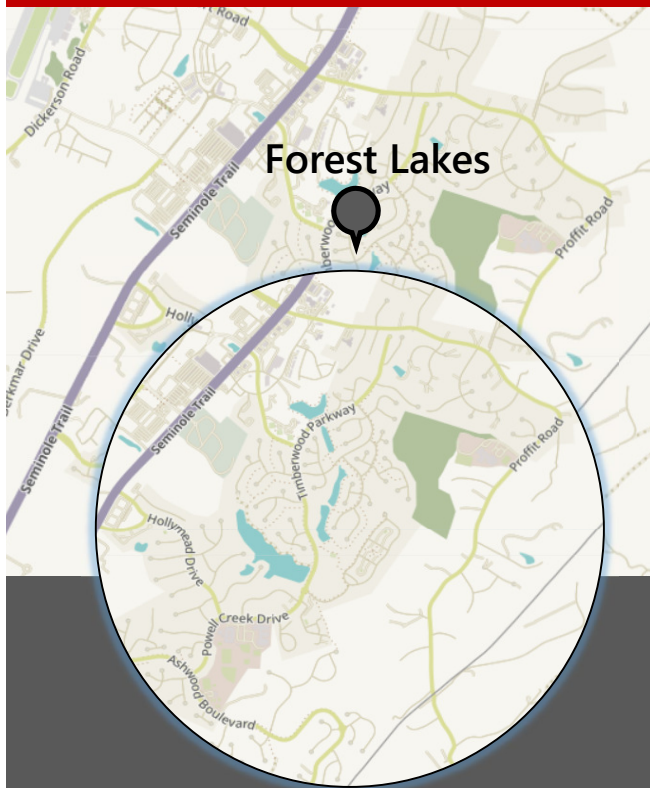


Longtime Forest Lakes Resident

**Todd McGee**  
ASSOCIATE BROKER  
434.882.1327  
todd@nestrealty.com  
BuyCharlottesvilleHome.com



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# Thinking of selling in Forest Lakes?

In a **SHIFTING**  
real estate market,  
the REALTOR® you  
choose matters.

## Market Snapshot\*

- ♦ 2022 Average Sale Price  
\$470,645 ( up from \$420,040)
- ♦ 2022 Average Days on Market  
8 (2021 was 17)
- ♦ 2022 Number of Homes Closed  
78 YTD (85 in 2021)

\* 2022 values are as of 10/24/22



**3071 Clear Springs Ct. Now \$519,900!**

Spacious 2782 SF Colonial with many recent updates and Improvements, main level home office, 4 spacious bedrooms, beautiful landscaping and more.



**JUST LISTED!**

**3320 Arbor Terrace \$340,000**

Hard to find one level, end unit town home with garage. 2 bedrooms plus a den, and all exterior is maintained by the HOA.



**UNDER CONTRACT in 4 days!**

**3334 Arbor Terrace \$350,000**

Main level owners suite, plus 2 bedrooms on 2nd level. Many recent updates including engineered hardwood flooring, granite counter tops and



**KW ALLIANCE**  
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## Tara Savage

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