

Forest Lakes Community News

October 2023

IN THIS ISSUE

- 2024 Budget
- Forest Lakes Fall Fest–Oct 14
- Shred Day/Bulk Pick Up
- Halloween–Judges needed!
- New Compliance Procedure
- And more!

2024 BUDGET

The 2024 Budget process is underway. You can view the draft budget on our website under password protected information. If you need the password, please call the office. You can also obtain a hard copy at the FLCA office. Homeowner input is welcomed any time between now and the community input session at the October 25th board meeting. 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. The community input session will be from 6:00-7:00pm at the October 25th board meeting. You are not required to come for the full session– you can come and make your comment and exit if you wish. Since this is a budget meeting, we do not expect to have time for general Q&A. Budget board work-session will take place after community input.

FOREST LAKES OCTOBER FALL FEST! (CORNHOLE GAMES NEEDED!)

Please come from 3:00-6:00pm to the North field on Saturday, October 14th for food, music and fun at the Forest Lakes Fall Fest! See the flyer in this newsletter. A note: Last month we said Martin's Grill would be our food truck. Martin's cancelled and we were lucky to get "Catch the Chef" to come instead. Look for the menu on the flyer as well. We are still looking for some cornhole games to borrow. If you have one you'd like to lend, please call Grace at the FLCA office. 434.973.4596. Thanks!

NEW COMPLIANCE PROCEDURE NOW IN EFFECT – CHARGES TO HOMEOWNERS FOR NON-COMPLIANCE

See page 4 to read the Compliance Procedure put in place. It is very similar to what is being done now for homes that are

not compliant with the Forest Lakes Rules and Regulations and governing documents, but we've put in place, through Virginia Property Owners Association Act, a means to charge homeowners up to \$900.00 who remain non-compliant. Again, please read the document on page 4.

BULK PICK UP AND SHRED DATES

The Fall Shred date is set for Friday, October 20th from 10-2 in the North Parking lot. Please remove all binder clips from your papers before bringing to the shredder. You may drop your things off or wait with them to be shredded.

The Fall Bulk Pick Up is scheduled for Saturday, October 21st. Please have your items out the night before as the trucks will start out early in the neighborhoods on Saturday morning. 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. *** 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.

Continued on page 3



BUYING OR SELLING *a home?*

CHECK OUT THESE REVIEWS FROM PREVIOUS CLIENTS:

"Tara is wonderful to work with. It's a great feeling to be able to let them do what they know best and to trust her experience! Tara has listed 2 of my homes and both had a full contract under 3 days. 100% recommend!"

"I can't say enough good things about Savage and Company. We estimate they saved us close to a 100k with their positive attitude and resourcefulness..."

"Tara is extremely professional and I have been working with her to buy and sell property for twenty years. She is extremely creative when it comes to complex deals and has helped our family establish wealth through property."

"Tara Savage is special. At the beginning of selling my home we experienced a serious water leak. Tara managed to have the damage corrected, and still sell the home at my asking price."

I can't wait to work with you.
Tara Savage

♥ www.SavageTeam.com

✉ Tara@SavageTeam.com

☎ 434-981-4458

KWALLIANCE
KELLERWILLIAMS

Neighborhood Notes (continued)

IT'S ALMOST HALLOWEEN! TRICK OR TREATING AND DECORATING CONTEST NOTES

- Trick or Treating in Forest Lakes is always on Halloween – October 31st! Doorbells start ringing around 5:30 and usually stop by 8:30. Please leave your street light on during these hours to help the trick or treaters make their way through the neighborhoods. If you do not wish to participate, please turn your porch light off.
- Our annual Halloween Decorating Contest has begun! North and South will be judged on Saturday, October 20th. Would you like to judge? We still need you! Call Grace at the FLCA Office 434.973.4596!
- Remember, Per the Forest Lakes Rules and Regulations, all decorations must be taken down 20 days (or sooner!) after the holiday.

PUMPKINS FOR PIGS!

Wondering what to do with those pumpkins after Halloween? Give them to a pig for dinner! Bring your clean, unpainted pumpkins that are void of any wax or other foreign objects (we are feeding them to livestock!) to the south parking lot on November 4th and 5th or November 10th and 11th. There will be a pick up truck clearly marked where you can donate your pumpkins for a good cause. Oink Oink! (That's "thank you" in pig talk...)

CLAIM YOUR CANOE – LAST CHANCE

If you are an owner of any of the canoes on the canoe rack on Hollymead Lake, please call the FLCA office by 16 October. If a canoe is not claimed, it will be disposed of or donated, depending on the condition.

TRASH TALK

If you've got a little one at home, chances are seeing the trash truck is a big deal! Have you ever watched our trash trucks work? Gone are the old days when our garbage is hand-lifted and thrown in the back of a truck. Now, it's all automated. An arm grabs the toter and hauls it to the top of the truck and dumps it in from above. For this reason, we are asking that you not leave any bags out without a toter. The bag cannot reach the top of the truck without one! Even if you've only got one bag to put out, please put it in a toter. If you have extra bags (even if they have yard waste) please try to fit all of them in the toter. Stuff them down! If you are finding that you are leaving extra bags outside your toter more often than not, please request a second toter (for no extra charge) by calling the FLCA office. Let's help our trash workers do their job as best we can!

DOGS AND LEASHES

Despite the County Rules and Forest Lakes Rules that dogs must be on a leash while off an owner's property, folks are still letting their dogs off-leash on our common areas and paths. Your dog may be the most well-trained pup on the block, but it doesn't matter. They need to be on a leash. Period. Thank you!

PAVILION AND POOLHOUSE RENTAL RATES – THEY'RE GOING UP!

For the first time ever, the rental rates for the Poolhouse and Pavilion will be going up from \$125 to \$150 beginning January 1, 2024. If you have already made a reservation for 2024, you will be grandfathered in.

IT'S THE END OF AN ERA, WE'RE GOING DIGITAL!

Beginning with the January 2024 edition of the Forest Lakes Newsletter, we will be 100% digital. No more newsletters in your mailbox, only in your inbox. Please make sure you are signed up for E-News to receive the newsletter. You can do this by calling the office or going to our website www.forestlakes.net.

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. We'll get you all set with pool cards and gym cards too! Our office hours are Monday – Friday from 9am – 5pm.

WELCOME TO THE NEIGHBORHOOD!

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

Brandermill	Lucas and Vanessa Jordan
Chelsea	Richard and Laila Gallagher
Cove Point	Sidney and Debra Faulknier
English Oaks	Sean Dougherty and Jessica Row
Gateway	Liam Rasch and Lyra Rosenfeld
Ravenswood Court	Richar and Catherine Chappell
Timber Pointe	Nathaniel and Marney Hetrick

Forest Lakes Community Association, Inc. Compliance Procedure

The compliance procedures set forth below provides a formal system established by the Board of Directors of the Forest Lakes Community Association (the "Association") in accordance with the Virginia Property Owners Association Act set forth in Title 55.1, Chapter 18 of the Virginia Code and the Association's Declaration of Covenants and Restrictions and/or governing documents.

The compliance procedure requires the Board of Directors to either establish a Compliance Committee or assign the responsibilities to the site office personnel.

Procedure: The On-Site Manager (or Compliance Committee if designated) is tasked with ensuring that all residents comply with all Forest Lakes Resident Rules and Regulations and governing documents. This is accomplished primarily by routine neighborhood inspections.

Step 1: The On-site Manager/Managing Agent (or Compliance Committee if designated) sends a "friendly reminder" letter regarding violation to be mailed (via US Mail) to the Forest Lakes resident. Should the resident be renting the property, a copy will be sent to the homeowner and property manager if applicable. This letter will state the alleged violation, citing the covenant/standard that is being violated, a specific timeframe to correct the alleged issue and to contact the Forest Lakes office if you have any questions. See Attachment 2 for a sample letter.

Step 2: A follow-up inspection will be performed either by the On-site Manager/Managing Agent (or Compliance Committee if designated). This re-inspection will either be performed during the next scheduled neighborhood inspection or after the timeframe stated in the first letter. If the violation is not resolved and no response after the second inspection by the On-site Manager/Managing Agent (or Compliance Committee if designated) a second letter will be mailed (via US Mail) restating the violation and requesting a response as to why the violation has not or cannot be resolved. See Attachment 3 for a sample letter.

Step 3: A follow-up inspection will be performed either by the On-site Manager/Managing Agent (or Compliance Committee if designated). This re-inspection will either be performed during the next scheduled neighborhood inspection or after the timeframe stated in the second letter. If the violation is not resolved and no response after the third inspection by the On-site Manager/Managing Agent (or Compliance Committee if designated) a third letter will be mailed (via certified and US mail) restating the violation and requesting a response. The Alleged Violator is given a date and time in the third letter whereby they can attend a hearing regarding the violation. At the hearing the board member(s) present will vote whether to proceed with the violation process and charge the homeowner. The homeowner may be charged \$10 per day until the violation has been resolved (up to 90 days). See Attachment 4 for a sample letter.

Step 4: At the hearing, at least one member of the Board, Committee chair (as designated by the Board) or the Managing Agent shall convene the hearing, recognize the members present and state that the purpose of the hearing is to determine whether there has been a violation of the Association's governing documents. The On-site manager will summarize the facts concerning the alleged violations. Either the Board member(s) present, the Committee chair or Managing Agent may also be asked to read both letters sent to the Alleged Violator. The Board member, Committee Chair or Managing Agent will then have the pertinent section of the governing documents read which refer to the alleged violation. The Alleged Violator will then be given the opportunity to speak and explain the circumstances surrounding the alleged violation and may also call witnesses or legal counsel to speak. After the presentation by the Alleged Violator, the Board members or Committee chair may ask the Alleged Violator questions. After the question period, the Alleged Violator will be asked if there are any final or closing remarks they may wish to make. After closing remarks by the Alleged Violator, the Board members or Committee Chair will adjourn the hearing.

The Board member(s) or Committee shall go into a closed "Executive Session". At that time, the Board member(s), or Committee, shall review the alleged violation and decide as to what, if any, action is to be taken concerning the alleged violation. If actions are to be taken the Board or Committee may impose suspension of recreational or other facility privileges in accordance with the governing instruments and a charge of up to \$50.00 for a single offense or \$10.00 per day up to 90 days for any offense of a continuing nature. The On-Site Manager/Managing Agent will send a letter to the violator stating the outcome of the hearing. It is now the Alleged Violator's responsibility to notify the On-site Manager/Managing Agent when the violation has been cured. If there is no communication from the violator the charges will be assessed at the end of the 90- day period. Until the charges are paid in full the violator's suspension of recreational or other facility privileges remains. Regardless of whether the home is owner-occupied or rented, all charges will go on to the homeowner's assessments. If charge balance is not paid within six months of the date of the final charge made, a lien shall be placed on the house which will prevent a sale until all Association dues and charges have been paid.

Keeping in the Loop

FLCA MONTHLY BOARD MEETING

The next regular Board Meeting will be on Wednesday, 25 October 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. This is a budget meeting

FOREST LAKES BOOK CLUB

Wednesday Book Club - The October Book Club selection is "Ordinary Grace" by William Kent Krueger. The Wednesday Book Club is held the third Wednesday of each month at 1:00pm in the Pavilion. The next meeting is October 18th. All residents are welcome. Come join the discussion!

HOLIDAY MARKETS

There will be two Holiday Markets at the South Parking lot this year. The first will be Saturday, November 18 and the second will be Saturday, December 16th. More information will be in November's newsletter.

BABYSITTER AND PET SITTER LIST – LAWN MOWERS/SNOW SHOVELERS TOO!

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. We'd also like to add anyone who would like to mow lawns or shovel snow (!) for residents.

FIND THE REST OF OUR REGULAR CONTENT AT WWW.FORESTLAKES.NET

- Forest Lakes Parents Group
- Yoga Classes
- JMRL Bookmobile at Forest Lakes
- Forest Lakes Little Library
- FLCA and Sub-association contacts

FOREST LAKES COMMUNITY ASSOCIATION

1828 Pavilion Circle

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

434-973-4596 | manager@forestlakes.net

BOARD OF DIRECTORS

FLCABOARDOFDIRECTORS@forestlakes.net

Jimmy Baranik, President

Jane Keathley, Secretary

Rich DiMeglio, Director

Todd McGee, Vice President,
ARB Chair

Scott Solak, Treasurer

Nancy Trudel, Director

Dick Billings, Director

A note from our ARB Chairman

The Forest Lakes office staff routinely makes neighborhood inspections. Please do your part in maintaining our community. Here are a few tips that will improve the general appearance and curb appeal of your home. Together we can make a difference in the aesthetic appeal of our community and neighborhoods.

Landscaping - Keep your front yard neat and manicured, including the bushes and other landscaping. Many homes have bushes and plants that have become overgrown. The fall and winter season is a good time to cut out dead and overgrowth while they are dormant. Pruning them back now will allow new fresh growth to grow during the spring. Some yards have trees that have grown significantly and need to be trimmed, pruned, or even removed. Look around and see if your yard has trees or large limbs that are dead, crowding other trees and cutting off their light, or trees/limbs that are close to you or your neighbor's house or property. Pruning a tree this fall could help strengthen the tree before the winter weather season and precipitation.

Aerate Your Lawn- Fall is the time to aerate your yard to help the soil and allow for air, nutrients, water, fertilizer, and fresh grass seed to enter the ground. This will make a difference in your spring grass.

Inspect The Exterior Trim - Check all the wood trim and fascia boards around the outside of the house. Replace rotted or damaged boards with either new wooden boards or a lower maintenance vinyl or composite. Now is the time to paint with our moderate outdoor temperatures. It is also a good idea to walk around all sides of your home to see if it may need to be power washed. Sometimes the front may look fine but one side or another that does not get full sun could need to attention to remove algae and mold growth.

Mailbox- Has your mailbox seen better days? Is it leaning, rusted, or in need of repair or repainting? Now is the perfect time to fix it up and add to the overall appearance of your street.

Store Away Summer Items- As the days get shorter and temperatures go down and you are spending less time outdoors please take stock of any summer recreational items that may be outside in view. Summer toys and other seasonal items should be stored properly away from the winter elements under cover or indoors. Chairs and tables that are not on a front porch, deck, or back patio should be stored for the winter and not in view from the street.

Todd McGee
ARB Chair

Tennis and Pickleball

NEWSLETTER

October 2023

Men's night and Women's night continue in October

Men's night and women's night tennis clinics started back up in September, and these programs are still going strong.

Mondays, October 2, 9, 23 and October 30, men's night clinics will be conducted. Women's night clinics will take place Thursdays, October 5, 12, 19 and 26. Cost is \$20 for 75-minute group lesson, or \$75 for a five-pack. These clinics will start at 7:30 pm and end at 8:45 pm. My hope is to bring out 2.0-3.0 level men and women out on their respective nights and hit some balls in some easy low-key drills. With regular participation, I hope this evolves into a men's and women's doubles night. Please contact me via email or text (preferred) if you plan on attending or need more information.

Falling through the cracks?

If you are an avid tennis player at Forest Lakes, you might already be playing on the Men's Ladder or on a USTA team. You might already participate in practices, Men's night or Women's night clinics. Maybe private lessons are your thing.

However, if you are not interested in any of the above tennis activities—you just want to find a few like minded players to knock the ball around a bit. How can you find those folks? I have the answer! Jim's "find-a-partner." Let me know you are looking for a practice partner. Give me your email and cell phone number. Describe your game, and what(who) you're looking for. As the list grows, perhaps I'll be able to hook up a few players.

Fall After School program chugs along

The Fall After School program is entering its second trimester of a 12-week program. Plenty of space remains available for the youth of Forest Lakes and their friends. The "Littlest of Spuds" meet at 3:15 and 4 o'clock weekdays. Middle schoolers/intermediate levels meet at 5 o'clock weekdays. High school/advanced players meet at 6:15 Mondays through Thursdays. One-, two- and three-times per week packages are available. Information flyers are available at the Forest Lakes Community Association office, at the North Pro Shop or online at the FLCA website. Email or text me if you have questions.

Don't forget about open pickleball night!

Pickleballers are invited to join in the open pickleball night on Tuesdays from 7:00-9:00pm at the South Courts. No sign up required, come on out.

Play the clay!

How long will the ClayTech courts at North be open? That's a good question! Typically, the water gets shut off in late November. So come Thanksgiving, give or take a week, I will be moving my tennis operations to the South Courts. That's when things will get interesting. The tennis hard courts at South (courts one and two) will be a very tough reservation to get. Why do I mention this in October? Because the weather is great and the ClayTech Courts at North are in great shape. Take advantage and "play the clay" while you can!

Thanks and See you on the courts.

Jim Labinski

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

Forest Lakes Fall Fest 2023

Saturday October 14th 3-6pm – North Athletic Field



Boom Boom Shrimp - \$10

Philly Cheesesteak - \$10

Chicken Philly - \$10

Chicken Nuggets - \$10

w/ fries - \$13.95

Buffalo Chicken Ranch Loaded Fries - \$13.95

Teriyaki Loaded Fries - \$13.95

Fried Pickles - \$12

Mozzarella Sticks - \$12

Fries - \$6

Pepsi products and water available for sale



South Canal Street is a dance band, bringing songs mostly from the 60's, 70's and 80's, including Motown, Funk, Soul, Rock, Pop and Country and much more. Their motto is "Music That Takes You Back", so you will probably know every song they play!

Bring your lawn chair or blanket, your own picnic & drinks if you wish, and listen (and dance!) to the band South Canal Street!

Please, this is for Forest Lakes residents only! Parking will be tight. Walk if you can, carpools are encouraged! Cross your fingers for good weather. Rain will cancel – email will be sent with any updates. Bathrooms will be open at the Pavilion and Poolhouse.

See you there!

D & D Lawn Care

Landscaping • Irrigation



- Mowing Contracts
- Commercial
- Mulch Delivery
- Irrigation
- Fertilizer Contracts
- Residential
- Landscaping
- Hardscapes

Licensed 985-2429 Insured

Calling for Senior Tennis Players!

I am a new, senior resident looking for senior tennis players. If you are interested in a non-competitive (doubles or mixed doubles) and relaxed way to volley with other seniors in Forest Lakes, please contact Frank (Teakwood resident) at 202-439-9540 or email: frotasaf@gmail.com. We can play during the day or early evening.

Let's work together to set something up!

Love all is the spirit.



**MOSQUITO
SQUAD**

Get Ready For Fall!

Let us help you enjoy your yard this fall season with our barrier treatments for ticks, mosquitoes, stinkbugs and more!



MOSQUITO SQUAD®

Call *The Squad* for a Free Estimate

(434) 336-4040

or email us directly at charlottesville@mosquitosquad.com

Charlottesville Stump Grinding & Tree Works Llc



Fully Insured Tree Removal, Stump Grinding, & More! Contact Charlottesville Stump Grinding And Tree Works LLC for Professional Tree Services!

- Tree Removal
- Stump Grinding
- Bush and Shrub Removal
- Storm Cleanup
- Tree Debris Removal
- Land Clearing

Call today to schedule a free estimate!

434-981-4870

charlottesvillestumpgrinding.com

Charlottesville Stump
Grinding & Tree Works
LLC

Phone: 434-981-4870

Email:

psthiele@yahoo.com

charlottesvillestumpgrinding.com



VIRGINIA SKIN DERMATOLOGY

Medical & Cosmetic Dermatology
Dr. Gabrielle Willey

NOW ACCEPTING
NEW PATIENTS

(434) 260-5800
VirginiaSkinDermatology.com

1885 Seminole Trail
Charlottesville, VA 22901



Personal Finance Coach

Jim Ames

SmartStart Personal Finance, LLC

☎ (540) 445-1221

✉ james@smartstartpersonalfinance.com

🌐 Website:



I help people overcome financial frustration and confidently create their best lives.
As an independent coach I sell no financial products.



Interior. Exterior. Superior.

VINNY VAN GOGH PAINTING

VinnyVanGoghPainting.com

(434) 233-0222

Michael Frazier Painting Contractor LLC

- *Licensed & Insured
- *Interior & Exterior
- *Drywall
- *Gutter Cleaning
- *Deck and Porch Staining
- *Power/soft Washing
- *Free Estimates
- *References Available



434-825-7327

mfrazier74@hotmail.com



Charlottesville Tree Service, LLC

Serving Albemarle County
and Surrounding Areas
Licensed and Insured



(434) 939-2025



quote@cvilletreeservice.com



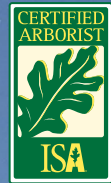
cvilletreeservice.com



Delivering professional
solutions for all your tree
care needs.



ISA Member
On Staff



Tripp Otto
MA-6629A

Martin Bush
MA-6650A

Phil Lykosh
MA-6653A

Mike Fincham
**Complete
Tree Service**
www.mikefinchamcompletetree.com

DANGEROUS TREES ARE OUR SPECIALTY
Customer Satisfaction is Our Top Priority

- Tree Pruning - All Classes
- Tree Maintenance & Preservation
- Hazardous Take Downs
- Backyard & Building Lot Clearing
- Stump Removals
- Yard Work • Mulching
- Fall Clean-Up
- Sidewalks/Walkways
- Retaining Walls
- Snow Removal
- Estate Clean-Up
- Right of Ways Cleaned & Cleared

LICENSED & INSURED 25+ Years Experience

FREE ESTIMATES **540-825-4768** **BBB**
 SENIOR CITIZEN DISCOUNTS • MILITARY DISCOUNTS

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



CALL FOR A FREE QUOTE:

434-443-7663

contact@apexroofingva.com

Apex Roofing offers the best in roofing services for Forest Lakes and the surrounding areas. Our work is top-notch and our prices are competitive.

***From repairs to full replacements,
Apex Roofing has you covered!***

- **Roof Repair**
- **Roof Replacement**
- **Seamless Gutters**
- **Emergency Roof Repair**
- **Metal Roofing**
- **Asphalt Shingles**

