

Forest Lakes Community News

January 2023

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Happy New Year!

Our 2023 Annual Meeting and Board of Directors election will be held on Wednesday, January 25th at 6:00pm at the Forest Lakes Poolhouse.

In December, all homeowners should have received an election packet in the mail with all the information you need to vote. Please contact the office if you have questions or did not receive your packet. Please contact the FLCA office if you have questions or did not receive your packet. If you plan on attending the annual meeting, you may turn in your ballot there. You can also submit your ballot by mail in the return envelope provided in your packet; turn it in at the office; place it in the locked drop slot at the main entrance of the Pavilion; or scan and send to manager@forestlakes.net. See your election packet for all voting instructions.

Every vote is important – we need a 15% voter participation in order to meet a quorum. Please vote and vote early!

Coupon books should have also been received in late November by all homeowners. If you are signed up for Klik 'n Pay, you will not receive a coupon book. If you have not received your booklet or have questions, please call the association office.

The 2022 Board of Directors would like to thank you for your support over the past year. We hope that your holidays were happy and wish you all the best for a wonderful 2023!

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 ravensmanagerrpi@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
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

Keeping in the Loop

DUES REMINDER

As stated in November and December's newsletter, there will be an increase in dues for 2023. Beginning this month dues will be \$299.50 per quarter/\$1,198.00 annually. If you pay automatically through your bank, please don't forget to update the amount. If you pay through Klik 'n Pay, the payment should automatically update unless you've put a cap on the amount that can be withdrawn. Please contact the FLCA office should you have questions.

DMV – COMING IN FEBRUARY

The DMV will be at the Forest Lakes Pavilion on Monday, February 6th from 9am – 4pm by appointment only. To reserve your spot, go to www.dmvnow.com. All services are provided except for drivers testing.

CHRISTMAS TREE PICKUP

Christmas tree pick up will be on Tuesday, January 10th. All trees must be placed on the curb – this includes backdoor service customers. Trees must be free of all lights, tinsel, and ornaments. Please cut trees down into 4 foot (or less) sections. Please do not place trees in bags. This is the only day County Waste will pick up trees at no extra charge.

HOLIDAY DECORATIONS

Friendly reminder that all holiday decorations must be down within 20 days of the holiday. This means January 14th is the deadline for Christmas decorations! Thanks!

TRAFFIC

Thanks to all of our residents who continue to drive safely within our neighborhoods. We'd like to spotlight the three-way stop at Brandermill/Ashwood and Kendalwood this month. It seems that many drivers coming from "the ridge" (Magnolia Bend, Stratford Glen, Pleasant Ridge, etc.) forget there is both a stop sign AND a crosswalk at the intersection. Please drive slowly when you are approaching this intersection and stop fully at the stop sign taking extra care to watch for pedestrians. All residents appreciate drivers who are driving the speed limit and heed to those in a crosswalk. Parents, please stress this to your teen drivers as well!

A NOTE FROM TING

Ting Internet is excited to be building a fiber optic network in Forest Lakes South! We have been diligently planning and building the network so residents will soon have access to Ting's symmetrical fiber to the home internet. Our construction team will continue to lay fiber into March, with the goal of lighting the neighborhood by April 2023! If you have any questions about the construction process, please contact our Construction Experience Team at 855-801-5856 or tinginternet.com/constructionexperience.

WINTER WEATHER

This time last year, we were digging out from one wild snow storm! Let's hope nothing like that happens this year, but snow may be in our forecast at some point this winter. When snow is expected, please make room for the snowplows by parking in your driveways. For those of you who must park in the street, please park on the same side as all your neighbors. Cars parked on both sides of the street make it impossible for plows to pass (this is also true for everyday living, even when it's not snowing!). Think ahead on what you can do to help get our roads cleared efficiently.

TGIF – MARK YOUR CALENDAR!

Join your Forest Lakes neighbors for an adult TGIF at the Pavilion on Friday, February 10th from 6:00-8:00pm. Party food, beer, wine and soft drinks will be served. Music will be provided by Ron Gentry (a fellow Forest Lakes resident). Hope to see you there!

WANTED: EAGLE SCOUT

The FLCA has a potential project for an Eagle Scout project. If you know of an Eagle Scout in search of a project, please contact the FLCA office, 434/973.4596 for more information.

ARE YOU ON OUR E-NEWS LIST?

It's easy get on the list. Either go to our website at www.forestlakes.net under "E-News" and sign up or call the office at 434.973.4596 and they'll do it for you! Be an informed resident!

Neighborhood Notes

FLCA MONTHLY BOARD MEETING

The next regular Board Meeting will be on Wednesday, 22 February 2023 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. The January meeting will be our Annual Meeting on January 25th at 6:00 in the Poolhouse.

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 7:00 – 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.

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 January 18th. The book selection 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 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. Please note, only books are to be placed on the shelves. Please do not use this as a depository for your old, outdated books, CD’s, magazines, etc. Thank you!

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.

YOGA CLASSES AND SMOVEY

Tech and Flow 1

Tuesdays 11:15am – 12:15pm North Pavilion

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

Mondays 5:30-6:30pm Poolhouse | Thursdays 6-7pm Pavilion

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

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. Hope to see you there!

**FOREST
LAKES
TENNIS
and
PICKLEBALL
NEWS
January
2023**

Million-dollar reward for the apprehension...

I was so upset, I nearly cried.

Imagine you go to work and upon entering your office you see it ransacked--in complete disarray. You would feel violated, betrayed and very upset, I'm sure.

That's the way I felt when I went over to North courts one and two on January 1. Someone felt like ringing in the new year by bashing in the (new) pipes and sprinklers. This was not the case of an errant shot hitting the sprinkler head just right and breaking it off. This was a downright mean and vicious assault on the recently renovated irrigation system that Forest Lakes residents paid for. This was an affront to all residents, tennis players and me.

I am offering a million dollars* for information leading to the apprehension of the individual(s) that vandalized North courts one and two over the New Year's weekend. Speak up if you know anything or have seen anything.

(*yes—a \$1,000,000 bill!)

Winter Tennis is a thing.

Just because the calendar says it's winter, that doesn't mean tennis season is over. With the exception of a short cold snap, the weather has been good enough to continue your tennis (and pickleball) playing.

Lesson times are available. If the temperature is around 40 degrees or higher, I'm up for improving your game. Special group rates are available during the winter. Text or email me for more information.

Happy New Year Tennis players and Pickleball players!

The biggest news of this young year is that yours truly has gotten a pickleball paddle! I'm not yet ready to teach pickleball. I first need to get acclimated to the rules and learn where to stand on the court, etc. And learn the scoring! (You thought learning the scoring system in tennis was difficult!)

So, as I catch on to the game, maybe you'll see more of me on the pickleball courts. Stay tuned.

North courts are playable during the winter, but...

During the winter, I teach most of my lessons and clinics at the South Courts. Between the unseasonably warm weather, and the increased demand for court time, some of you have returned to the North Courts to get in your tennis playing.

Don't forget to reserve your court time using the Playtomic app. Don't assume that because the court is "open" that you can just jump on it. It may be booked in the near future. Also, just because it's winter, that doesn't preclude you from brushing and lining your court after you play.

Helpful hint: play on the clay after it rains! The irrigation system has been turned off for the winter so when Mother Nature waters the courts, take advantage.

Also, in my absence, please report any "funny business" going on at the courts.

Jim Labinski

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

New to Forest Lakes?

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!

Amberfield	David and Melissa Gupton
Arbor Lake	Chris and Jean Hadjigeorgiou
Gateway	Phillip Wilkerson
Ravenswood	Kathryn Schwing
Thornridge	Charlie Sears and Jennifer Henkle
Timberwood Square	Mohammed Almzayyen
	Toni Harris
	William Read and Lisette Rodriguez

FOREST LAKES COMMUNITY ASSOCIATION

1828 Pavilion Circle

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

434-973-4596 | manager@forestlakes.net

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.

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. For further questions, please email or call (434) 973-4596.

As an informational update for all residents, please see the revised FLCA Investment policy below that was adopted by the FLCA Board of Directors at the November 30, 2022 board meeting.

FLCA Investment Policy

1. Purpose: This policy sets forth procedures and guidelines for the investment of Reserve funds (the “Reserve Funds”) as determined by the FLCA Board of Directors (the “FLCA Board”). The Reserve Funds will be used to fund future capital expenditures for maintenance and improvements of FLCA assets as prescribed by periodic reserve studies. Reserve Funds shall be considered distinct from operating funds (the “Operating Funds”) which are defined as funds needed for normal operations within one (1) year. The Operating Funds must be held solely in completely liquid, FDIC-insured accounts such as checking, savings or money market accounts.

2. Investment Authority: All investment authority rests with the FLCA Board. The FLCA Board will rely upon guidance from the FLCA Treasurer to make investment decisions consistent with this policy. The Treasurer shall monitor the Reserve Funds investment portfolio and report performance to the FLCA Board on a monthly basis along with the Treasurer’s regular review of FLCA finances. The Treasurer will suggest appropriate changes to the portfolio as needed. All changes must be approved by the FLCA Board, according to the FLCA bylaws, before any investment, re-investment, withdrawal, or other actions are taken with the Reserve Funds.

3. Bank, Brokerage, and other Investment Accounts: With the prior written approval from the FLCA Board, the Treasurer is authorized to open, maintain, and close accounts on behalf of FLCA. The Reserve Funds must be deposited with banks that carry appropriate FDIC insurance coverage for depositors in amounts sufficient to cover the Reserve Funds. If the Reserve Funds are invested using broker services, the brokerages must carry appropriate SIPC (Securities Investor Protection Corporation) insurance coverage for investors in amounts adequate to cover the Reserve Funds. The Treasurer shall monitor the firms where accounts are held and suggest changes to relationships as needed. All changes must be pre-approved, by written resolution, by the FLCA Board before taking action.

4. Investments: All investments must have a low risk profile and are limited to fixed income securities of high quality (investment grade only) and of no longer than intermediate duration (maturity). Investments may include mutual funds or exchange-traded funds which invest solely in such securities. Any vehicle must have low transaction or management fees and high liquidity. Examples of permissible investments:

1. US treasury bills, notes and bonds
2. Commonwealth of Virginia obligations
3. Certificates of deposit
4. Money market funds
5. Funds (mutual or exchange-traded) which invest solely in high-quality fixed income securities of intermediate or shorter duration.

Professional expertise should be considered for investment selection (given low fees) to alleviate the Treasurer, the FLCA Board or FLCA management from the burden of performance.

A minimum of 5% of the reserve fund shall remain invested in cash-equivalents (money market funds or similar) at all times for liquidity needs.

STONY POINT

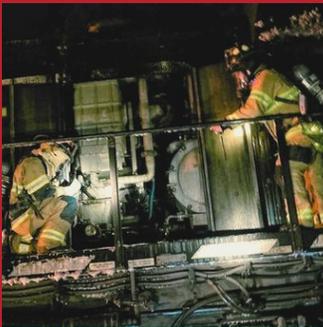


VOLUNTEER FIRE COMPANY

VOLUNTEERS NEEDED

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IF NOT NOW, WHEN?**

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CHALLENGING



REWARDING



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- No prior experience or training necessary
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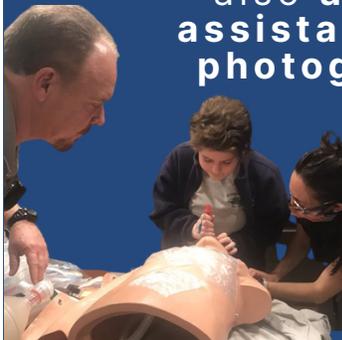
Contact membership@spvfc.org



FOR YOU. FOR EVERYONE.

At **Stony Point Volunteer Fire Company**, we have all sorts of positions that you may be the right fit for.

Not only do we need firefighters, EMTs, and emergent drivers but also **administrative assistants, shoppers, photographers, etc.**



If you have any questions or interest in volunteering, please contact membership@spvfc.org and check out our open positions at www.spvfc.org

Join Us!





“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, courtesy 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
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What's happening in Forest Lakes?

You may have heard that the market has cooled off due to higher interest rates, and that is true in some instances. However, there are still many buyers out there searching for property, and the biggest challenge at the moment is the low inventory of homes available for sale. If you are planning to sell property, it is important to work with a Realtor experienced in guiding sellers through a shifting real estate market. Savage & Company has been selling Forest Lakes since 1993 and we would be honored to help your family with your real estate needs.

2022 Forest Lakes Real Estate in Review (resales only)

\$505,000

RESALE median sales price

The median sale price of RESALE homes increased 21.7% over 2021.

12

days on market

The number of days on market decreased from 17 last year

65

RESALES closed

The number of sales decreased by 20 from last year.

102.1%

average sales to list price ratio

Average sales to list price ratio has increased .6% over the last year.

Listing Stats

74 RESALES listed in 2022

3 active listings

0 pending sales

Hottest Neighborhoods

Neighborhood 1

Timberwood Square
Townhomes

\$395,700

Median Sales Price

29

Number of Sales

Neighborhood 2

Spring Ridge

\$565,000

Median Sales Price

9

Number of Sales

Neighborhood 3

Rustic Willow

\$375,500

Median Sales Price

8

Number of Sales

All information obtained from CAAR MLS as of 12/19/22 and believed to be accurate but is not guaranteed.



Tara Savage ABR, CRS, GRI
Savage & Company
info@SavageTeam.com
434-981-4458
www.SavageTeam.com



kw
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Have you been wondering:

**AM I TOO STRESSED, ANXIOUS OR
OVERWHELMED TO EVEN
CONSIDER MOVING?**

This was me prior to our last move too! How could I balance working full time with "staging" our house & getting ready to move? My brain could not handle it. Fortunately, becoming a REALTOR meant I could find ways to carry that burden of stress for my clients. My systems are guaranteed to help both our buyers & sellers feel less anxiety throughout the process.

My Dad/REALTOR Partner Mike Gaffney & I are currently offering free staging advice to each of our Forest Lakes Neighbors from a local professional providing a list of ideas that use what you already have in your home to help you get more show ready. Thinking of making a change? I would be honored to carry the burden for you!



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OF THE WORLD



- Jessica

**JESSICA SAADUT
SELLINGCVILLE@GMAIL.COM**

434.981.9968



COMMUNITY COAT DRIVE

WHEN

January 4 - 20, 2023

WHERE

Town Center Three, Town Center Four,
and 1725 Discovery Drive

DETAILS

Help us collect coats for community members in need! Jackets and coats that are clean and in good condition may be donated - all coat styles and sizes are accepted!

