



Forest Lakes Community News

February 2023

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The FLCA Board of Directors would like to thank everyone who voted in this year's election and attended the annual meeting. Congratulations to Jane Keathley, Scott Solak and Nancy Trudel for each being elected to a two-year term on the Board.

The 2023 Board looks forward to the opportunities and challenges of serving the residents of Forest Lakes, as well as with our Community Group site management. Key initiatives and projects for 2023 will prove to be beneficial and necessary to our community. We encourage all residents to be active in the community. Contact a board member or the FLCA office with any suggestions or concerns. Your support, ideas, and solutions are always welcome. The Board will continue to keep Forest Lakes residents informed, as duly possible, on issues that affect our community. The primary sources of communication are through our newsletter, our website and through our E-News. If you have not already signed up for E-News, you may do so by going to our website www.forestlakes.net or by calling the association office at 434-973-4596.

Thank you for your continued support.

Your Forest Lakes 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) 475-6917 ravensmanagerrpi@gmail.com
Springridge	Tara Hirshell <i>Real Property, Inc.</i>	(434) 475-6917 springridgeassociationmanager@gmail.com
Timberwood Square	Tara Hirshell <i>Real Property, Inc.</i>	(434) 475-6917 timberwoodsquaremanager@gmail.com
Willow Bend, Worth Crossing	Tara Hirshell <i>Real Property, Inc.</i>	(434) 475-6917 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	Cell: (434) 249-6420 Zentennis929@gmail.com Tennis Pro Shop (North): 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)	804-497-7100/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	Please call the Association office (434) 973-4596
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

DMV – COMING MONDAY, FEBRUARY 6TH

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.

TGIF – FRIDAY, FEBRUARY 10TH

Join your Forest Lakes neighbors for an adult TGIF at the Pavilion this coming 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). Come visit with neighbors or meet a new one! Hope to see you there!

ARBOR LAKE PATH -PORTION CLOSED

Many of you have noticed construction going on next to the North Pool – we're replacing and expanding the deck! For some portion of the construction period, the path will have to be closed to allow for equipment to be brought in. Just giving everyone the heads up – we'll keep it closed for as short of time as possible!

SNOW SHOVELER LIST

Some of you may be hoping for snow, but many are not! Especially those who need help shoveling walks and driveways! If you would like to be put on a snow shoveling that just goes to our residents when requested, please call the FLCA office at 434/973-4596 or email FLAdmin@forestlakes.net.

IS YOUR HOUSE LOOKING GREEN?

Chances are, it is! There's an extraordinary amount of homes in Forest Lakes that have algae/green mold growing on them – take a look around your house. Are you one of them? If so, please make an appointment to get your house power washed in the spring! Thanks for helping Forest Lakes look its best!

EASTER EGG HUNT HELP NEEDED!

We've got the outfit, now we need someone to wear it! Anybody out there want to be The Easter Bunny for a morning? We need someone for our Easter Egg hunt on Saturday, April 8th. We'll also need helpers to stuff the eggs. If you'd like to help, please call the office, 434/973.4596, or email FLAdmin@forestlakes.net. Thanks!

TRAFFIC

Thanks to all of our residents who continue to drive safely within our neighborhoods. We'd like to spotlight once again the intersection of Ashwood, Thornridge and Powell Creek. Please drive the speed limit (or below!) along Ashwood Boulevard, especially when approaching this intersection. There is a pedestrian crosswalk across Ashwood that many drivers seem to ignore, despite signage and even people in the crosswalk! Please help keep your neighbors safe by slowing down and taking heed. Take extra care in the mornings and afternoons when school kids are walking to school. Parents, please stress this to your teen drivers as well!

HOLIDAY DECORATIONS

Friendly reminder to you holiday stragglers that all holiday decorations must be down within 20 days of the holiday. Deadlines have passed! Please take all decorations down. Thanks!

A NOTE FROM TING

Ting Internet is continuing with work in Forest Lakes South! You may see Ting trucks in your neighborhood 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. To pre-order Ting today, visit us at ting.com/Charlottesville. If you have any questions about the construction process, please contact our Construction Experience Team: 855/801-5856 or tinginternet.com/constructionexperience.

To Forest Lakes North residents, Ting is thrilled to provide our lightning-fast fiber internet to you. If you are interested in getting Ting internet, visit us at ting.com/Charlottesville or call 434-227-5984.

WANTED: EAGLE SCOUT, GIRL SCOUT OR RESIDENT VOLUNTEER

The FLCA has a potential project for a Scout Project or even a resident volunteer who enjoys working with wood. Our community gardens need an outdoor tool caddy built. Any interested parties please contact the FLCA office, 434/973.4596 for more information.

RIVANNA WATER AND SEWER AUTHORITY WORK – AIRPORT ROAD

Some residents have questioned the closure of the traffic circle at Towncenter Drive and Timberwood Boulevard up near Target. The area in question is part of RWSA's Airport Road Pump Station and water line project. This project resulted from years of finished water master planning and will result in a reliable connection between their North and South Rivanna pressure bands. The work consists of a new finished water pump station on the parcel adjacent to the cell tower on Berkmar Road. It will also include construction of approximately one-mile of new water lines in Berkmar Drive extending from Kohl's up to the new pump station. Installation of two parallel water lines in between the Timberwood Blvd traffic circle and the new pump station site is on-going and is anticipated to be completed in May 2023. The final phase of water line installation will be between the Towncenter Drive and Timberwood Blvd traffic circles and is anticipated to be completed by the end of 2023. For more information and a rendering of the pumphouse and of the entire project, you can email manager@forestlakes.net.

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! There is also a lot of helpful information, forms and announcements on our website. Take a look!

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.

TUESDAY NIGHTS ARE FOR PICKLEBALL! (EVEN IN THE WINTER!)

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 Wednesday February 15th. The book selection is “The Midnight Library” by Matt Haig. Open to all Forest Lakes residents – come 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

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

Mondays 5:30-6:30pm Poolhouse

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

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!

Arbor Lake	Judith Lanoux
Gateway	Rosemary Krayniak
Kendalwood	Benjamin Choo and Kim Jungeun
Thornridge	Joshua and Hannah Ness
Timberwood	Chat Chai and Rachel Crespi
Square	Jennifer and Michael Sexton

FOREST LAKES COMMUNITY ASSOCIATION

1828 Pavilion Circle

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

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SOMEONE TO HELP YOU BUY/SELL?**

Let our previous clients tell you why you should consider us:

Forest Lakes Seller:

"As first time sellers, Mike and Jessica helped us through every step of the selling process! From our first meeting with them, we could tell they'd done their research on comparable homes. They were able to explain why they recommended the list price, set us up with a home stager to show our house in its best light, and helped us find a contractor on short notice who helped us update some flooring. Mike and Jessica were able to explain the details of the offer we ended up accepting and walked us through the closing process. We think having Mike and Jessica work as a team was definitely a positive experience. Mike's past experience as a home builder and his eye for detail ensured our house was in top condition to sell. Jessica's knowledge of the community, schools, and networking with other realtors made us confident that we found the right buyers for our home!"

Marty & Tina

Forest Lakes Buyer:

"Mike and Jessica were an incredible team that helped facilitate our cross-country transition from CA to Charlottesville. We worked together for almost a year from very preliminary conversations about what it might be like to live and buy a home in Cville to our first tours of neighborhoods in September 2021, to virtual tours and almost a year of support in preparation for our move. When we finally got here in July 2022, we threw a serious curveball at them and they stuck with us despite our quick timeline that began on a holiday weekend. We moved into our beautiful home in our dream neighborhood just a few weeks later and they have remained attentive with recommendations for local businesses from plumbers to financial advisors to restaurants. Their teamwork, energy, and experience made this transition smooth and joyful and we are so thankful."

Misty & Keith



**MIKE GAFFNEY, REALTOR
JESSICA SAADUT, REALTOR**

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Pet Waste – It's a Problem

It's been said before, we'll say it again.... Residents – please pick up after your pets. Thank you to all of you who do. But for those of you who don't.....please start. This includes near any paths, far away from paths, in a field, near a field, in your yard - you get the picture. ANYWHERE your dog goes, pick it up and dispose of properly. If your child is walking the dog and refuses to pick up waste – then don't let them walk the dog. Chances are, you'll never get out there and hunt down the pile and pick it up “later”. This goes for the pet waste bags as well – please don't toss off into the woods and think it's “OK”. It's not.

Picking up after your pet - It's the considerate thing to do. It's the right thing to do. And EVERYONE thanks you!



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2022 Forest Lakes Real Estate year in review

You may have heard that the market has cooled off due to higher interest rates, and that is true in many respects. Multiple offers on homes, and sale prices going thousands above asking price are less common these days and we are settling back into a more "normal" market. There are still many buyers out there searching for property, and a big 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 1/20/22 and believed to be accurate but is not guaranteed.



Tara Savage ABR, CRS, GRI
Savage & Company
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"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

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AD SPACE OFFERED

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

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.

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COMMUNITY BLOOD DRIVE

WHEN

Tues., March 14, 2023
10:00 a.m. - 4:00 p.m.

WHERE

North Fork Meeting Center
994 Research Park Blvd.

DETAILS

Let's roll up our sleeves and help
save lives with the American Red
Cross!

