

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

February/March 2020

New President's Statement

As I sit here at my kitchen window looking out at the woods behind my house and wait for the birds to discover that I have filled the feeders, I can't help but be grateful for the grace that led my family here to Queens Lake 33 years ago. We were attracted by the amenities, the large lots that nestled into the surrounding woods but most of all by the enveloping sense of community.

Queens Lake has been a desirable neighborhood in which to live and raise families ever since the first house started being framed out in 1953. The fact that it is still popular is not just a happy accident. Its continued popularity is a tribute to those who fell in love with it as we did and who have endeavored to protect and nurture it through their volunteerism. Queens Lake could not survive as it is were it not for the plethora of volunteers who freely give huge amounts of time and effort to the community. It is this spirit of volunteerism in addition to a willingness to step up in order to take charge of all of details that impact the maintenance and furtherance of the community known as Queens Lake that keeps it a vital, vibrant place in which to live. Even while I write this message to you at the end of December, committees are forming and plans are being laid for the coming year.

While totaling an approximate number of volunteer hours contributed to the QLCA might be an impossible task, simply looking at the list of people who have volunteered their time and efforts by serving on "work intense" committees such as the Marina Committee, the I64 Committee, or the Pool Committee (to name just a few) illustrates that there is no apathy when it comes to serving Queens Lake. The time and effort contributed by all of these volunteers safeguard not only our way of life here in Queens Lake but also our investment in our homes.

Look for more on this topic to come but, for the present, please join me in a hearty and enthusiastic "Viva Volunteerism".

Leah Duckworth
President, Queens Lake Community Association

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

BOARD OF DIRECTORS & OFFICERS

Leah Duckworth	220-9366
President/Community Affairs.....	Induckworth@cox.net
Rebecca Cho	565-7050/871-2334
Vice President/Membership.....	tombeccacho@cox.net
Nancy Jo Hubbard	784-0204
Beautification.....	njchrishub@verizon.net
Judy Angles	220-3161
Clubhouse.....	jangles@cox.net
James McCormack	221-7071
Communication.....	jamesrmccormack@cox.net
Sally McConnell	
Finance	
Bev Webb	804-467-5875
Maintenance.....	bmadisonwebb@yahoo.com
Kate Helwig	508-7163
Marina.....	helwigkateva@aol.com
Bruce Keener	323-4442/703-498-8091
Lake.....	bckeener3@gmail.com
Mary Louise Gerdes	810-0141
Pool.....	mary.louise.gerdes@gmail.com
Carlos Tricoche	636-5510
General Recreation.....	ctricoche@cox.net
Andy Franck	Legal Counsel
Lana Olson	Corporate Treasurer
Cherrie Begley	Corporate Secretary

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.

Office Information

Phone: 757-229-0973/Fax 757-229-2652

Email: qlca@widomaker.com

Website: www.queenslake.net

Facebook: Queens Lake Community, Williamsburg VA

Facebook: Queens Lake Eagles

Office Hours: Mon-Wed-Fri /12 to 3 PM

Office Manager: Cherrie Begley

Bookkeeper: Lana Olson

Dockmaster: Chris Kolloff - cbkolloff@gmail.com, 642-7019

Newsletter Layout & Design:

The next newsletter deadline is March 15, 2020. Inquiries, articles and ads should be submitted to the QLCA office by email newsletter@queenslake.net or by calling 229-0973

CALENDAR OF EVENTS

February 11 - Ladies Lunch -12pm - Clubhouse
 February 11 - Board Meeting -7pm - Clubhouse
 February 21 - Soup Social -6pm - Clubhouse
 February 24 - Marina Committee Mtg. - 7pm - Clubhouse
 March 10 - Board Meeting -7pm - Clubhouse
 March 23 - Marina Committee Mtg. - 7pm - Clubhouse
 April 11 - Easter Egg Hunt
 April 14 - Board Meeting -7pm - Clubhouse
 April 19 - Rock Painting & Bead Making - 2pm - Clubhouse
 April 27 - Marina Committee Mtg. - 7pm - Clubhouse
 May 12 - Board Meeting -7pm - Clubhouse
 May 15 - Taco Night
 May 19 - Ladies Lunch -12pm - Clubhouse
 May 25 - Marina Committee Mtg. - 7pm - Clubhouse
 May 30 - Member Social
 June 8 - Board Meeting -7pm - Clubhouse
 June 22 - Marina Committee Mtg. - 7pm - Clubhouse
 June 27 - Queens Lake Day
 July 14 - Board Meeting -7pm - Clubhouse
 September 8 - Board Meeting -7pm - Clubhouse
 October 13 - Board Meeting -7pm - Clubhouse
 October 16 - Seafood Fest - Clubhouse
 October 20 - Ladies Lunch -12pm - Clubhouse
 October 24 - Trunk or Treat
 November 7 - Arts and Craft Show - Clubhouse
 November 10 - Board Meeting -7pm - Clubhouse
 December 13 - Christmas Brunch - Clubhouse
 December 13 - Cookie Excahng - Clubhouse

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ACBL Duplicate Bridge - Mondays at the Clubhouse
 11:30-3:30-\$8.00 per person. Contact Diane Morton 532-3523
Mini Bridge Lesson - Thursdays 10:30 at the Clubhouse
 Game 11:30 - \$8.00-Separate 99er & stratified pair games. Contact Cathy Hildebrand - childebrand1@me.com
Yoga -Thursdays - 6-7:15 pm -\$10.00 a class or \$40 for 5 classes. Classes do not have to be consecutive.-Teacher - Mary K-Joyner

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SUPPORT GROUP



The Widow/Widower support Group meets and discusses topics of interest, meets for lunch, and participates in varies outings.

New group members are welcome.

Call Sheila Myers at 220-0965.

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Board Briefs

September 10, 2020

Motion to approve July 9, 2019 Board Meeting Minutes:

Mary Louise Gerdes made a motion to approve the minutes and Ashley Hargrove seconded. Motion passed.

Motion to approve July 30, 2019 Special Meeting Minutes-

Vote on Lake Curtain: Mary Louise Gerdes made a motion to approve the minutes and Ashley Hargrove seconded. Motion passed.

Motion to Adjourn: 9:04 Gordon Angles made a motion to adjourn and Nancy Jo Hubbard seconded.

October 8, 2020

Motion to approve the September 10, 2019 Board Meeting

Minutes: Jim McCormack made a motion to approve the minutes and Lynn Maltinsky seconded. Motion passed.

Laura Nanartowich made a motion that the memorial plaque for Doug Olson be put back at the marina. Ashley Hargrove seconded. Motion passed.

Motion to Adjourn: 8:54 Kate Helwig made a motion to adjourn and Jim McCormack seconded.

November 12, 2019

Board Organizational Meeting Part 1

Motion to approve the October 8, 2019 Board Minutes: Nancy Jo Hubbard made a motion to approve the October 8, 2019 Board minutes and Jim McCormack seconded. Motion passed.

Motion to approve the October 8, 2019 Executive Session

Minutes: Mary Louise Gerdes made a motion to approve the October 8, 2019 Executive session minutes and Nancy Jo seconded. Motion passed.

Gordon asked for nominations for President: Rebecca Cho nominated Leah Duckworth and Judy Angles seconded. Vote: unanimous.

Leah Duckworth asked for nominations for Vice President. Mary Louise Gerdes nominated Rebecca Cho and Judy Angles seconded. Vote: unanimous.

Leah Duckworth motion to appoint Cherrie Begley as Corp. Secretary and Judy Angles seconded. Motion passed. Leah Duckworth made a motion to appoint Lana Olson as Corp. Treasurer and Judy Angles seconded. Motion passed. Mary Louise Gerdes made a motion to retain Andy Frank as legal counsel and Nancy Jo Hubbard seconded. Motion passed. Meeting adjourned at 9:15 PM.

November 19, 2019

Board Organizational Meeting Part 2

Jim McCormack made a motion to purchase a tape recorder for meetings. Motion passed.

Motion to approve the November 12, 2019 Organizational Meeting Minutes Part 1: Mary Louise Gerdes made a motion to approve the minutes. Motion passed.

Leah Duckworth made a motion for a request from Rebecca Cho to change the date of June's meeting to Monday, June 8, 2020, instead of Tuesday, June 9, 2020. After discussion the Motion was approved.

Kate Helwig made a motion to approve Marina Rules. Motion passed. Kate Helwig made a motion to approve the revised self-propelled application. Motion passed. Sally McConnell made a motion that the Board of Directors of the Queens Lake Community Association authorize the Finance Committee to solicit a professional financial advisor, subject to board approval, to manage the reserves and other investments of the Association, and to advise the Association how best to maximize the return on investment of its collected funds. Motion passed.

Mary Louise Gerdes made a motion to approve check signers: Leah Duckworth, Rebecca Cho, Sally McConnell and Lana Olson. Motion passed.

Motion to Adjourn: 8:10 Jim McCormack made a motion to adjourn. All approved

Finance

Submitted by Bob Evans : Chairman

Committee members: Gordon Angles, Bob Evans, Beth Parziale, John Kueser, Lana Olson, Ted Lynch, Bob Gaschen, Tom Cho, Chris Hager, Jack Dooley, Sally McConnell, John Pattisall

Finance completed a review of the 2020 Insurance Policies for the QLCA association and the Marina and approved the new policies which reflect a modest increase in cost while preserving the key umbrella liability coverages. Finance also suggested that future renters be required to obtain temporary event insurance. A sub-committee of Finance has been developing an RFP for outside investment services. The RFP is expected to be released February 3, 2020 with proposals due March 20, 2020. The Board, with Finance Committee input, intends to make an award no later than April 15, 2020. Appreciation is extended to Bob Evans, who has agreed to serve as Chair of the Finance Committee this year. In addition, Bob has been part of the committee drafting the RFP along with Lana Olson, Gordon Angles and John Kueser.

Sally McConnell

Everything in Moderation Including Moderation ...got moody?



Coming Soon

Membership

Submitted by Rebecca Cho: Director

Committee Members: Rebecca Cho, Suzanne Maggio, Stacy Harris, Emily Edmonds, Julie Dooley, Elizabeth Duncan and Kerry McGuire

Happy New Year! Hopefully everyone has stopped by to drop off their QLCA dues in January. Thank you to everyone who has turned in their dues so far. You should have gotten an email at the end of January thanking you for your dues. If you missed the January 31st deadline another email will go out in February and a late fee of \$25 will be added to the dues each month. Dues can be paid online under www.queenslake.net, pull down QLCA from the title bar and select Membership, on our Membership page is a button to select for "Pay Dues Online". There is a small fee to do so but you can pay your bills online easily with a credit card.

This fall our new QLCA Member Directory will be printed. Many times, we do not fill out our forms for membership if the information hasn't changed. This year please take time to make sure your name and phone numbers listed are correct in the directory. If you have dropped your home phone and would like to add a cell phone number, or if you have a new email or the one in the directory is incorrect please contact the office with a call or email. We want to try to make sure everyone's contact information is correct before we go to print later this year. Thanks!!

Our Membership committee meeting was held on January 21st at 7-pm. Please look for new speakers this year and a new Q & A sheet that will eventually be posted on our website under Membership. This Question and Answer sheet will be listing "Common Questions about Membership in Queens Lake" to help people who are looking at buying in our neighborhood and what our membership entails. This will also be a helpful resource to realtors to find answers to their questions on membership.

I hope that some of you attended to the Pruning Clinic that was held in conjunction with the Beautification committee on January 26th. Since I am writing this prior to newsletter production on January 15th I do hope the weather cooperated and that you learned something new about pruning that you can take home and try in their landscape. Recommendations for future speaker ideas are appreciated.

Membership numbers remain steady for the start of 2020. Since the Annual Meeting we have gained three new families who are deeded or are deeded transfer memberships and we have two new traditional members who joined since the beginning of the year. Please make sure to say "Hi" and welcome our newcomers to the neighborhood. Currently there are around 13 homes for sale at the start of the year and I'm sure many more will go up for sale in the spring. We will be working to contact realtors of those homes with our Q & A information to help educate realtors and buyers on our Queens Lake neighborhood amenities.

General Recreation

Submitted by Carlos Tricoche: Director

The recreation committee met on January 8th at the clubhouse for a meeting. John Harding volunteered to look after the playground. Lana Olson is volunteering to replenish the dog stations bags and Cherrie is also helping in keeping an eye on the playground.

The committee has requested three repair estimates for the tennis courts, but so far we have only received one. The committee hopes to have all three estimates for the next board meeting in February.

I was approached by a neighbor who suggested to organize corn-hole, kickball, and other activities in the baseball fields. I told him that this is the purpose of this committee and that I will create events on our Facebook page to see the level of interest.

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Marina

Submitted by Kate Helwig-Hobert: Director

Committee Members: Kate Helwig-Hobert, Chris Kolloff, Chris Ferguson, Bryan Edmonds, Danny Sumerlin, Chris Eckols, John Robinson, Carlos Tricoche, Luther Blair, Craig Marcuson, Bringier McConnell, Van Dobson, Bob Evans

1. **COMMITTEE MEETINGS:** For 2020, the Marina Committee will continue to meet the 4th Monday of the month at 7 PM.
2. **SLIP RENTALS:** 2020 slip rental agreements were mailed December 16, 2019. As of January 3, 2020, of 63 slips, 12 slips are available for rent and 3 are not rentable due to broken pilings.
3. **WATER SERVICE:** Just Plumbing replaced the final frost free pipe stand located at the fish cleaning station (all spigots replaced in 2019). Water to the piers was turned off by the Dockmaster November 29, 2019.
4. **FUEL:** Committee members Craig Marcuson, Chris Hager and Robert Reining built the concrete fuel island around the fuel pump's base and installed a bollard saving the association thousands of dollars. Jones & Frank completed installation of the new pump and reel on December 16. York County Electrical Inspector Cory Carney approved the electrical on December 17. A York County fire/safety inspector on December 19, 2019.
5. **GATE:** A new gate was installed October 4 by Mid Atlantic Entry Systems and was paid for by the York County. The arm comes down daily at 6 PM and rise 6 AM. The code has been provided to all slip holders. The code will be changed April 1 when current ramp privileges end.
6. **SANITARY PUMP OUT:** The pump out had power reconnected at the same time as the fuel pump. Just Plumbing has been contacted to make the final hook up of the piping.
7. **VIDEO CAMERAS:** Three ARLO security cameras have been installed by Carlos Tricoche and are operational. Signage is in place noting the use of cameras.
8. **INSURANCE:** In November I met with Tammy Ellis of Middle Peninsula Insurance as the marina policy was non-renewed due to a change in how the carrier wrote the policy; a new policy is in place which covers: Marine General Liability (marina operations/premise), Marina Operators Legal Liability Coverage – when working with property of others (boats) Protection & Indemnity – operation on the water; Crew coverage for the Dockmaster if injured while on a vessel. Premium is \$3,270
9. **“DOCKWA”:** Chris Eckols has taken on the task of looking into software that can yield improvements in rental operations and fuel sales processing. The program/app is called DOCKWA and is now in a test stage.
10. **REPAIRS & MAINTENANCE:**
An RFP has been written to replenish the #57 stone in the parking lot. Jack Dooley is managing this project. So far we have received the following bids. The Committee will review and award pending proof of insurance.
 - Dudley Construction: \$4,950
 - Coastal Landscaping: \$6,300
 - KEK Industries: \$4,150
 - Tidewater Marine Construction: \$4,300

The committee met on site at the marina November 28 and agreed to a course of action regarding A dock extended. An RFP has been written and is out to bid to remove some deck and low pilings, secure the helicopter pad and install some pilings on B/C where they have been broken off; we hope to cover this from R&M budget. Another RFP has been written and is going out to bid (after additional review) for the electrical upgrades. This funding was approved in the Marina's 2020 reserve allocation.

11. **DRAINAGE & EROSION STUDY AND REMEDIATION:** I approached Bev Webb after the Annual Meeting re this project. \$60,000 has been allocated - \$30,000 from Marina Reserves and \$30,000 from General Reserves. Three marina committee members (Chris Hager, Craig Marcuson and Chris Kolloff) have asked to participate in developing the project scope and RFP. I have advised Bev accordingly and look forward to the seeing the project progress seeing as, as noted to the Finance Committee in the 2020 Marina Reserve budget submission, the bulkhead at the base of the clubhouse hill has failed and the area is deteriorating rapidly (requested \$36,533 for ditch and bulkhead repairs).

Community Affairs

Submitted By Leah Duckworth: Director

Committee Members: Renny Parziale, Sandy Mitchell, and Leah Duckworth

The Community Affairs Committee has not yet met although it is not for lack of trying. A meeting was scheduled for 7:00 pm on the evening of the 6th of January. The director opened the clubhouse at 6:45 and set up chairs while waiting for someone to come to help with tables. No one came. Facebook posts indicated that several people did wait in the parking lot but did not check to see if the door to the clubhouse was unlocked. The meeting will be rescheduled for late January or early February.

In mid-November the QLCA received notification that Dominion Power had completed the evaluation phase of their plan to put underground the power lines on Horseshoe Drive and had moved on to the next phase of the project which is to secure easements from the property owners. Dominion, through its contractor Team Fishel, asked that the QLCA inform the property owners on Horseshoe Drive, Point Laurel Place, and Hunter Lane that Team Fishel would be making contact with individual homeowners beginning next week in order to arrange meetings to discuss the underground project and easements. Leah Duckworth and Rebecca Cho put informational flyers in the mailboxes of the association non-members as a courtesy to them and to Team Fishel. The QLCA is not involved with that process other than to pass on the information. However, as the owner of Lot #107Z, QLCA may be asked to provide an easement.

The dam spillway was the topic of a great deal of discussion at the January Board meeting. The need to repair the spillway has grown over the past years to the point where the apron is cracked and during high water, leaks are occurring in construction joints. An engineering study was done on the spillway in 2018. Lake Director Bruce Keener recommended to the board that they strongly consider the bid from a concrete construction company in Hampton to do the repairs which will cost approximately \$13,000.

In another note of interest, Chris Shoulet and Steve Alberts are breathing life back into the Neighborhood Watch Program. Chris arranged a meeting on the 30th of January for those interested in the Neighborhood Watch Program to ask questions of the police representatives who will be present including two deputies, a public relations officer, the investigator of the recent Queens Lake incident at the clubhouse, plus an additional officer speaking about social media.

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Communication

Submitted by Jim McCormack: Director

Committee Members: Jim McCormack, Bob Gaschen, Leah Duckworth, Jean & Phil Lien, Claudia Smith, Kate Roessler, Carlos Tricoche, Heather Walters, Suzanne Maggio, Cherrie Begley

NEWSLETTER: For 2020, the Newsletter subcommittee remains the same as in 2019.

Team Leader and Editor:	Bob Gaschen
Photographer:	Leah Duckworth
Advertisements:	Cherrie Begley
Distribution:	Jean & Phil Lien

Jean Lien has started contacting our 2019 advertisers. Most will continue with a commitment for all 5 issues. Our ads bring in more money than it costs for the newsletter and the mailing fee. Please give our advertisers a call when you need work done.

Deadlines for the newsletter:

March 15th for April/May May 15th for June/July July 15th for August/Sept. Sept. 15th for Oct./Nov.

SUPPORT GROUP: For 2020, the Support Group subcommittee remains the same as in 2019.

Team Leader:	Sheila Myers
Member:	Leah Duckworth

Contact Sheila Myers at 757-220-0965 for more information.

SOCIAL MEDIA: For 2020 the Social Media subcommittee will consist of:

Team Leader and Admin:	Suzanne Maggio
Admin:	Heather Walters
Moderators:	Rebecca Cho and Julie Dooley

The subcommittee is responsible for authorizing Group memberships and ensuring that the posting rules are followed. The Facebook Group page has become an important, integral part of spreading information among Queens Lake community residents. Although our Association sponsors the site, postings are by members and not the Association. Association official notices are disseminated to Association members by occasional letters and emails, the five, annual QLCA Newsletters, and the QLCA Website. The Association sign board (Hubbard & Lakeshead) also provides event reminders.

WEBSITE: For 2020, the Website subcommittee members remain as in 2019.

Team Leader:	Leah Duckworth
Web Master :	Bob Gaschen
Member:	Kate Roessler
Member:	Cherrie Begley
Member:	Carlos Tricoche

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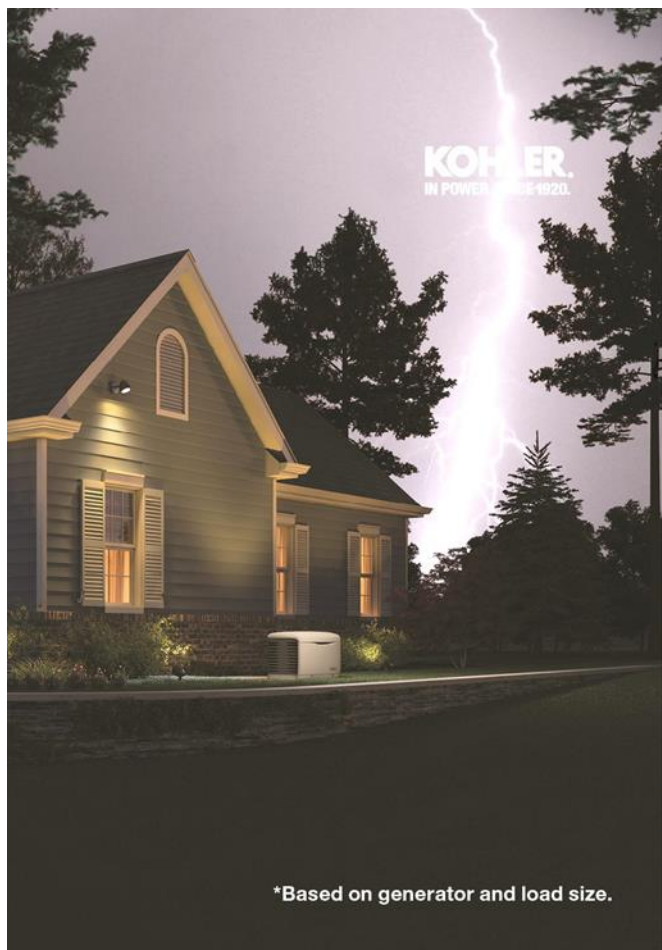
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Queens Lake Real Estate Market Update

Active Homes & Land (Per MLS data as of 1/14/20)

298 E Queens

3 BD 2.5 BA

2,784 sf

\$425,000

2019 SALES SUMMARY:

There are 6 homes currently under contract.

37 homes sold in Queens Lake in 2019

with a price range of \$221,000 - \$1,035,000.

*Inventory is low. Contact me to set up time to discuss the current market in
Queens Lake*



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Clubhouse

Submitted by Judy Angles : Director

Committee members: Cherrie Begley, Susan Adams, Judy Angles, Lana Olson, Ann Brown-Hailey, Pat McDermott, Carolyn Campbell, Nancy Dutro, Rebecca Cho, Rachael VanLandingham, Jessica Pinciario and Barb Timko.

In December a Christmas Brunch was held at the Clubhouse. Lana and Pat McDermott set up the tables and chairs; Sandra Milburn outdid herself in decorating all the tables making it a festive event; Cherrie, Lana and Gordon helped with cleanup. It went well and was enjoyed by all.

I have spent many days since the incident at the clubhouse compiling with the help of Cherrie an updated rental agreement. First, I need to share it with my committee, get their input and then inform the community of a proposed rate increase and then I will share with the board and get their approval.

I do not want to down play what happened but I want to say that in the 43 years I have lived out here there have been only 2 other incidents and they were from teenagers from within in our community. We have taken all the complaints and suggestions seriously even those contributed by people who are not members of the association and those who have never volunteered for anything. We need everyone who voiced an opinion to join the association and to join volunteer committees to help keep this the safe neighborhood that everyone wants. But at the same time, we have to remember that, while we do not under any circumstance want this to happen again, this was ONE incident in a long history of peaceful and uneventful activities hosted at the clubhouse. Tightening up the rules should go a long way toward preventing another such incident.

Cherrie and I decided we would honor the 2 rentals already in place but would not accept any rentals through February until we work out the new Policy and Rules.

We have many events already planned for this year. We hope the board will try to attend as many events as they can.

Soup Social

Friday February 21

Queens Lake Clubhouse - 6:00 PM

**FREE FOR
QLCA MEMBERS**

Come for a fun evening and get to know your neighbors.

Bring soup, salad, dessert or an appetizer to share and a drink of your choice.

*RSVP to the office 229-0973/qlca@widomaker.com and
let us know what you will be bringing*



Christmas Brunch



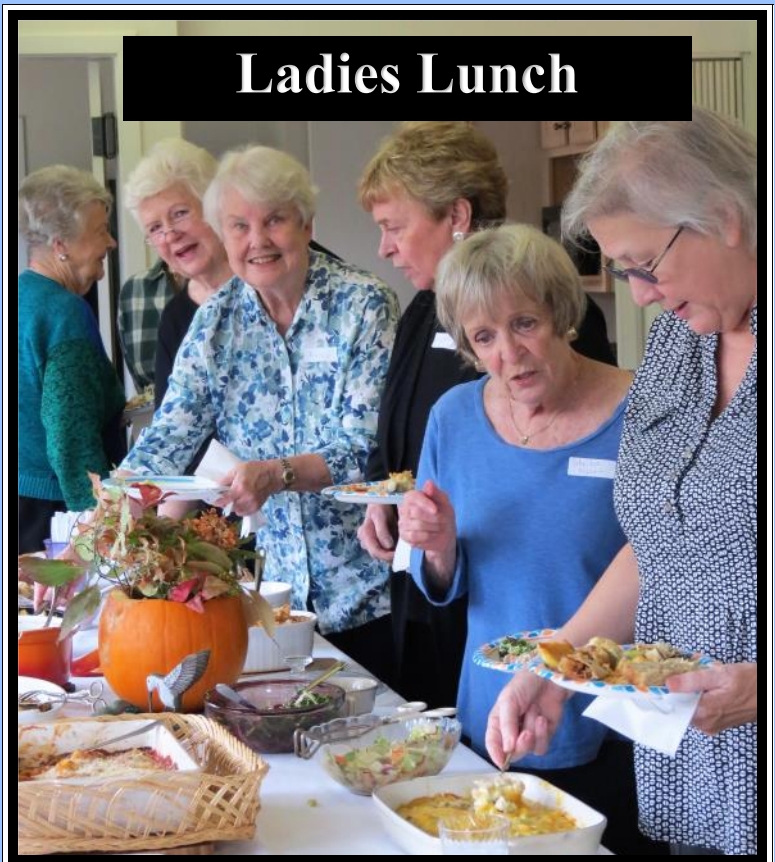
Ladies Luncheon

Join us Tuesday February 11
to celebrate Valentines Day

Bring a dish to share.

12:00 - Clubhouse

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Seafood Fest





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Lisa Legaspi

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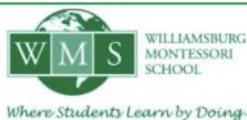
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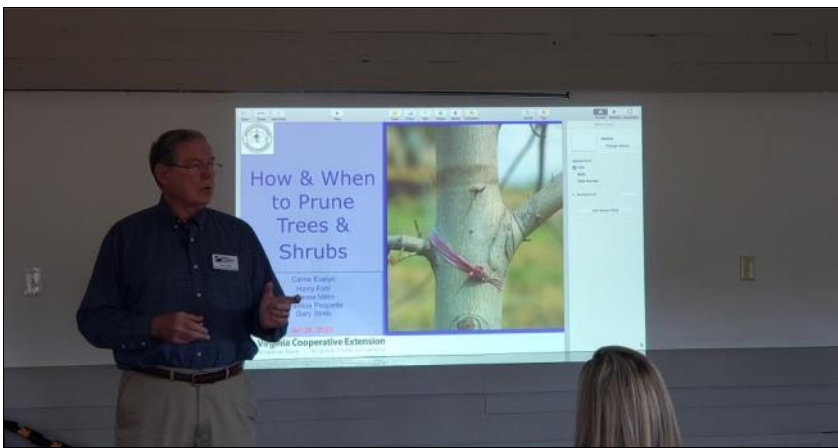
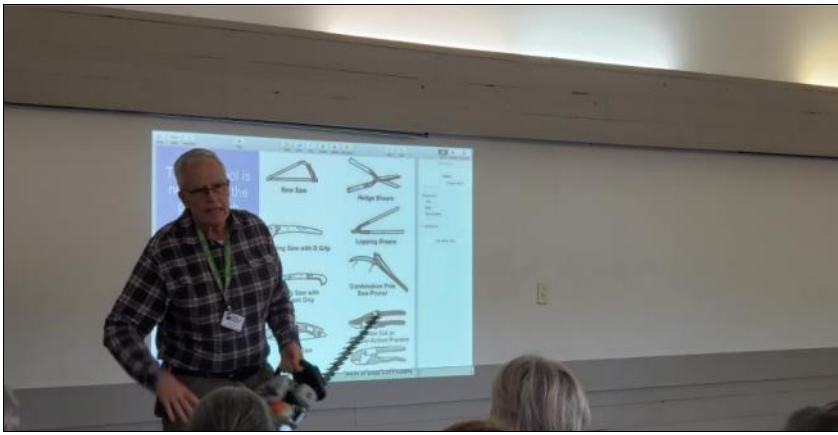
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