

QLCA NEWS

The official newsletter of Queens Lake Community Association

Making living better for residents since 1952 by offering Boat Dockage, Ramp, Swimming, Tennis, Clubhouse, Queens Lake, Princess Pond & Queen Creek

October/November 2017

Marina Message

Friends, neighbors and fellow QLCA members,

Another beautiful Queens Lake Summer has passed and the crisp fall weather is quickly approaching. For many, this is often the time of year when lingering to-do list items get done around the house and new projects are contemplated for the future. Similar to our homes, our community also has routine maintenance, numerous ongoing projects, unexpected “surprises” that come with any 50+ year old facility and various new initiatives on the table for 2018 and beyond. With that in mind, I’d like to take this opportunity to discuss the marina facility in particular and what your marina committee has been working on over the past year.

The marina is a treasured asset of our community for many reasons. It provides access to the spectacular natural beauty of Queens Creek while providing various opportunities for recreational activities for all in a convenient location. Additionally, the marina has long been a source of income for QLCA, and this income has allowed all members to enjoy the property as an added benefit of being a member without any additional fee, similar to the access we have to use the field, playground and lake access areas. Members who use the facility to launch and dock various types

Continued on page 19

**Queens Lake Community Association, Inc.
234 East Queens Drive
Williamsburg, VA 23185**

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Cherrie Begley.....Corporate Secretary

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Newsletter Layout & Design: Cherrie Begley
The QL Board of Directors meets the second Tuesday of each month at 7:00 PM in the clubhouse. All members in good standing are welcome to attend. Books and records of the Queens Lake Community Association, including minutes of all Board meetings, are open to members for review.
The next newsletter deadline is January 15, 2018. Inquiries, articles and ads should be submitted to the QLCA office by email QLCA@widomaker.com or to Cherrie Begley at office 229-0973 or H: 253-0357.

ACBL Duplicate Bridge - every Monday at the Clubhouse - 11:30-3:30-\$8.00 per person.
Contact Diane Morton 532-3523

Yoga and Mindfulness Meditation - Clubhouse

Queens Lake residents and non-residents

Yoga -Thursdays - 6-7:15 pm -\$10.00 a class or \$40 for 5 classes.
Classes do not have to be consecutive.
Teacher - Mary Kashouty Joyner
Mindfulness Meditation - Thursdays - 7:30-8:30
Mary McGovern - donation to help cover rental

CALENDAR OF EVENTS

Oct 3- Board Meeting - 7 pm Clubhouse
Oct 6-Seafood Fest-6:30 - Clubhouse
Oct 9-Support Group-10 am-Jane Reilly, 104 Maid Marian Ct.
Oct 28-Trunk or Treat Halloween Party in the field-6 to 8 pm
Nov 4-Arts & Craft Show-9 to 3-Clubhouse
Nov 14- Annual Meeting-7 pm Clubhouse
Nov 24 starts the Tree Sale
Nov 24 Santa
Dec 3-Christmas Brunch-11 am

8th ANNUAL QUEENS LAKE COMMUNITY ARTS & CRAFTS SHOW Saturday, November 4, 9AM -3PM Queens Lake Clubhouse

See work available for sale from neighbors
Carlton Abbott, Laurie Houghland, Yung Fox,
Ann Brown-Hailey and several other local artists
plus local authors. Concessions benefit the York County
Middle School Arts Program.



SUPPORT GROUP

Plans are afoot to form a social-informational group for Queens Lake widows and widowers. If you are interested in joining such a group and in meeting others in the same circumstances as yourself, please contact either Sheila Myers at 757-220-0965 (myersmksl@aol.com) or Leah Duckworth at 757-220-9366 (Lnduckworth@cox.net). Next meeting Oct. 9 at 10 am - Jane Reilly home, 104 Maid Marion Ct.

Annual Meeting **November 14th - 7 pm** **Queens Lake Clubhouse**

June 13, 2017 Board Briefs

Full minutes of all meetings are available for review by members in good standing at the office.

Marina has set up 3 sub committees 1. Event Planning - 2. Demo Building - 3. Business Committee.

I-64 expansion and the task force are working on the project. We had over 250 letters submitted to VDOT as part of the public comment period. **Beautification** has contracted with Mr. Phan's Landscaping service for the annual clean-up of the dam and the hill behind the pool.

A motion was made and passed to revise the policy for sending out bulk emails.

A Letter was drafted and approved to be sent to non-members who attend our socials and use our facilities.

The final revisions have been made to the draft Capital Reserve Study and submitted to Design Management Associates.

A line break and an acid spill at the pool has been repaired.

Clarke will follow up with a visit late this fall to determine the amount of Curleyleaf sprouts from existing turions are in the lake bed and then will be able to determine an exact treatment plan.

Dam - 10 bags of Aqua Block have been purchased and the holes in the dam will be plugged in early July.

Parking Permits – Green dash board parking permits are being distributed to members that use the boat access areas.

August 15, 2017

A motion was made and passed approving the HR Policies.

Bylaws revisions were sent out to all Shareholders to review.

Members went to a York County Public hearing to discuss the Air BnB in Queens Lake.

Delegate Norment sent an email on I64 to VDOT about working on getting funds to fix drainage problems in Queens Lake. They are getting bids now for I64.

The Lake and Beautification committees will work together on signs for the field, footbridge and accesses.

Membership will send letters to members delinquent for 2017 dues.

The Marina Boathouse subcommittee will be getting together in the next couple of weeks.

A motion was made and passed to change wording in the first paragraph in the QL Investment Policy and Guidelines. Instead of management of its capital resources and reserves change to funds.

Pool will order a new pump for the adult pool.

Annual Meeting date will be November 14th at 7 pm in the QL Clubhouse.

Board of Directors vacancies - There are 5 Board members with terms ending in 2017. All can run again.

A motion was made and passed to accept the nominating committee. John Robinson, Nancy Kilgore, and Rob Loughman.

September 12, 2017

The signs for the field, accesses, and footbridge have been ordered.

Bylaws revisions were sent to Shareholders to review. There was an open meeting at the clubhouse for Shareholders to discuss and make comments about the Bylaws.

Website should be ready in January 2018 for charging dues. Four accounts will be opened for facility charging. Costs for charging will be passed on to the member charging.

Ten new members have joined the Association this year.

Pool and Swim Team are doing well with their budget this year. The family pool will be drained to test for a leak.

Nominations for 2017 were presented to the board.

Queens Lake 2017 Eagles Swim Team



The 2017 Queens Lake Eagles had Another Great season in Division 1 this summer, finishing tied for 4th place in the division.

The Eagles also had a strong showing at the end of the year Championship Meet placing 5th out of 19 teams. The team had a total of 125 swimmers this summer with 45 qualifying for Champs.

2017 Top Awards:

1. *Male High Point Swimmer: Elijah Fields*
2. *Female High Point Swimmer: Chloe Anderson*
3. *Wilke Award: Chloe Anderson*
4. *Record Breakers: **Elijah Fields** (11-12 Boys 50 Free, breaking Evan Lynch's record from 2013, and 50 Fly, breaking his own record from 2016). **Noah Fields** (15-18 Boys 50 Back, breaking Evan Lynch's record from 2016 and 50 Fly, breaking Craig Finger's record from 40 years ago 1977!)*
5. *Elijah Fields was also the High Point swimmer for the 11-12 age group at Champs.*

Once again a huge thanks to HEAD COACH SANDI WILLARD for her 14th summer leading the Eagles and her crew of assistant coaches:

**Megan Davis, Kleigh Koupal, Alice McNeil,
Chris Homer and Jenny Schuster**

A BIG THANKS to FELICIA ANDERSON for her endless energy organizing all of the volunteers and team events!!

See you next summer!!! Mark Downey and Marie Homer

QL Eagles – Building Strength, Skills, and Confidence -- and lovin' it!

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TENNIS

Submitted by Jeff Anderson: Director

Tennis \$35.00 a year per family - call 229-0973

Committee Members:

Peter Schweitzer, Tim & Cathy Cross, Burt James



**Next Meeting - Clubhouse
June 9, 2018 - 9 - 12 noon**

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babies in the spring**

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Downeyzoo@yahoo.com**

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Swim Team Banquet



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@6:30pm

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Ladies Night

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Communications

Submitted by Leah Duckworth: Director

Updating Website to be ready to receive dues payments in January 2018. We will still be using the Word Press format but BlueHost will host the website. The usual fee for BlueHost is \$10.99 per month when one pays for a full year; however, they are currently running a special and the committee decided to take advantage of it by paying \$327.00 for 5 years (\$65.40 per year for each of 5 years). The cost of using BlueHost can be funded from the current Website Committee budget without asking for an increase in funds. Unlimited email accounts will be available allowing each director and subcommittee to have its own email.

Four accounts will be available for charging:

- a. Pool
- b. Marina
- c. Club House (for events)
- d. Web – general dues
- e. More accounts can be added
- f. Individual committees will decide whether to allow their dues and fees to be charged.
- g. PayPal will service the charges
- h. No monthly fee
- i. Costs charged by PayPal
 - i. 2.97% of amount charged
 - ii. \$0.33 per transaction

Next Steps:

1. Prepare information for the annual meeting in November
2. Create visuals for the annual meeting
3. Schedule next meeting

Newsletter: Cherrie completed the Aug/Sept newsletter and Jean and Phil Lien picked it up, labeled and delivered the newsletter to the post office.

Cherrie submitted photos of the Ladies Night, 2017 swim team photo and swim team banquet to the VA Gazette.

Queens Lake Support Group (Widow – Widowers Group) held its initial meeting on Monday, September 11, 2017, at the home of Sheila Myers on Montague Circle. Seven new members assembled to discuss topics and activities around which future meetings will be planned. The next meeting of the group will take place at the home of Jane Reilly at 104 Maid Marion Court on Monday, October 9th at 10:00 am. Attendees are asked to bring a list of the names of reliable contractors from which the members will create a “Handyman Directory”. Queens Lake widows and widowers who are interested in joining the group will be welcome

Committee Members: Cherrie Begley, Jean Lien, Phil Lien, Kate Roessler, Claudia Smith, Joan Swanson, Mary McGovern, Bob Gaschen. **Facebook:** Heather Walters, Suzanne Maggio, Emily Edmonds

POOL

Submitted by Bob Gaschen: Director

POOL General – The committee met August 24th and reviewed the current year’s budget as well as the 2018 pool and swim team budgets. Both the pool and swim team are doing well this year. The committee has already started getting the pool area ready for the winter. We will be draining the family pool in the next week to test for a leak and hope to have it covered before the leaves begin to fall.

This past month: Bonus Weekend / Droll in the pool – Despite the colder weather, we had a descent turn out for the season’s final weekend. We hosted a movie Friday evening and invited neighborhood dogs to take the final swim of the year. Thanks to all those who helped put away tables and chairs and cover the adult pool on the final day of the season.

Upcoming events : Christmas Tree sale. Droll in the pool brought in \$120.00.

Volunteers covered the adult pool and the family pool will be drained to test for a leak. Most chairs, tables, etc. are organized and stacked. The adult pool motor was replaced. The Swim Team budget is in the black this year. We are still looking at maintenance items at the pools. The QL Day greased pole will be removed.

Committee Members: Mark Downey, Marie Homer, Kate Helwig, Ted Lynch, Jessie Moser, Mary McGovern, Chris Homer, Tom Rooks, Dana deJager, Andy McNeil, & Craig Marcuson

Community Affairs

Tom Rooks: Director

The I-64 Task Force has continued to communicate with and encourage local and state officials and VDOT employees to ensure full compliance with appropriate standards and to encourage them to consider best practices and community needs for storm water mitigation and noise reduction.

Air BnB: Community Affairs received several phone calls and emails which were shared with other board members regarding an Air BnB being operated in QL. Many residents expressed concern over issues surrounding resident safety, use of community resources, and the overall impact to the character of the neighborhood.

A public hearing was held August 9th to present the request to the planning commission for a vote which will be presented to the board of supervisors. The planning division recommended denial of the request to the planning commission. The home owner has now decided not ask for a permit.

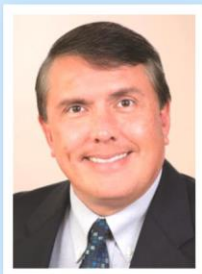
Committee Members: Ashley Hargrove, Ward Bourn, Mike Indovina, Dave Malmquist, Renny Parziale, and Ralph Wilson.

Community Affairs QL I-64 Task Force:

Jack Dooley, Cindy Beacham, Lee Dexter, Doug Ellis, Jason French, Chris Hager, Frances Holt, Milt Holt, Dave Malmquist, Lynn Maltinsky, Richard McCluney, Alex Oliver, Renny Parziale, John Robinson, Richard Shayegan and Brittani Baldwin

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Maintenance/Playground

Submitted by Andy McNeil: Director

The playground will get an inspection.



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MARINA

Submitted by Chris Ferguson: Director

The Strategic Short and Long term Planning Subcommittee met and intend to do so once monthly. They're currently working on gathering information, slip rental rates, ramp fees, fuel prices, etc. from our "nearby" competing marinas. They'll also be looking to analyze Queens Lake Marina financials dating back 10 years.

The Marina Committee hosted an oyster gardening class at the clubhouse on Saturday August 12th. We now have 8 residents growing oysters in suspended cages at the marina that will be collected next year by the Chesapeake Bay Foundation and planted in the York River in an effort to "Clean the Bay." FYI: 1 Oyster purifies 50 gallons of water/day! ***The oysters that are being grown at the marina are not for human consumption.

The Boathouse subcommittee will be getting together in the next couple of weeks to further work on issues in preparation for the annual meeting.

The marina income is significantly lower than budgeted due to A-Dock (Boathouse slip A-1-19 and slips A20-A24) having to be closed. The Marina Committee had to relocate the A-Dock slip renters and refund them the difference as they all moved into less expensive slips. Refunds totaled \$5,041.00

Committee Members: Bryan Edmonds, Chris Kolloff, Chris Eckols, Danny Sumerlin, John Robinson, Carlos Tricoche, Luther Blair, Bringier McConnell, Craig Marcuson

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CLUBHOUSE

Submitted by Emily Edmonds: Director

The Clubhouse Committee is preparing for the fall and winter social events. Seafood Fest, Trunk or Treat, Arts and Craft Show, Christmas Brunch and Cookie Exchange. The next scheduled meeting is September 27th. Still trying to get estimates for cleaning the tops of the exposed duct work and the mildew on the window trim in the main room of the Clubhouse.

Committee Members: Cherrie Begley, Susan Adams, Ann Brown-Hailey, Judy Angles, Joan Swanson, Jan Snook, Renny Parziale, Suzanne Maggio, Lana Olson, Heather Walters, Stephanie Moser, Elise French, Vic Maggio, Bryan Edmonds

Beautification

Submitted by Laura Nanartowich: Director

The Beautification Committee is busy pruning and weeding as the busy growing season comes to an end. Thanks to all members for maintaining our common areas so beautifully. Upcoming autumn projects include poison ivy removal and cutting lower limbs on trees that block the creek view from the clubhouse and pool. Thanks also to Libbey Oliver for spearheading "Daffodil Love" and planting bulbs in common areas this fall.

DAFFODILS

A sure sign spring has arrived is the appearance of daffodils. This harbinger of spring is an easy to plant, easy maintenance, deer and mole resistant flower that will give you decades of pleasure. Plant bulbs in the fall, two to four weeks before the first frost. Bulbs should be spaced 3 to 6 inches apart and about 4 inches deep. This hardy perennial likes full sun to part shade and well-drained soil. After they flower in late winter and early spring, wait until May or June to cut back the stems. Bulbs can be divided and replanted in early summer.

Please no motorized vehicles on the field except for overflow parking.

THANK YOU

Committee Members: Judy McCormack, Susan Sims, Cherrie Begley, Sherry Sumerlin, Jean Lien, Carolyn Campbell, Roslyn Fernow, Libbey Oliver, and Matt Hogg



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Finance

Submitted by Gordon Angles: Director

The Finance committee met to review mid-year performance against the 2017 budget. Generally speaking the revenue and expenses are tracking satisfactory against the budget with the exception of the Marina. The Marina revenue is down significantly against the budget in large part due to slips not being available for rental, this has been offset to some degree by a reduction in expenditures. The committee also met to review the proposed budgets for 2018 and make recommendations to the full board for inclusion in the annual presentation to the membership.

Committee members: Bob Evans, Beth Parziale, Lana Olson, John Kueser and Ted Lynch.

Sympathy to the Families of

Joe Kadlec

Cliff Serbin

Laura Lee Griffin

Opal Eddins

WELCOME NEW MEMBERS

Raymond & Carolyn Bowers
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sonny.bowers@gmail.com

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Luc and Gigi
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202-714-6908
mariantauferro@hotmail.com

Samuel & Tarra Rempfer
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Daniel & Robin Bolchoz
102 Old Glory Court
645-7267
dbolchoz@yahoo.com
rbolchoz@yahoo.com

Kevin O'Conner
113 Copse Way

14th Annual Queens Lake Christmas Tree Sale

November 24 - 3:00 pm to 8:00 pm

November 25 - 11:00 am to 6:00 pm

November 26 - 11:00 am to 3:00 pm

December 1 - 3:00 pm to 8:00 pm

December 2 - 11:00 am to 6:00 pm

December 3 - 11:00 am to 3:00 pm

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Volunteers needed to work at the tree Lot--

Contact the office at 757-229-0973

Tree lot located at the QL Tennis Courts

Sale benefits the QL Pool/Swim Team

Children's Holiday Party

Friday, November 24th
5:30 to 7:00 pm

Hot Chocolate & Cookies with Santa!

**Meet at the tree lot or
the clubhouse if there is rain or snow.**

All ages welcome--

Parent required for kids age 10 and younger.



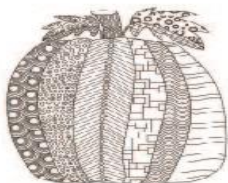
Trunk or Treat



October 28 6-8pm
In the Q&L field and Tennis courts

Fun for all ages!
Movie in tennis courts,
(clubhouse if rain)
Bonfire & Smores!

Prizes for best Trunk & Costume!



Call or email Emily @
eedmonds38@gmail.com
(757)206-7254 to donate time, candy
or to register your trunk



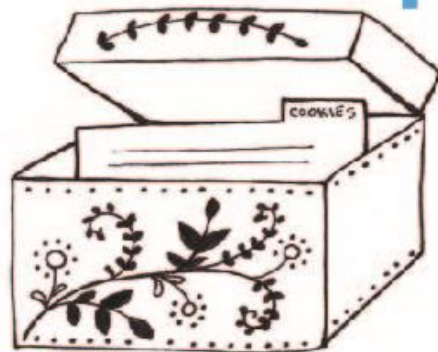
PRIZES!

Cookie Exchange!

December 3, 2-4pm

Bring 3-4 Dozen of the same cookie.
Must be homemade, be creative!
You will leave with a large assortment of
Holiday Treats!

Let Emily know if you can join in the fun!
eedmonds38@gmail.com or (757) 206-7254





2017 Christmas Brunch

11-1pm, December 3, 2017

*Bring a dish to share.
Assorted Danishes, coffee &
Champagne Punch Provided.*

*RSVP to Cherie
By 12/1 @
229-0973*



Membership

Suzanne Maggio: Director

The summer has been a busy time of year welcoming new neighbors to Queens Lake. We have visited many folks and many have joined with 6 new deeded and 4 new traditional this year. The committee will be sending letters to realtors for active listings focusing on non-deeded to remind them that the home is not a member and that new owners will need to join to use the neighborhood amenities. Of course we will offer to help get them info on membership as well.

We continue to inform new neighbors of the benefits of membership including accessibility to the many wonderful amenities QL offers. As we have seen, there are still folks from inside and outside the neighborhood trying to enjoy these amenities. Once the QLCA member signs are installed, we need to send a notice to all neighbors. **The board members and neighbors are reminded that we need to police these areas ourselves and folks are encouraged to call the Sheriff's office at 890-3630 to report trespassers.**

Committee Members: Kate Helwig, Stacy Harris, Leah Duckworth, Rebecca Cho, Marty Taylor, Emily Edmonds, and Lisa Legaspi

Lake

Submitted by Lynn Maltinsky: Director

Signs 10 signs have been ordered 4 signs pertaining to the lake will be posted at the boat access areas and the remaining 6 will be installed at the pedestrian bridge and the field around the tennis courts. Weather permitting the signs will be installed this weekend.

Dam On August 25th we met with Howard Price of AES Engineering. The purpose of the meeting was to get a clearer picture of the process and the engineering costs that will be involved in renovations that need to be done on the dam and spillway. Howard Price has recommended that we hire TAM Consultants, a structural engineer firm, to do an evaluation of the spillway and make a recommendation of repairs for the spillway at a cost of \$2000-\$2500. He is also suggesting that core samples would be needed at the spillway and dam from a geotechnical firm ECS that would run in the neighborhood of \$7500-\$8500. Four core samples were taken on the dam back on 3-30-07 before the sewer project started and most likely will not be acceptable in a current report. Ideally after we get a full evaluation of the spillway and what it will take to make it sound we can implement the proposed plan for both the spillway and dam in stages to defer costs and correct the problems before they become critical.

Committee members: Rick Toth, Richard McCluney, Bruce Keener, Ralph Wilson, Craig Marcuson, John Blommel, John Hilburger, Sally McConnell, Carlos Tricoche

Marina Message continued

of watercraft are able to do so at rates well below what non-resident members pay or what is charged at similar facilities. In fact, the majority of the marina's revenue is derived from non-resident members who come to Queens Lake from near and far because we have such a compelling offering. We have also seen an increased level of committee participation from throughout the community and we now have ten committee members representing a very diverse group with knowledge and subject matter expertise. In addition to the overall marina committee, we have formed three sub-committees to focus on community events, the boathouse, and long-term strategic planning. An invitation was sent out to the entire community to bring in additional folks and we have more people than ever participating in our committees and attending our open meetings. Please, feel free to join in if you have questions, concerns or subject matter expertise to share!

The community events committee helped orchestrate our second annual Marina Day on Memorial Day weekend, a special event on Queens Lake Day in June where we also created an awesome Queens Lake Day float for the second year in a row (but lost our award to a new, worthy challengers float), hosted an Oyster Gardening event in partnership with the Chesapeake Bay Foundation, hosted USCG Boater's Safety Courses, sponsored Paddle Board Lessons, and created a new upcoming annual event known as Docktoberfest. Meanwhile, the boathouse committee spent months interviewing and meeting with five different marine contractors and traveled offsite to inspect their work at other marinas. The strategic planning group has been busy analyzing financial statements from the past decade while performing a thorough market analysis of the area's marinas in order to formulate our detailed go-forward pricing and marketing strategy. Some of the general maintenance that has been performed through volunteers include new life rings throughout the facility and new light fixtures on B/C dock.

Marina Message continued

It is evident that the marina committee and its sub-committees have been working diligently to preserve, protect and prepare the marina for the future with goal of continuing its long history as a financially viable facility well into the future. The marina, like many of our homes, is roughly 50 years old. As such, its structure and many of the systems are at or near the end of their useful life. While every conceivable attempt to prolong the lifespan of the docks, boathouse, electrical, plumbing, fuel system, sanitary pump out station, etc. has and will be made, the reality is that we are at a point where certain aspects of the facility that are no longer working or are in need of replacement or substantial repairs, such as A-Dock and the electrical wiring on B/C dock. In February of this year, the board of directors asked the marina committee to close A-Dock and the boathouse due to structural concerns that were identified. Three licensed engineers were interviewed and their proposals were analyzed at length by the entire committee along with several concerned and engaged community members with relevant knowledge. After much debate, a licensed engineer was selected to assess the condition of the boathouse and his report was presented to five different marine contractors to provide estimates to repair the boathouse. Our hope was that the deficiencies could be repaired without major disruption to the overall structure. Unfortunately, the deficiencies found are pervasive enough that repairing the structure can only be done by essentially removing the roof and wall structure to gain access to the supporting foundation and rebuild it from the ground up. In other words, repairing it is equivalent to replacing it. Several estimates for removing the boathouse have been received and we anticipate an expense of approximately \$70,000.

In addition to the physical infrastructure with A-Dock and the boathouse, there is the matter of silt and sediment accumulation within the left half of the facility beneath A-Dock and the boathouse. Prior to the structural concerns, the committee had been working with York County and VMRC to seek a maintenance dredging

Marina Message continued

permit to remedy that ongoing issue. The dredging expense is substantial, with estimates of \$200,000 to \$250,000 for an initial dredging and ongoing maintenance dredging of \$125,000 to \$150,000 every five years. Now that we have a boathouse that must come down no matter how we proceed, and a large expenditure for dredging just to be able to put boats in those 19 slips we took a step back to focus on the bigger picture. This led us to explore other options. We asked ourselves a simple question. If the boathouse wasn't already built where it currently sits, would we build one there? The answer is, no. Why? Because the creek has changed over the past 50 years and the area where it was built worked beautifully at the time and served us well for many decades. Today it is no longer close enough to the channel to keep the slips relatively silt free. We have looked at several bathymetric studies (depth charts) and overhead satellite images of Queen Creek to verify this. The solutions we are currently exploring will involve relocating A-Dock further from shore and closer to the channel to minimize the untenable dredging expense. Floating slips will be explored as well as fixed height slips to ensure our competitive position relative to other marinas and our facility amenities will be evaluated and an integral part of the overall strategic plan.

Remember, every shareholder owns a piece of the marina. Your ideas are appreciated and encouraged, as is your involvement.

Best regards,

Bryan Edmonds
Chairman, Marina Committee

President's Message

The pool is closed, the buses are on the roads and the leaves are beginning to turn. All these are clear signs that fall has arrived in Queens Lake.

Fall is the time for getting the neighborhood ready for winter. Our volunteers are already hard at work covering pools, clearing leaves and preparing the facilities for the colder months ahead.

Additionally, there are many community events scheduled for this fall including the Arts and Craft Show, Seafood Festival, Trunk or Treat, and Christmas Brunch. Event details will be emailed and posted on the website. Please come out and join your neighbors at these events.

As the cooler temperatures allow for yard work remember York County has several leaf collection dates. You may place an unlimited number of clear bags of leaves out for collection every other week. Leaf collection runs from November 21 through January 30.

The West side sewer project has made good progress this summer continuing with the installation of vacuum pots and piping on West Queens. Most of the side streets were paved early in the summer; West Queens should be paved in the coming months. Further details on the project will be emailed when available.

The annual meeting package will be delivered in the coming weeks. The packet will contain a comprehensive look at each facility and a ballot containing board member candidates and any bylaw changes. Carefully read through package and cast your vote. Please plan on attending the annual meeting on November 14th at the Clubhouse.

Bob Gaschen President,
Queens Lake Community Association



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