

# 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 2021

Well, here we go again. I'm back at the kitchen table writing a "Welcome to the New Year Letter" just as I did at this time last year little suspecting exactly what challenges lay in front of us. Many of the challenges that we faced last year have not yet been resolved and are sitting right here staring us in the face. We have not yet resolved Covid which presents a special challenge to the Association as it interferes with the running of the association's business such as the rental of the clubhouse. It also affects the sense of community when it results in the cancellation of all social gatherings at which we, the membership, renew our ties to each other and to the community in which we live. With the Annual Meeting behind us and a new year opening up in front of us, I thought it might be interesting to take a bird's eye view of what the new Board of Directors will be busy undertaking during the coming year. So, here is a partial list of the tasks that will be managed on your behalf:

- Cutting, pruning, trimming, planting,
- transplanting and weeding will continue apace;
- getting estimates for a new clubhouse roof,
- planning social functions and rentals
- producing and distributing the Newsletter;
- overseeing the website and the Facebook page;
- liaising with the support group;
- conducting safety checks for the playground
- searching for solutions of community concern such as speeding;
- updating the community on York County news ;
- undertaking the next 5-year Capital Reserve Study;
- making further spillway repairs; strengthening the dam;
- monitoring the lake water quality;
- completing Phase 2 of A Dock electric;
- sanitary pump out station brought online;
- completing pier work such as evaluating floating piers
- improving pier lighting;
- getting to work on the drainage and erosion control plan;
- managing pool fees,
- organizing swim team, setting up meets,
- replacing pool cover and underwater lights
- Maintaining and repairing both pools
- offering tennis lessons,
- hiring and overseeing life guards ;
- planning, organizing, running Queens Lake Day;
- writing budgets for 2022.....

So, how does the work of this "small business-like" community organization get done? By volunteers, of course! Careful study of last year's committee volunteer list resulted in the following information. There were 175 names on that list. After going through the list and taking out the names of all the people who serve on more than one committee, what resulted was a list of 115 names of the people that do the work of 24 committees and sub-committees with some of those people serving on four and five committees at the same time. Is your name on the List of 115?

When using your proxy to elect a Board of Directors to act on your behalf in dealing with the workings of the Association, your commitment to the running of the Queens Lake Community Association is not fully discharged. We need more than just your vote. We need you to serve on committees, to contribute ideas and man-hours to the volunteer effort. So, what do you say? Why not pick a committee that fits in with your lifestyle and become one of the 115+? Remember, not all committees are created equal. Some are less intense than others and don't meet as often. Find one that matches your style and interests and join us. We need you!

Respectfully, Leah Duckworth

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234 East Queens Drive  
Williamsburg, VA 23185

## **BOARD OF DIRECTORS & OFFICERS**

<b>Leah Duckworth</b> .....	220-9366
President/Community Affairs.....	lnduckworth@cox.net
<b>Rebecca Cho</b> .....	565-7050/871-2334
Vice President/Membership.....	tombeccacho@cox.net
<b>Les Vrabel</b> .....	1-561-383-1977
Beautification.....	LVrabel@hotmail.com
<b>David Dafashy</b> .....	570-3190
Clubhouse.....	Dddafashy@icloud.com
<b>James McCormack</b> .....	221-7071
Communication.....	jamesrmccormack@cox.net
<b>Ted Lynch</b> .....	813-5469
Finance.....	Ted.Lynch03@gmail.com
<b>Bev Webb</b> .....	804-467-5875
Maintenance.....	bmadisonwebb@yahoo.com
<b>Kate Helwig</b> .....	508-7163
Marina.....	helwigkateva@aol.com
<b>Bruce Keener</b> .....	323-4442/703-498-8091
Lake.....	bckeener3@gmail.com
<b>John Walters</b> .....	272-7526
Pool.....	Johnwalters23185@gmail.com
<b>Carlos Tricoche</b> .....	636-5510
General Recreation.....	ctricoche@cox.net
<b>Andy Franck</b> .....	Legal Counsel
<b>Lana Olson</b> .....	Corporate Treasurer
<b>Cherrie Begley</b> .....	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](mailto:qlca@widomaker.com)  
**Website:** [www.queenslake.net](http://www.queenslake.net)  
**Facebook:** <https://facebook.com/ILOVEQUEENSLAKE>  
**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](mailto:cbkolloff@gmail.com), 642-7019

### **Newsletter Layout & Design:**

The next newsletter deadline is **March 15, 2021**. Inquiries, articles and ads should be submitted to the QLCA office by email [newsletter@queenslake.net](mailto:newsletter@queenslake.net) or by calling 229-0973

## **CALENDAR OF EVENTS**

**February 9 - Board Meeting - 7pm**  
**March 9 - Board Meeting - 7pm**  
**April 13 - Board Meeting - 7pm**  
**May 11 - Board Meeting - 7pm**  
**June 9 - Board Meeting - 7pm**  
**July 13 - Board Meeting - 7pm**  
**September 14 - Board Meeting - 7pm**  
**October 12 - Board Meeting - 7pm**

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**Yoga** -Yoga: Thursdays 6:00-7:15pm, Clubhouse (with masks) along with a synchronous Zoom (ID:89474663016, pass-word:yoga)class. Classes are \$10 each or a five class pass for \$40 ; first class free. Contact Mary Joyner ([mjyoga101@gmail.com](mailto:mjyoga101@gmail.com))

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## **SUPPORT GROUP**



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

**New group members are welcome.**  
**Call Sheila Myers at 220-0965.**

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**Mention ad for free sidewalk cleaning up to 100 sq ft**

## **Board Briefs**

**September 8, 2020**

**Motion to approve July 14 Board Meeting Minutes:** Bev Webb made a motion to approve. Bruce Keener seconded.

**Motion :** Rebecca Cho made a motion to raise the Traditional stock fee from \$1,000 to \$1,500 that will take effect in 2022. John Kueser seconded. Motion passed.

**Motion:** Mark Downey made a motion to extend the pool season with a suggested donation of \$50. Nancy Jo Hubbard seconded. Motion passed.

**October 13, 2020**

**Motion to approve September 8 Board Meeting Minutes:** Jim McCormack made a motion to approve. Nancy Jo Hubbard seconded. Motion passed.

**Motion :** Kate Helwig made a motion to approve the Trespassing Policies for Queens Lake as amended. Rebecca Cho seconded. Motion Passed.

**Motion :** Leah Duckworth made a motion to go virtual for the Annual Meeting for everyone. Mark Downey seconded. Motion passed.

**Motion :** Mark Downey made a motion to approve the 2021 budget. Jim McCormack seconded. Motion passed.

**Motion :** Bruce Keener made a motion to eliminate the Lake's Limited Membership. After discussion, the motion was tabled since timely notification of membership required by the Bylaws had not occurred.

**Motion :** Rebecca Cho made a motion to have a special meeting in two weeks (October 28) to vote on previous motion. Mark Downey seconded. Motion passed.

**Motion :** Bev Webb made a motion to allow the Maintenance Committee permission to place near the front corner of court #1 a "night time " type Christmas Tree which would be all lights. Kate Helwig seconded. Motion passed.

**Motion :** Kate Helwig made a motion to approve the revised marina rules. Mark Downey seconded. Motion passed.

**Motion :** Kate Helwig made a motion for the marina to enter a 1-year agreement with HOAsites for \$550.00 a year to manage the marina memberships/fuel sales. Leah Duckworth seconded. Motion passed.

**Motion :** Kate Helwig made a motion to approve the change in slip fees in 2021 budget cycle. Rebecca Cho seconded . Motion passed.

**Motion :** Mark Downey made a motion to approve the increase joining fee for the pool in 2021 summer season for both Family and Couples membership by \$35 and leave the rate for Singles membership unchanged. Rebecca Cho seconded . Motion passed.

**October 28, 2020**

**Motion :** Bruce made a motion to Immediately terminate the issuance of Limited Member, Non-Resident Fishing Permits Bev Webb seconded. Motion passed.

## **Beautification**

Submitted by Les Vrabel: Director

**Committee Members:** Laura Nanartowich, Jean Lien, Cherrie Begley, Susan Sims, Rosalynn Fernow, Mat Hogg, Libbey Oliver, Julie Dooley, Kathy Maxfield, Rebecca Cho, Judy McCormack

Happy New Year to all my friends and neighbors here in Queen's Lake.

Judy McCormack was kind enough to drive me around the Queens Lake neighborhood to familiarize me with what was going on with "beautification" in the past.  
Thanks Judy....

I spoke with the gentlemen at Townscapes on Wednesday and he will be sending us a new contract for our approval. The price, as far as I know right now, will be the same as it has been for the past many years. We have been happy with their performance in the past and are grateful for their holding the same price . I asked for a new contract reflecting the

new company name on the contract and to include all the changes made to it over the past few years.

Anyone wishing to join the beautification committee please call me. I would like to meet with as many of you as I can in the next 2 weeks. After that we can report on our plans for the coming year. If you do not want to be on the committee but would like to be a "worker bee" and help with planting weeding and general garden work I would like your contact information.

This is a very beautiful neighborhood and I would like to make a few additions for the future after meeting with my committee.

## Membership

Submitted by Rebecca Cho: Director

**Committee Members:** Suzanne Maggio, Stacy Harris, Emily Edmonds, Carolyn Campbell, Julie Dooley, Kerry McGuire

Happy New Year! We have all navigated almost one full year of small-scale social interaction in our community and I am wholeheartedly looking forward to the near future where we will all be able to gather safely again. As we turn the page in our calendars to 2021, I want to thank our members for their continued support of QLCA both financially and thru volunteerism. While everything came to a screeching halt our facilities and the funds that are needed to run them have continued. The pool, playground, field, marina, and lake were all available to members during this time and please thank all the QLCA Directors for taking steps to make sure we could safely be outside for recreation. Possibly one or two Member socials are scheduled for 2021 if we have a clear window, so keep fingers crossed.

We appreciate everyone who has turned in their 2021 dues so far. If you have not already done so please fill in the dues form with your best contact information, along with your check, and mail it or drop it off in the mail slot located next to the clubhouse double doors. After January 31st, another email will go out adding a late fee of \$25 each month. Dues can also be paid online under [www.queenslake.net](http://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. Please help us out by getting your dues in on time but, if you need to make other arrangements please contact the office 229-0973. The information listed in the directory is updated from your yearly due's forms so if you have dropped your home phone and would like to add a cell phone number, or if you have a new email or something in the directory is incorrect please help us by providing that information on the invoices.

Speaking of directories, the bright yellow 2021-2022 QLCA Member Directory have all been delivered by hand. A huge thank you goes to Lana Olsen and Leah Duckworth for helping to label the directories and to the following

members who helped deliver your directories despite the cold weather: Cherrie Begley, Carolyn Campbell, Kathy Devanny, John Harding and Terry Walsh-Harding, John and Nancy Hummel, Nancy Kilgore and Bev Webb, Lisa Legaspi and family, Jim and Judy McCormack, Jessica, Pinciario and family, Ryan and Beth Sanford and family, Robert Reining and Sally Hewitt, Anne Rose, and especially Julie Dooley who helped me deliver all the rest before the holidays!

Our last 2020 Membership committee meeting was held at the clubhouse on November 17th. It is amazing that despite the pandemic over 40 new non-member and members households moved into the neighborhood and were visited in a socially distanced manner in 2020 by our committee members. The topic of homes quickly selling was discussed and issues with getting information to realtors. Included in the discussion was the passage of the 2022 increase to the Traditional Stock Purchase fee and making sure that we communicate this with many of our nonmembers about the change in fee. The spring newsletter will be highlighting this as it is mailed to all our QL neighbors. We hope to have another meeting in either February or March. We are always looking for enthusiastic committee members, if you would like to join the Membership committee please contact Rebecca Cho.

Finally, membership numbers remain steady for the start of 2021. Since the November Annual Meeting we have gained three new families who are deeded transfers, and we have two new traditional members who have joined this year. Please make sure to welcome our newcomers to the neighborhood. Currently homes going up for sale are pending immediately afterward with almost no homes currently on the market. We continue to contact realtors of those homes to help educate realtors and buyers on our Queens Lake neighborhood amenities. If you are considering selling your home, please contact Rebecca Cho so that we can give you a colorful QLCA brochure to have for showings. This brochure is a fantastic visual advertisement highlighting all the amenities that Queens Lake Community has to offer.



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## **Marina**

Submitted by Kate Helwig-Hobert: Director

**Committee Members:** Dockmaster : Chris Kolloff, Chris Ferguson, Bryan Edmonds, Chris Eckols, John Robinson, Carlos Tricoche, Luther Blair, Craig Marcuson, Bringier McConnell, Van Dobson, Robert Reining, Chris Hager, Jack Dooley, Bob Evans, Mike Turkovich

*The goal of Marina Committee is to bring marina patrons and all Association members, a safe, clean, welcoming marina that can be enjoyed with family and friends!*

1. **COMMITTEE MEETINGS:** Held the 4th Monday of every month. Due to COVID restrictions, we are meeting in a hybrid capacity (via ZOOM & in the clubhouse with social distancing measures).
2. **COMMUNICATIONS:** Please view the Marina page on QLCA's website for up-to-date information including forms, rules and FAQ'S. The link is: <https://queenslake.net/marina> You can also find the marina on Facebook: <https://www.facebook.com/QUEENSLAKEMARINA>
3. **FINANCIALS:** The Marina's year end profit as of December 31, 2020 was \$22,490.16 These earnings will be added to the existing Marina Reserves of \$ 493,537.25
4. **SLIP RENTALS:** Annual slip renewals were sent out by the Committee in December. As of January 15th, we are at 70% occupancy with 44 of 63 slips are rented. Of our 44 renters, 25 are QLCA members, 19 are "Limited" (non-resident) members. A monthly late fee of \$25 will be applied after February 1. Annual slip fees range from \$150 to \$2,400. Slips can now be paid by cash, check, credit or HCH bank draft. A list of available slips, with rates is posted at the marina gazebo and on the website.
5. **SELF PROPELLED ACCESS:** All QLCA members in good standing enjoy FREE use of the Marina for "self propelled" water craft (aka canoes, kayaks and stand-up paddle boards/SUPs). Registration is required. Forms can be found on **line** and at the gazebo. Patrons will be issued a parking pass and boat sticker.
6. **PHASE 1 PILING WORK: COMPLETED** and under budget by \$4,128. Tidewater Properties & Construction completed work to remove old pilings/decking, stabilize the picnic deck and add pilings to three slips where others had failed. Additional work (Phase 2) will be bid after the Marina's Master Plan is approved.
7. **REPAIRS & MAINTENANCE:** Committee volunteers manage an ongoing "TO DO LIST". Most recently volunteers added water service to the slips on A-Dock. Thank you Chris Kolloff & Jack Dooley!
8. **SANITARY PUMP OUT:** The system has been re-plumbed and powered but the vacuum pump (located in the small shed near the trash cans) has failed rendering the system inoperable. Committee members are exploring options for repair/replacement with the goal of having the system operational ASAP.
9. **FUEL:** Fully operational. Current price is \$2.49 per gallon. The Marina is now using a "Square" card reader to process credit card sales (no longer using the DOCKWA application). Fuel sales are by appointment; 24-hour notice is requested. Contact Dockmaster Chris Kolloff @ 757-642-7019 or [cbkolloff@gmail.com](mailto:cbkolloff@gmail.com).
10. **DRAINAGE & EROSION STUDY AND REMEDIATION:** In the 2020 budget, the membership approved \$60,000 (½ from Marina Reserves; ½ from General Reserves) for bulkhead & drainage work at the Marina in conjunction with drainage improvements to the Clubhouse & Pool lot above. At a joint meeting last August, representatives of QL's Marina and Maintenance Committees agreed that a site survey was the first order of business. QLCA member Doug Mettler has drafted an RFP that will be reviewed at the next marina meeting. The Marina Committee will continue to work with the Maintenance Committee on this.
11. **ELECTRICAL:** The project to upgrade the Marina's electrical to code continues. The Marina Committee voted to reduce the number of slips serviced as the first round of bids (\$68,900) came in higher than desired. Three contractors still being considered: Advanced, Price and Hazard Electrical Services.
12. **MASTER PLANNING:** \$20,500 was approved from Marina reserves in the 2021 budget to hire a consultant to prepare a multiyear "master plan" to guide the Marina Committee forward in a concise manner. The consultant will evaluate our site for both boating and non-boating uses (bulk head replacement, floating piers, boat lifts, walkways, viewing & picnicking areas etc.). Input will be sought from QLCA members (stakeholders). The Finance Committee is also scheduled to update the association-wide Reserve Study that details the remaining life expectancy and replacement costs of all common area facilities.



## Communication

Submitted by Jim McCormack: Director

**Committee Members:** Bob Gaschen, Leah Duckworth, Cherrie Begley, Jean Lien, Mark Schmidt, Yvonne Schmidt, Carlos Tricoche, Kate Roessler, Julie Dooley

**COMMITTEE MEMBERS:** With the transfer of the Support Group to Community Affairs and the elimination of the Social Media team, the 2021 Communications Committee is reduced to two subcommittees, Web Site and Newsletter. The Communications Committee will maintain a Social Media Liaison (Suzanne Maggio) to monitor the several Queens Lake Facebook pages so that the BODs are informed of posting activity that may be of interest to the Association.

WEB SITE; Bob Gaschen, Leah Duckworth, Cherrie Begley, Julie Dooley, Kate Roessler, Carlos Tricoche.

NEWSLETTER: Bob Gaschen, Leah Duckworth, Cherrie Begley, Jean Lien, Mark and Yvonne Schmidt.

SOCIAL MEDIA MONITOR: Suzanne Maggio

WEB SITE: The Web Site subcommittee has responsibility for The QLCA Facebook FB Business Page <https://www.facebook.com/ILOVEQUEENSLAKE>. Members are encouraged to join and select "follow/like" to stay abreast of official notifications and events. This page is a read-only site. The Administrators are the only ones authorized to create posts.

NEWSLETTER: In every NEWSLETTER going forth we will place a reminder of the official QL page <https://facebook.com/ILOVEQUEENSLAKE>. As people move in they will see we are there and "follow/like" the page.

Our ads bring in more money than it costs for the newsletter and the mailing fee. Please call our advertisers when you need work done.

EMAILS: in addition to posting the events and notification on the new FB Business page, the Association office will also send out email of important events and notices to members.



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## Clubhouse

Submitted By : David Dafashy

**Committee members:** Cherrie Begley, Susan Adams, Ann Brown-Hailey, Pat McDermott, Carolyn Campbell, Nancy Dutro, Rebecca Cho, Jessica Pinciario, Barb Timko, Bev Webb, Robin Land, Suzanne Maggio, Chuck Hretz, Tim Hretz, Nancy Burkhart, Stephanie Moser, Emily Edmonds, Les Vrabell, Melnie Houle, Patty Partneck, Robert Cruz, Doris Cruz

2020 passed into the history books rather quietly at the clubhouse, with the pandemic significantly limiting gatherings at the venerable and scenic site. With that said, the Clubhouse committee, which now numbers over a dozen residents, is eagerly looking forward to the time when gatherings can again be safely enjoyed by our close-knit neighborhood. The committee will have its first meeting on January 26th, via zoom, in accordance with executive order 72, which is set to run through January 31st. New members of the committee have already been bouncing around novel and exciting ideas for community events and programming, so while January and February may be rather quiet, you can rest assured that the remainder of 2021 will be rife with memorable activities that you will not want to miss!

There were 3 rentals (approximate, Cherrie to verify) in December, and currently there are no reservations for the Clubhouse space for January or February. Recent repairs include the installation of a push bar on the side exterior door, and the repair and resetting of three doors throughout the building by This-n-That Handyman. A toilet was also replaced by Just Plumbing. The holiday season proved that the spirit of volunteerism is alive and well in our fair neighborhood. Cherrie Begley, under the knowledgeable supervision of Bob Gaschen, was able to rewire the hall phone, which had stopped working. The phone is now in the activity room and can once again be used for outgoing calls. Thanks Cherrie and Bob!

Ted Lynch met me on a chilly Sunday morning to reset a leaking toilet in the men's room. He arrived early, was prepared and courteous, and helped reset the wax seal with surgical precision. Highly recommend this guy for all your plumbing needs...wait...never mind....he isn't a plumber—but with Ted around, we may never need one again!! Thanks a million, Ted!!

Cherrie, gave the entire clubhouse and the carpeting a thorough cleaning in December. And when you hear the words “Cherrie” and “thorough” in the same sentence---you know it was a deep cleaning!! Thanks Cherrie, for all that you do!

Finally, thanks to Bev Webb, for installing a door plate and handle on an interior door--- and for all of his expertise and foresight in proactively identifying areas of concern around the clubhouse. We are so fortunate to have his insights. And while on the topic of keeping the holiday spirit alive, his “first annual” QL community Christmas Tree was AWESOME!! My family scheduled many a December stroll after sunset in seemingly arctic temperatures just to see the field lit up so merrily!! Thanks for that much needed dose of holiday cheer, Bev!

Last, but certainly of note, the roof of the clubhouse is turning 26 years old this year! While there do not appear to be any imminent issues, I am told there have been 2 small leaks in the past 2 years, and some peripheral shingles are broken and generally showing their age. There is currently \$7,390 designated in the Replacement Reserve for this issue. Given the rather large number of reputable roofers in the area, we will be seeking bids from 5 of them, with the thought that more information is always a good thing. Streamline, Chase, Integrity, Virginia Woodcrafts, and Pyramid roofing will be engaged, and we welcome any recommendations from residents with positive personal experiences. We will start reaching out to get bids after tomorrow's meeting, with a request to submit estimates by January 31st. A new roof is an important investment that will protect this treasured property well into the middle of the century.

## General Recreation

Submitted by Carlos Tricoche: Director

**Committee Members:** Peter Schweitzer, John Harding, Cherrie Begley, Lana Olson

I want to thank Bev for pointing out the water puddles under the swings in the playground, and for helping redistribute the gravel to cover them and other holes in the area. We also inspected the swings chains, in the adult swings and their are showing signs of fatigue specifically the four links - two at the top and two at the bottom - that takes the brunt of the friction. I will get some pricing and report at a later day.

As you know we are promoting, and encouraging QL Tennis Club membership. Please encourage you neighbors to join in support of this effort. As an extra incentive we are offering a free computer class to promote participation and increase membership.

**The Recreation committee is offering a FREE computer class to QLCA Members and non-residents who join the Tennis Club. This is in appreciation for your 2021 support.**



**As you know we are encouraging membership to the Queens Lake Tennis Club to help with the cost of repairing and preserving the top court. Membership is only \$35 for QLCA members and \$50 for non-residents for the entire year.**





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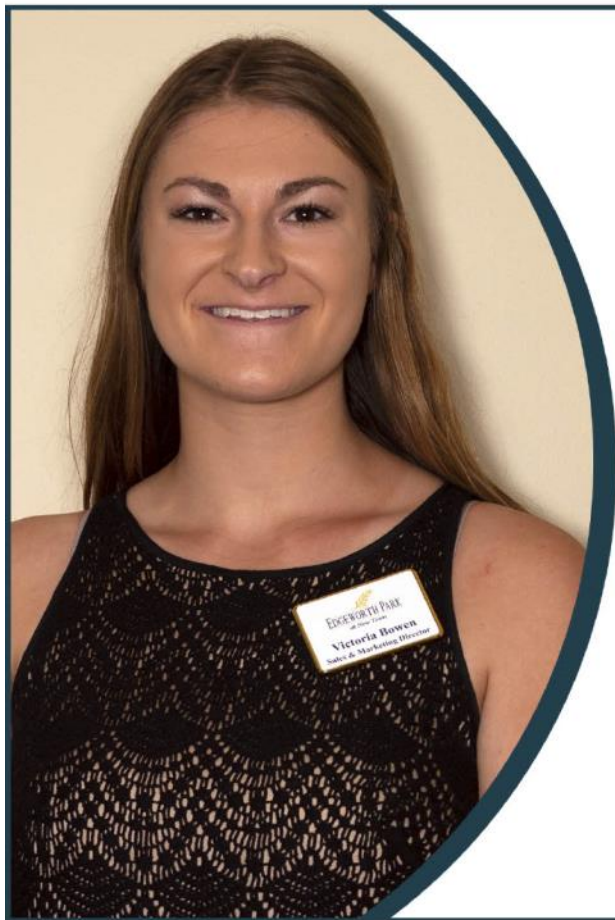


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# 2020 Queens Lake *Real Estate Recap*

28 Homes Sold in 2020	\$335,000 Minimum Sale Price	\$720,000 Maximum Sale Price	\$452,132 Average Sale Price
6 Homes Sold Were 3 Bed	15 Homes Sold Were 4 Bed	7 Homes Sold Were 5 Bed	18 Median Days On Market

2021 is off to a quick start with 1 closed already  
and 2 more under contract.

It truly is one of the best times to sell if you have been thinking about it. The inventory is incredibly low, interest rates are at historic lows and the buyers are out there and ready. If you ever have any questions I can answer or anything I can help with please don't hesitate to reach out.

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## Community Affairs

Submitted By Leah Duckworth: Director

**Committee Members:** Mary Louise Gerdes, Laura Nanartowich, Renny Parziale, Lordes & John Farley, Terry Hardin, Nancy Kilgore, Rebecca Cho, Caroline Broun, Shelia Myers

The Committee last met in October. Several on-going initiatives were identified and included:

1. Editing and posting information emailed from various York County government offices concerning items and events of interest occurring around the county at venues such as New Quarter Park or Riverwalk in Yorktown.
2. Keeping the membership informed of the possibility of a partnership between the QLCA and the Coast Guard Blue Dolphins Swim Team.

The next scheduled meeting of the committee will be a virtual meeting on January 18. At this meeting, the members will identify areas of concern to be addressed during the

coming year. Among but not limited to these are the following possible topics:

- Brainstorm methods of dealing with speeding on the streets within the community;
- Regular postings on the QLCA Facebook page of items of interest to Queens Lakers.
- Notifying QLCA members of events of interest sponsored by the county.
- Informing the QLCA community about the potential development of the Eggers Tract – a 250 acre tract of land lying on the opposite side of the Colonial Parkway from New Quarter Park.



## **Lake**

Submitted by Bruce Keener: Director

**Committee Members:** Rick Toth, John Blommel, Richard McCluney, Neil Hernandez, Jody Hernandez, Jesse Allen, Lana Olson, Rick Lowry, Richard Sebastian, Mark Phinney

### **Queens Lake:**

The Queens Lake Dam engineering report was completed in November and submitted to VA DCR, Dam division. A.M. Thomas and Associates requested confirmation of the Special Low Hazard classification for Queens Lake. The DCR Regional Engineer has questioned the classification and wants to elevate Queens Lake to Low Hazard classification. This classification would add several new requirements to the lake structure. A.M. Thomas and Associates are currently appealing the Regional Engineer's determination to upper levels. Progress on the embankment rehabilitation is currently on Hold until this matter is resolved.

### **Princess Pond:**

2020 identified concerns:

#### Water leak at groin of embankment (Dr. Campbell side)

After the 2020 boat check and debris cleanup, a significant leak has been found in the embankment. The leak is assumed to have been leaking at least since 2020 based on the obvious iron bacteria staining where water is observed to be running. The Lake Committee is observing the leak on a regular basis. Some method to measure the leak to determine volume is under consideration.

#### Overtopping of embankment during heavy or sudden rain events.

During the spring and June 2020, water was observed overtopping the embankment near the center of the embankment. The center of the embankment is some 3 to 6" lower than the spillway based on amateur field measurement. The water is overtopping the embankment and not using the emergency spillway. To control the overtopping, a sandbag wall was constructed along the center edge of the embankment, facing Princess Pond, and the waterline has been regularly cut to prevent marsh grasses from growing thick and blocking the two standpipe flows. No overtopping has been observed since these actions have been in place. However, we have not experienced rain events as severe as occurred during the spring. Success may be superficial. The association has no relevant documentation to assess the current conditions of the pond versus the as-build conditions of 1968. The pond has given major signs of stress this year that are indicators of potential failure of the embankment at princess Pond. Additional information is needed to determine extent of potential failures and remedies.

Action requested:

Authorize a full engineering study to determine current condition and health of Princess Pond, magnitude of potential concerns and possible recommendations for repair to restore the pond health. A full engineering study should cost in the range of \$25,000 to \$30,000. A full hydrologist study, geotechnical study, topography survey would be needed due to complete lack of recorded information at this time. Other considerations for study would be determination of the actual jurisdictional authorities and their applicable regulations. Access to the pond for repairs will be critical. At this moment, the association only has two 15-foot pedestrian easements. Terms and conditions of these easements need to be determined. Both easements have been compromised for access in the manner of fence lines, trees, retaining walls and other improvements in the easements which hinder equipment access. It is likely the pedestrian easements may not allow construction equipment to access. Lake Committee request Board of Directors to forward funding request to Finance Committee for review and recommendation in regards to funding the requested engineering study.

### **Queens Drive Bridge/Spillway:**

The Lake Committee continues to pursue proposals to perform the joint seal repairs outlined in the 2018 Structural Engineer Study and recommended by JackCrete as a follow-up to their work. Four VDOT-qualified contractors have been contacted for proposals. Four companies have reviewed the work and conducted site visits. Two have returned a No Bid response. One proposal has been received with another expected shortly.

### **State of Virginia Engineering Reimbursement grants:**

With the guidance of A.M. Thomas and Associates, the Lake Committee has prepared three grant applications to VA DCR, Dam Safety division for possible grant reimbursement for our engineering expenses. The grants are applicable to our Emergency Preparedness Plan, PE Inspection and Safety Engineering study. The grants, if awarded, may provide reimbursement up to 50% of expenses. This is the only year that we would be eligible to submit for the work performed to date. Part of the grant application requires a Resolution from the Board of Directors expressing support for the grant applications and authorizing funding for the grant projects.

## Lake - continued

The Lake Committee met on December 14, 2020 to formally organize for the 2021 calendar. The meeting schedule for 2021 was set for the following dates: February 8, 2021, Monday; May 10, 2021, Monday; August 9, 2021, Monday; October 11, 2021, Monday

### Addition 01 to Lake Committee Report – January 2021 - Queens Lake:

The Queens Lake Dam engineering report was completed in November and submitted to VA DCR, Dam division. A.M. Thomas and Associates requested confirmation of the Special Low Hazard classification for Queens Lake. The DCR Regional Engineer has questioned the classification and wants to elevate Queens Lake to Low Hazard classification. This classification would add several new requirements to the lake structure. A.M. Thomas and Associates are currently appealing the Regional Engineer's determination to upper levels. Progress on the embankment rehabilitation is currently on Hold until this matter is resolved.

After consultation with Don Rissmeyer and Ginny Snead of A.M. Thomas and Associates, the lake committee was determined that an updated Dam Break Inundation Zone study should be authorized to provide new, accurate facts to contest the proposed change in hazard classification by DCR Dam Safety division. The DCR regional engineer, along with his first level administrator, has indicted the change is warranted due the 2014 Dam Break Inundation Zone study, submitted with the original hazard classification report. The 2014 map shows a 24-hour dam break approaching the C. Abbot residence and flooding a majority of his property. The expectation of property damage negates the Special Low Hazard classification. The change to Low Hazard classification has significant requirements that would impact QLCA with major financial requirements. One major change would affect the spillway, currently certified for a 10-year flood stage level. Under the Low Hazard classification, the spillway would have to meet a 100-year flood stage. In general, the change would require major new construction and modification to the embankment spillway with an additional cost of \$200,000+, per the engineer's estimate. Upon review of the 2014 Inundation report, there are some inaccuracies and questionable results that need to be either clarified or corrected to counter the DCR decision. A new study is expected to provide new data which clarifies the potential impact of a dam break and provide DCR with conclusive information to reverse and correct their decision. The 2021 Inundation study would provide a new benchmark that would stand on record for future O&E certificate renewals. The study would also be needed, if the decision cannot be reversed, for determination of Low Hazard classification requirements.

With the guidance of A.M. Thomas and Associates, the Lake Committee would prepare a grant application, immediately, to VA DCR, Dam Safety division for possible grant reimbursement for inundation study cost. The grant, if awarded, may provide reimbursement up to 50% of expenses.

### Addition 02 to Lake Committee Report – January 2021 - Queens Drive Bridge/Spillway:

The Lake Committee continues to pursue proposals to perform the joint seal repairs outlined in the 2018 Structural Engineer Study and recommended by JackCrete as a follow-up to their work. Four VDOT-qualified contractors have been contacted for proposals. Four companies have reviewed the work and conducted site visits. Two have returned a No Bid response. One proposal has been received with another expected shortly.

The Lake Committee has secured two proposals for needed Joint Repair at the Queens Lake spillway.

Results:	Richmond Primoid, Inc.	\$5,300.00 Lump Sum
	Swank Construction Company LLC	\$9,000 Lump Sum
	T.J. Crooks, Inc.	No Bid
	K Plus Caulking, Inc.	No Bid

The Lake Committee has been working on getting proposals since April 2020. This work, if approved, will be schedule for early Spring 2021.

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## Maintenance

Submitted by Bev Webb: Director

**Committee Members:** Buz Wilson, John Blommel

In our last report we had received permission from the Board to place a lighted Christmas Tree on the play field to help start the joy of Christmas. During the last few months of 2020, we assembled a retractable/ telescopic Christmas Tree in early November and lite up the play field the day after Thanksgiving . The support system of the tree and lights were donated. John, Buz and I supplied our personal exterior extension cords that connected at the electrical box in Court 4 and ran the cords along the chain link fence near the top rail and attached it with zip ties. The support system was actually a retractable/telescopic flag pole and lights were added and all are now in storage. We had a number of nice comments about the tree and look forward to placing it again next year. Our plan was to offer hope where there is darkness. Just this past week we requested Dominion Energy to repair the outage on the watch light in the pool parking lot. I had requested they replace the outdated lights (HS) with more economical LED. Today, Jan 10th, Dominion Energy was on the job replacing the old lights with LED. We welcome projects with in our area and we would welcome other members of the community on our committee.

## Thank You

**ADOPT A HIGHWAY VOLUNTEERS**  
For Cleaning Lakeshead Drive

**February:**

**Joe and Dianne (Goldie) Duggan**

**March:**

**Jerry and Roxanne O'Regan**

**Hans Tiefel-Picker-Upper-In-Chief**

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## Finance

Submitted by Ted Lynch: Director

**Committee members:** Chairman: Bob Evans, Lana Olson, Gordon Angles, Bob Gaschen, Tom Cho, Chris Hager, Jack Dooley, John Pattisall, John Kueser, Rob Loughman

The finance committee is currently in the process of putting together a reserve study committee, which will be responsible for putting out an RFP for the study, hire the firm and then execute the study. Bev Webb from the maintenance committee and a representative from the lake committee have agreed to participate, and we are still looking for a representative from the marina committee, and a committee chair. We are working hard to form this committee and have already received several commitments. If anyone would like to recommend others to serve on this important committee, please let either myself or Bob Evans know.



## Trunk or Treat





## Pool

Submitted by John Walters: Director

**Committee members:** Robert Gaschen , Mark Downey, Marie Homer, Chris Homer, Ted Lynch, Nancy Jo Hubbard, David Dafashy, Andy McNeil, Lana Olson, Carolyn Broun, Todd Bruner, Ryan Sandford, Mya Fields, Laurie Sepanski, Dana DeJager, Tom Rooks, Mary McGovern

### SUMMARY OF PREVIOUS MONTH AND OLD BUSINESS

- Committee meeting was held on 8 Dec. Agenda was to review 2020 results and plan 2021.
- Next committee meeting will be held end of January/beginning of Feb
- Xmas tree sales fundraiser was a resounding success, with all trees sold ahead of schedule and the proceeds were indeed necessary to meet the overall budget of the Swim Team and Pool.
- New Adult pool cover was installed
- Standard winter maintenance is on-going

### MISC

- As usual, maintaining & updating the Pool facility is a continuous job. We are fortunate to have a handful of key volunteers that make it happen.
- Capital Study : We will use the occasion of the new study to imbed existing knowledge and a guidance for future volunteers about 'how to' plan and maintain.

*Enjoy Winter in Comfort*

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**QUEENS LAKE:** *Move to what matters most!*



*Photo by: Gregg Ripple, friend and neighbor*

## 2020 QUEENS LAKE REAL ESTATE MARKET RECAP

*Listed by order of sale date.*

Address	Sq Ft	Sale Price	Address	Sq Ft	Sale Price
111 Copse Way	2,954	\$425,000	106 Shorham LN	2,809	\$410,000
132 Bowstring DR	2,630	\$335,000	115 Holcomb DR	4,403	\$549,900
113 Sherwood DR	2,763	\$377,000	275 Princess PL	2,501	\$362,500
*131 Hunter LN	2,449	\$435,000	102 Sherwood DR	3,015	\$416,000
142 Little John RD	3,300	\$201,142	*114 Will Scarlett LN	3,278	\$452,000
167 W Queens DR	3,380	\$598,000	*217 W Queens DR	3,932	\$720,000
*104 Holloway DR	3,014	\$365,000	102 Copse Way	2,432	\$394,000
298 E Queens DR	2,444	\$385,000	114 Montague CIR	2,757	\$400,000
202 W Queens DR	3,592	\$557,000	297 E Queens DR	2,772	\$405,000
*131 Hunter LN	2,510	\$625,000	109 Will Scarlett LN	1,959	\$352,000
105 Bowstring DR	1,904	\$346,000	299 E Queens DR	2,588	\$349,000
109 Horseshoe DR	2,671	\$363,000	110 Charles River LND	3,308	\$450,000
127 Holcomb DR	2,900	\$395,000	117 Holcomb DR	0	\$130,000
173 Dennis DR	2,491	\$245,000	142 Little John RD	3,300	\$485,000
127 Little John RD	2,856	\$409,000	*123 Will Scarlet LN	2,419	\$499,900

\*Water Front Property



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