

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 2022

Happy New Year! I have been thinking about this next year as an opportunity to learn and listen. Our first month of the year has had its fits and starts, along with its electrical and cable outages, and return of zoom meetings. I had wanted to talk to you about how this year is going to be different, going back to the old ways, more normal. But it seems that it is shaping up to be another year of challenges, changes, resilience, and rolling with the punches. Let me get to the point... our lake, spillway, and dam.

Queens Lake has the benefit of a beautiful 54-acre lake, contained by a 95-year-old dam built in 1927-28, and a beautiful back-drop of a creek. All these items have been looked after since 1952 by Queens Lake Club to today's QLCA. The roadway and bridge are paved and maintained by VDOT. Every 5 years our community must plan ahead with our Capital Reserve Study and every 6 years the dam must pass a state inspection for dams with the Department of Conservation and Recreation of Virginia (DCR). If you have been following the Lake Committee's updates over the past two years you would know that the state of the dam has come into question after 2020 and culminated in receiving a "poor" rating for our safety with DCR. There are several factors that went into this rating by DCR.

- The slope on the creek side of the dam needs to be at minimum a 1.5 (current slope 1.15-1.3).
- The risk downstream from the dam if it were to break.
- The "toe" which is where the creek touches during storms, has been slowly eroding the slope over time.
- The rotting roots and root balls from trees that grew on both sides of the dam up until they were removed after Isabel in 2003 causing holes and voids inside the dam and along the slopes.

When I mentioned challenges earlier, I was speaking of this rather large issue that our membership faces. We have a decision to make as to in which direction we will be going to satisfy DCR and their requirements for dam safety while we are up against the clock.

(Continued on page 4)

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

BOARD OF DIRECTORS & OFFICERS

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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: <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, 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 or by calling 229-0973

CALENDAR OF EVENTS

February 3 – Beautification Meeting – 7pm – Clubhouse
February 8 - Board meeting - 7pm - Clubhouse
February 20 – Special Meeting – 2pm - Clubhouse
February 28 - Marina Meeting 7pm - Clubhouse
March 8 - Board meeting - 7pm - Clubhouse
March 28 - Marina Meeting - 7pm - Clubhouse
April 25 - Marina Meeting - 7pm - Clubhouse
May 23 - Marina Meeting - 7pm - Clubhouse
June 4 - Member Social
June 25 - Queens Lake Day
June 27 - Marina Meeting - 7pm - Clubhouse
July 25 - Marina Meeting - 7pm - Clubhouse
August 22 - Marina Meeting - 7pm - Clubhouse
September 26 - Marina Meeting - 7pm - Clubhouse
October 31 - Marina Meeting - 7pm - Clubhouse

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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 (mjoyoga101@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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Sympathy to the families
 of
 Maggie Rawlings
 &
 Anne Smith

Board Briefs

September 14, 2021

Motion to approve July 13, 2021 Board Meeting Minutes:

David Dafashy made a motion to approve and Ted Lynch seconded. Motion passed.

Motion : Ted Lynch made a motion that QL no longer use a CPA firm to perform monthly reconciliation statements on our investment accounts, as this information is now provided as part of our monthly statement from Davenport and QL does not need to pay a firm to do this. Laura Nanartowich seconded. Motion passed.

Motion : Ted Lynch made a motion that the Board of Directors approve the 2022 budget pending the addition of the marina's capital reserve request which will be included in the budget to be voted on at the October 12, 2021 meeting of the Board. Rebecca Cho seconded. Motion passed.

Motion : Bruce Keener made a motion to change Lake Rules and Regulations for the use of Queens Lake and Princess Pond. Operation of Boats: All boat owners must obtain an identification number for their boat and annual boat permit sticker from the office each year. The ID numbers should be three inches tall. ID number and boat permit sticker are to be displayed on both sides of the bow of the boat. Rebecca Cho seconded. Motion passed.

October 12, 2021

Motion to approve September 14, 2021 Board Meeting Minutes: Bev Webb made a motion to approve and Rebecca Cho seconded. Motion passed.

Motion to amend minutes : Bev Webb made a motion to approve the minutes as amended to include the email Bruce sent out to members on the cut to the water line by Schnabel Engineering and Jim McCormack seconded. Motion passed.

Motion : Leah Duckworth made a motion to approve the 2022 budget as presented by the Finance committee. David Dafashy seconded. Motion passed.

Motion : Bruce Keener made a motion to increase the boat fee for members on the lake to \$30 per year. This will increase collection to cover regular maintenance expenses. Rebecca Cho seconded. Motion passed.

November 9, 2021

Motion : Leah Duckworth asked for a motion to approve the minutes. George Logan made a motion to approve the minutes and Richard McCluney seconded. Motion passed.

Motion : John Hummel made a motion to approve the new Board members and George Logan seconded. Motion passed.

Motion : Richard McCluney made a motion to approve the dues increase by \$25.00 for 2022. George Logan seconded. Motion passed.

Membership

Submitted by Melanie Houle, Director

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

Happy New Year! We appreciate everyone who has turned in their 2022 dues. If you missed the January 31 deadline, you will be receiving an email reminder adding a late fee of \$25 for each late month. Your dues check and paperwork can be dropped off in the office mail slot at the clubhouse. For your convenience, dues can also be paid online. Visit www.queenslake.net, under "Association" from the title bar select Membership. On the Membership page select "Pay Dues Online". There is a small fee to do so, but you can pay your bill online easily with a credit card. We use the information on your due's form to update the directory. If you have a new email or phone number or if something in the directory is incorrect, please help us by providing that information.

Membership numbers remain strong going into 2022. Since the November Annual Meeting we have added one new deeded membership and three new traditional memberships. The membership committee formally welcomes all new neighbors to the community. You, however, are the best Queens Lake ambassadors. If you see a new neighbor, please stop by and welcome them.

Our first membership committee planning meeting is to be held Tuesday, February 1. We are always looking for enthusiastic committee members. It is a wonderful way to connect with new and old neighbors and share what you love about Queens Lake.

- I. **If we do nothing**, we incur up to \$25K in both civil and criminal penalties to DCR not to mention lawyer fees. They (DCR) will have authority to create a plan/project that we will ultimately be responsible to pay for but have probably little to no input. Most likely we will not have a lake or much of a lake as DCR is not in the business of maintaining lakes.
Result: Major impact to the lake itself, the fish and wildlife, and home assessments in the neighborhood overall could possibly drop 15% with a bigger drop on the lake front homes.
- II. **We could drain the lake to a specified height** which would take pressure off the dam by putting a notch in the spillway.
Not sure if DCR will eventually make us repair the slope at a later time
Result: Permanently lowering the height of the water, the lake would never be “full” again. Docks on the lake may not reach the waterline, some homes may no longer be “lakefront”. An overall decrease in the property values of lakefront homes with a possible decrease in the overall neighborhood property values.
- III. **Make recommended repairs to the dam, do small repairs to fix leaks on the spillway, and maintain the lake as is.** Since 2020 Bruce Keener and the Lake committee have been working with A. Morton Thomas (AMT) to engineer a solution. We have a 2-year construction pause with DCR that ends in 2023. Adrienne McKinney (Lake Director) with the Finance and Lake committees is sorting out all our options to pay for this solution. Replacement of the spillway is not currently added to the cost of this plan, just pinpointing and fixing the leaks. We have been monitoring the spillway for 3 months and there could be additional rescanning to narrow in on the locations of the water incursion so that proper repairs can be made.
Result: Plans have already been drawn by AMT to certify the dam, save the lake, and give the dam a useful life extension of 50 to 70 more years. This plan would satisfy the DCR state agency, going forward we will not have the large repair bills for our dam to re-certify it every six years. In going this route, a capital expenditure on the dam of somewhere between \$250K and \$300K is anticipated (15% overage included). The dam/roadway over the dam will be closed while repairs are made. The dam would be a staging ground. This cost does not include Wetland Disturbance of \$36K (unbudgeted for 2022) or additional spillway geotechnical scanning (budgeted). Spillway leaks will be repaired, and we continue using the spillway. We have a 21+K grant from DCR that will be reimbursed to us for a percentage of the plan that was already paid for. Bruce Keener applied for this in 2021, and it was approved.

The Lake and Finance Committees are gearing up for what comes next, with Finance looking into how we might handle this expenditure. Nothing has been decided yet and we are open to all ideas and options. On **February 20th**, at 2pm, we plan on having a QLCA Membership meeting at the Clubhouse to discuss these options and a membership vote on how to proceed will be the following month. We must decide soon as any of these items take time, and our permit extension will need to be renewed.

I hope that you will continue to read your emails, read the reports by going to www.queenslake.net and select Facilities, Lake, Engineering Reports to find the links for the plans. This is a lot to digest if you haven't been paying attention these past few months but please take this opportunity to write down questions, hopefully we can answer them in emails before our meeting in February. I have full faith that you, our QLCA members, will thoughtfully come up with the best option for our community, the dam, and our beloved lake.

Rebecca Cho

Clubhouse

Submitted By : David Dafashy

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

The QL Clubhouse saw a very busy 2021 and looks forward to even more memorable and engaging community events in 2022. The year "wrapped up" with a cookie exchange and Christmas caroling event. A huge thanks to all who participated and a special thanks to Melanie and Tom Houle for putting together such a wonderfully festive event. Thanks, too, to our esteemed panel of cookie tasters/testers!! Apparently, there was no grand winner--the cookies were all TOO delicious!!

The Clubhouse's first meeting of the year will be held on January 26th at 7 pm at the clubhouse. All QL members are welcome to attend. Your ideas and feedback are always welcome. Looking forward to a great year!!



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2021 Queens Lake

Real Estate Recap

20 Homes Sold in 2021	\$255,000 Minimum Sale Price	\$750,000 Maximum Sale Price	\$479,500 Average Sale Price
5 Homes Sold Were 3 Bed	13 Homes Sold Were 4 Bed	2 Homes Sold Were 5+ Bed	13 Average Days On Market

2022 is off to another quick start with 1 closed and another under contract in our neighborhood!

2021 was certainly an interesting year in Real Estate. It was a very competitive market for buyers, with way more demand than homes available, often leading to multiple offers and contracts decided within days of going on-market. The market has simmered just a little over the last month or two, but I'd expect it to pick right back up in the coming weeks and continue through the spring! Don't hesitate to reach out to me if you ever have questions or would like a complimentary market analysis for your home.

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DATA REFLECTS SALES IN QUEENS LAKE FOR CALENDAR YEAR 2021, WMLS. 

Community Affairs

Submitted By Patty Bartneck : Director

Committee Members: Leah Duckworth, Lourdes and John Farley, Deb Ellis, Carolyn Campbell, Nancy Kilgore, Sheila Myers

Happy New Year! I am excited to serve as the new Director of Community Affairs. Of course, Leah Duckworth will be a hard act to follow!

For those of you who did not see the email regarding the Egger Tract, the property was purchased by American Battle Trust. Along with the purchase, a perpetual historic easement was recorded preserving the historic site from development. Fund raising is expected to begin this winter. The Committee will continue to keep you updated.

The next meeting will be January 27. At this meeting, the members will identify areas of concern as well as new initiatives for 2022. Some of the topics that will be discussed are: Dominion Power's plans for underground power lines, speed signs, progress of the Egger tract, fundraising opportunities, plans for another bike safety course as well as ideas for keeping the QLCA members informed of events of interest sponsored by the community.

The Widows/Widowers Support Group will meet in late February for lunch. Details of this fun event will be reported later.

If you enjoy and have a passion for events that affect our community, please consider joining the Community Affairs Committee. Your voice could make a difference! Please reach out to Patty Bartneck at pattybvatech@gmail.com or call me at (757) 469-1989. As they say, "the more the merrier"!

Maintenance

Submitted by Rebecca Cho : Director

Committee Members: Bev Webb, Buz Wilson, John Blommel

We hope that you enjoyed this third year of the QL Christmas Tree that was lit in celebration of the season in the field. Thank you to Bev, John and Buz for maintaining and re-installing this holiday tree. We are set for a busy year for 2022 as there is cleanup work to be done by the Princess Pond access and I am working in conjunction with the Lake Committee Chair Adrienne McKinney on the continued maintenance of the dam and spillway. We hope to be able to give you an update soon on what decisions we need to make and what steps we need to be prepared to present to the membership for a vote soon.

Thanks as always to Bev Webb for his continued observation of our QL properties. If you would like to be a part of our Maintenance committee, please email Rebecca Cho at tombeccho@cox.net. Our next meeting date will be announced soon.

Lake

Submitted by Adrienne McKinney : Director

Committee Members: Bruce Keener, Richard McCluney, Richard Toth, John Blommel, Jodi and Neal Hernandez, Jessie Allen, Mark Phinney, Lana Olson, Chris Hager, Neil Griggs and Rebecca Cho

1. Dam: We will need to discuss what has been happening since fall 2021 with the dam and make a motion to approve having a membership vote to proceed with required DCR stabilization of the dam. The history of this will be discussed at the Jan 11 meeting. DCR inspection is a requirement every six years, we are already in and extension period for 2021. The previous inspection was our first in 2017. In December Rebecca and I met with an engineer from AMT (who we hired to make the plans for the repairs) York Country, and Marine Resources. They were pleased with what AMT has proposed, saw no red flags, and will present our request to the wetlands board. Originally this was to be in February, but we moved it to March to give us time present the scope of the work to the Queens Lake community.

2. Permits for the dam will be issued in March 2022. The Wetland board will issue us credits to put towards the dam stabilization. (DCR secured these) We also need to remove several trees from Abbot property and place closure signs on both sides of the dam. The work is expected to last no longer than 90 days. The goal is to do the work in the fall of 2022.

3. After this the club will be ready to get bids to do the required stabilization the Queens Lake Dam.

4. Spillway: to do the work on the dam, the permit includes a making a notch in the spillway to lower the level of the lake. Due to the age of the spillway a study was done by Schnabel Engineers to make sure the structure can handle the work.

5. Rick McCluney has been working with VDOT, Shirley Construction and to begin work on stream restoration. This will be no cost to the neighborhood and is the result of the I-64 expansion.

6. Unclear on the findings from the Clarke Aquatic Lake survey.

7. The rapid silting of the Lake and Princess Pond, and its impact on the fish and wildlife are another concern that needs to be addressed once we have the certificate for the Dam. Keep in mind moving forward, DCR will require the dam to be certified every six years, this money needs to be put into our budget as.

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General Recreation

Submitted by Doug Ellis : Director

Committee Members: Carlos Tricoche, Peter Schweitzer, John Harding, Terry Harding, Cherrie Begley, Dawn Griggs-Mullenax , Gale Gutierrez, Burt James, Bev Webb

There was no meeting this month. The Committee is expected to focus on three new areas to include: a) Maintenance/Repairs, b) Outreach/lessons and c) Fundraising/Events. The last two to focus on renewing interest of the courts and increasing the user-base through special events, lessons and new uses (i.e. pickleball).

A photo inventory was conducted and a matrix was developed for all three facilities (courts, playground, ballfield) to be used as a baseline to document and support estimates for repair, replacement, renovation. The tennis courts are a substantial anticipated capital expense which could include surface restoration, lights and landscaping. The Committee will develop specific recommendations for actions, to include prioritizing court options, short/long term benefits and revised costs.

Recreation Committee members include: Carlos Tiroche (Co-Chair), John Harding, Dawn Griggs, Gale Guterrez, Burt James, Peter Schweitzer, Bev Webb. If you are interested in serving on the 2022 committee, please email Doug Ellis.

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, Suzanne Maggio

NEWSLETTER: The Queens Lake newsletter is on our website in color. The presentation is a better quality than the print edition and goes back 7 years. Thank you, Bob Gaschen, for putting the newsletter together and to Mark and Yvonne Schmidt for labeling and mailing it, and to Cherrie for gathering the info. Members may request to be removed from the mailing list in order to reduce mail clutter and the mailing cost to the Association. Please take a few minutes to note the many ads in the newsletter. Our ads pay for the newsletter and also make money so, whenever possible, let's patronize the small businesses that advertise in the newsletter. The next newsletter is the March/April.

STREAMLINED COMMUNICAIONS: Summary below of communication sites include:

Members: <<http://www.facebook.com/ILOVEQUEENSLAKE>> This is the go-to Facebook page for official Association events, meetings and notifications.

Members and non-members:

1. <<https://www.queenslake.net>> For members and non members alike, this is the official Queens Lake Community Association website for pertinent Association information.
2. <<https://www.facebook.com/groups/queenslake>> This is a greater-QL-facebook-page intended for community exchange of information for all QL and surrounding areas residents - Unofficial and not sponsored by the Association.
3. <Queens Lake Marketplace (formerly Queens Lake News) > This FB group is for residents of Queens Lake and surrounding areas to post buying, selling & trading notices.

Directors and Corporation Staff: <events@queenslake.net> Association email address for Directors/Chairs and Staff to use for providing details for official Association events and notifications sent weekly as emails to members by the Corporation Secretary.

WEBSITE: The QLCA Website has been improved to become more intuitive and useful for members, Directors and Chairs to navigate the makeup, purpose and various compartments of the QLCA.

Associated with the Website is the official QLCA Facebook Business page, <<https://www.queenslake.net>>. As mentioned above, this site is for community exchange of information for all QL and surrounding areas residents. Bob Gaschen and Julie Dooley serve as the administrators for oversight and adjudication for this important page.

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 Capital Reserve subcommittee met in December to review the first draft of DMA's Capital Reserve Study. Following additional input from the Lake Committee on dam and spillway repairs, a second draft is anticipated for release in the coming week. The final draft is still awaiting input from the Marina Committee.



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Michael Hobert and Kate Helwig-Hobert

February:

Diane and Joseph Duggan

Margaret Stuppy - Picker-Upper-In-Chief

**PLEASE LOOK OUT FOR THESE
VOLUNTEERS AND SLOW DOWN**

Marina

Submitted by Kate Helwig-Hobert: Director

Committee Members: Dockmaster : Chris Kolloff, Luther Blair, Van Dobson, Jack Dooley, Bryan Edmonds, Chris Hager, Kate Helwig, Chris Kolloff, Craig Marcuson, Bringier McConnell, Robert Reining, Sam Rempfer, Mike Turkovich and Carlos Tricoche .

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 the month in clubhouse @7 pm. New members welcome.
2. **SAVE THE DATES!** All members welcome.
 - March 19 (tentative)– Annual Sock Burning Party
 - May 28 (Memorial Day Weekend)- Marina Day!
 - September 4 (Labor Day Weekend)– End of Summer Bash
3. **COMMUNICATIONS:** Check us out on Facebook: <https://www.facebook.com/QUEENSLAKEMARINA> You can also find forms, rules and FAQ' on the QLCA website: <https://queenslake.net/marina>
4. **FINANCIALS:** The 2021 year-end operating profit was \$22,490.16 These earnings will be added to the Marina Reserve account which had a balance of \$468,103.30 per the December financial report. THANKS to all the members who helped control costs by volunteering their time and talent.
5. **SLIP RENTALS:** As of January 15th, 14 of 63 slip are available for rent. Of our renters, 32 are QLCA members, 17 are limited (non-resident) members. If you are interested in keeping your boat at the marina email Dockmaster Chris Kolloff at cbkolloff@gmail.com to find the right slip for your vessel.
6. **SELF PROPELLED ACCESS:** All QLCA members in good standing enjoy FREE use of the Marina for “self-propelled” watercraft - canoes, kayaks and stand-up paddle boards(SUPs). Registration required. Forms available on the QLCA Web-site and at the gazebo.
7. **SURVEILLANCE CAMERAS:** Kamco Services installed 3 surveillance cameras on the County pump station that capture images of the marina property. The recording device is located in the QLCA office at a cost of \$3931.30. There is not annual contract. The asset has been added to reserve schedule.
8. **REPAIRS & MAINTENANCE:** Committee volunteers manage an ongoing “TO DO LIST” saving the Association thousands of dollars. Volunteers recently built the access deck to the new electrical panel. The deck’s dimensions were specified by code and a building permit was obtained prior to construction.
9. **SANITARY PUMP OUT:** The system has been winterized and will be turned in the spring when water service is restored to the slips.
10. **FUEL:** Fuel is sold year-round. Current price is \$3.29 per gallon. Contact Dockmaster Chris Kolloff at 757-642-7019 or cbkolloff@gmail.com for service; 24-hour notice is appreciated.
11. **DRAINAGE & EROSION REMEDIATION:** In 2020, the QLCA membership approved \$60,000 (½ from Marina Reserves; ½ from General Reserves) for bulkhead & drainage work at the Marina to be completed in conjunction with drainage improvements at the Clubhouse/Pool parking lot. The joint committee began the process by commissioning a site plan to include the marina, clubhouse, pool and recreation areas. A draft was delivered, and several edits sent back. Thanks to Bev Webb and Hank Gerhardt for their input. We are awaiting the final drawings from A. Morton Thomas and Associates (AMT). Marina plans to fix the swale in 2022 to minimize erosion at the marina.
12. **RESERVE STUDY.** QLCA contracted in 2021 with DMA for an update to the association’s Capital Reserve Study. The study details the remaining life expectancy and replacement costs of all common area assets. The Marina committee submitted a detailed list of all current site components, installation dates and costs (when know). This data has been incorporated into the new study. The final report is forthcoming.
13. **MASTER PLANNING:** \$20,500 was approved from Marina Reserves in the 2021 budget to hire a consultant to prepare a “master plan” to guide the Marina Committee forward with a replacement of the bulkhead and piers and possible installation of a proper bathhouse. Delays in receiving the site plan and reserve study have delayed the bidding for the master plan, but this project will move forward in 2022.
14. **ELECTRICAL UPGRADES:** Price Electrical is on site completing the electrical upgrades. Committee members will remove the old service lines to save money. See photos of the progress in this newsletter.

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QUEENS LAKE: *Move to what matters most!*



Photo by: Gregg Ripple, friend and neighbor

2021 QUEENS LAKE REAL ESTATE MARKET RECAP

Listed by order of sale date.

Address	Sq Ft	Sale Price	Address	Sq Ft	Sale Price
302 E Queens Dr	2,514	\$364,900	119 Sherwood Dr	5,585	\$705,000
262 Nottingham	2,713	\$423,000	110 Willoughby	1,748	\$581,000
270 Nottingham	2,856	\$305,000	138 Horseshoe Dr	2,357	\$375,000
273 E Queens Dr	2,416	\$255,000	108 Shoreham	2,731	\$361,900
100 Greenwood	2,241	\$305,000	106 Crown Ct	2,247	\$398,000
103 Sherwood Dr	2,202	\$371,000	291 E Queens Dr	3,109	\$520,000
289 E Queens Dr	2,465	\$125,000	106 Huntingdon	2,467	\$400,000
182 W Queens Dr	2,585	\$390,000	* 114 Holcomb Dr	Land	\$270,000
167-A Dennis Dr	4,143	\$555,000	266 Nottingham	2,856	\$520,000
*116 Holcomb Dr	Land	\$277,000	501 Lakeshead Dr	4,584	\$750,000
108 Little John	3,423	\$535,000	146 W Queens Dr	2,700	\$410,000
171 Dennis Dr	4,021	\$590,000	100 Greenwood	2,241	\$417,000
*212 W Queens Dr	1,798	\$410,000	104 Maid Marion	2,939	\$500,000
105 Valor Ct	2,919	\$450,000	157 Dennis Dr	2,079	\$351,000
128 Little John	2,633	\$520,000	* 112 Willoughby	3,530	\$700,000
143 Dennis Dr	1,589	\$335,000	111 Holcomb	4,710	\$561,000
110 Sheriffs Pl	2,514	\$380,000	*Water Front Property		



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TRADITIONS



Beautification

Submitted by Kathy Maxfield : Director

Committee Members: Jean Lien, Cherrie Begley, Susan Sims, Rosalynn Fernow, Mat Hogg, Libbey Oliver, Kathy Maxfield, Judy McCormack, Laura Nanartowich, Les Vrael, Mat Hogg, Carolyn Campbell, Margaret Stuppy, Don Stuppy

Greetings and Happy New Year, 2022,

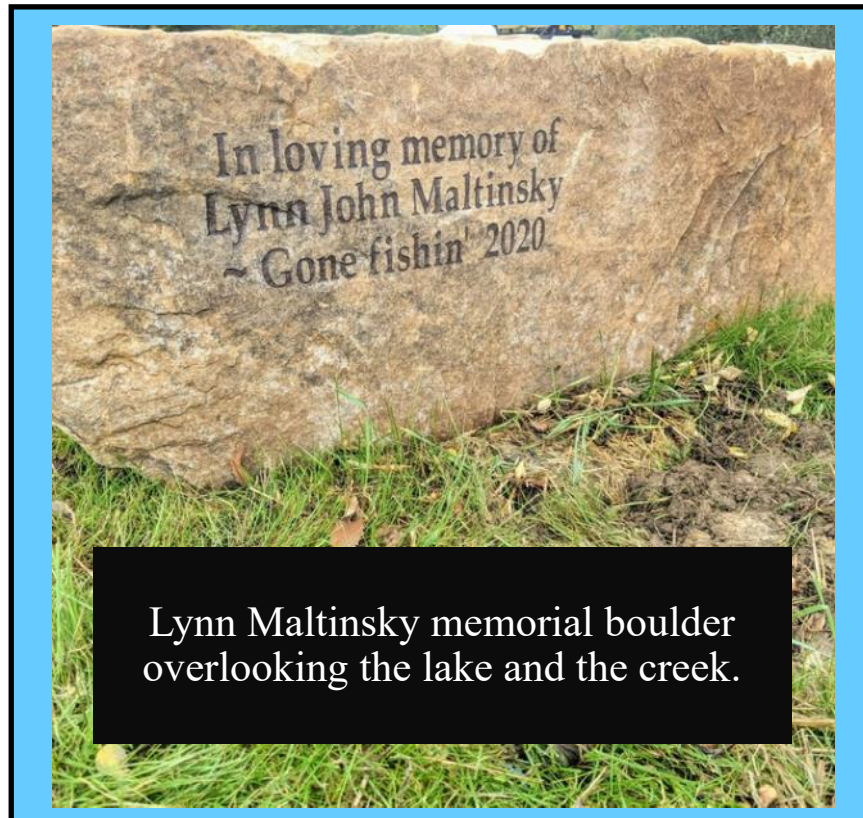
The Beautification Committee will hold its first annual meeting Wednesday, February 2nd, at 7:00 pm. We will gather at the Clubhouse in order to provide physical spacing. Mask-wearing is suggested. All neighbors are welcome, and if you are interested in learning more, call me at 757-208-0911. Meetings are held sporadically throughout the year. The purpose of this gathering is for us to discuss ideas and projects for the upcoming year.

Our foremost project is a spring clean up day. This is a gathering of neighbors and committee members for some pruning, removals of damaged plant limbs, and various weeds. The proposed date is March 19, and if we encounter heavy rain, or worse, the date is March 26. Please join us at 9:30, or as early as possible, thereafter at the clubhouse. Please bring gloves, clippers, loppers, rakes, and if possible, a chain saw.

The goal of this Committee is to continue maintaining and enhancing open spaces in our neighborhood. Note that construction on the first home in Queens Lake began in 1953. The generous volunteer efforts of the various committees continue to enrich the value and desirability of our properties.

This past year our Committee oversaw damaged tree removal, erosion control at the Lakes Head entrance sign including construction a swale, fabric, and rock to prevent loss of soil and mulch. A new clump-form redbud tree was installed at the Clubhouse entrance sign as a memorial in honor of Jane and Larry Adams.

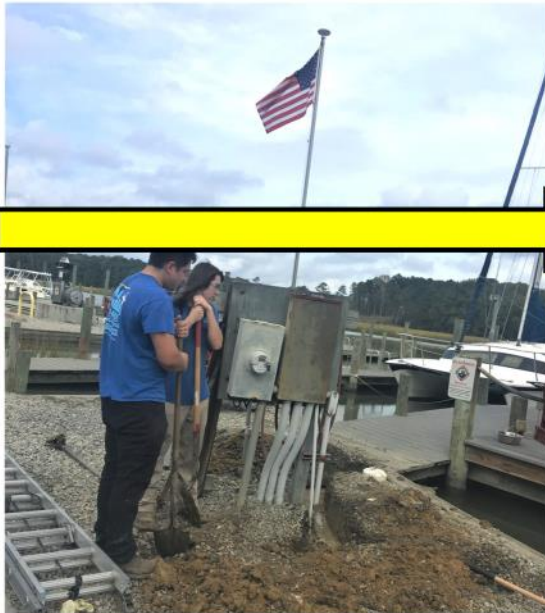
February and March are ideal times for tending to winter damage from ice, wind, and snow. Cut back split limbs, prune woody stemmed plants, mulch. If significant removal of plant parts is required, fertilizer spikes may help when placed at the drip line (outermost edge of plant form). Remove leaves, an ongoing chore, as the grass below requires sunshine. Call York County for yard debris collection at 757-890-3780



QLCA Marina Electrical Upgrades

(reported January 24, 2022)

(*right*) Per code, Marina Committee members built an access deck to service the new panel and meter.
[Meter has not yet been set.]
(*below*) Existing panel and meter.
Arrow indicates location existing power in relation to new service.



(*left*) New Marina power pedestals installed at slips B 1-9.

(*left*) Arrow indicates location of existing shore power service—approximately 2' below new pedestals.

The Queens Lake Community Association will hold a Special Membership Meeting at 2pm on February 20th at the QLCA Clubhouse.

The sole purpose of this meeting is to provide information and answer questions about the dam, plans to certify the dam, estimated construction costs, the purchase of Wetlands, an update on the spillway, and what you will need to be aware of before a proxy vote goes out to the membership in March. We hope to have a Zoom call that afternoon with our engineering firm AMT. Problems 1-3 provide some of the specific problems we face as QLCA membership. Estimated costs on separate page have spillway repairs included at the bottom, not included is the Wetlands credit and the additional spillway geotechnical tests.

Problem 1: Our dam needs large scale repairs to bring it up to recertification with DCR Low Hazard Dam Requirements. We are currently operating under a conditional DCR certification. The dam is rated as POOR condition and repairs and rehabilitation must be addressed during the conditional permit time period. Repairs to the slope on both sides of the roadway are planned with a majority of repair on the creek side (see picture, page 18). These plans are part of the 2022 QLCA budget.

- The Department of Conservation and Recreation of Virginia (DCR) is the governing body that has oversight on dams in Virginia. In 2021 our dam did not pass the inspection that happens every 6 years.
- We own a 95+ year old dam that has a road overtop of it, VDOT owns the first 6 inches under the pavement and the bridge. Excerpt from a prior email from VDOT concerning their participation in our dam states: *FED ID 19883- Rte. 716 over Queen Creek Spillway substructure repairs; preferably a senior engineer. The private property owner maintains all substructure components to this Bridge and VDOT only responsible for superstructure.*
- Prior Dam Break Inundation Zone Study done previously should not have classified the dam as "Special Low Hazard". The current administration is very clear that current existing conditions make special low hazard impossible for the QLCA dam. The QLCA Dam is now qualified as a "Low Hazard" Class dam and so is held to a higher standard.

What is being done?

QLCA hired A. Morton Thomas (AMT) to address the need for improvements to the QLCA dam to satisfy the safety requirements of DCR. We have applied for a 2-year Conditional O&M Permit with DCR to look at repairs. A. Morton Thomas has studied and provided plans and estimated costs for the dam slope repairs (#2 – See estimated costs on separate page) and they have worked closely with us in trying to find the best fix vs. cost for our community. The current plan should provide us with a 50 -70-year fix on the dam itself. Members asked at the Lake Committee meeting about different plans to go about this and our engineers have carefully thought thru them. The original plan still seems to be the best plan with the least expense to QLCA. If we decide to move

forward with the A. Morton Thomas plans our next step is to get permits, pay for wetlands credits (See Problem 2), and put this out for bid to contractors.

Problem 2: Before we can start on our plans and our permits, we must get membership approval for an unanticipated Wetlands Credit of \$36,000. Wetland impact was determined once repair/rehabilitation plans were developed.

- The Nature Conservancy, the York County Wetlands Board representative, A. Morton Thomas, and QLCA board members Rebecca Cho and Adrienne McKinney met in December to review plans for the dam and the possible disturbance of 9/100 of an acre of tidal wetlands.
- It was determined that there would be impact to the wetlands of Queen Creek.
- Tidal wetland credits cost \$400K an acre, so for this project of 9/100 of an acre of disturbance it will cost \$36,000, paid to The Nature Conservancy. This is not tax-deductible, there is no offsetting these costs with our other wetlands.
- Original expiration of offer to purchase credits was January 16th, 2022.

What is being done?

We have asked for and received a 120-day extension on this credit purchase offer. We will have a special member proxy vote in March to address the expenditure of \$36,000. The project on the dam cannot proceed to the next step in construction without membership approval. The York County Wetlands Board, our next step in permitting, will not approve this project until this credit has been paid for.

Problem 3: The spillway that allows the water to flow out of Queens Lake has some issues with leaking in the ground surrounding the spillway. Identifying leaks and repairing them during the construction phase will hopefully extend the life of the spillway and avoid costly replacement at this time.

- The spillway is old but still does a good job of managing water levels. We need to protect the spillway from water leaks and any undermining of this important asset. These studies and repairs would keep the spillway operational.
- AMT determined through HEC-HMS modeling that the existing concrete spillway will still safely convey the Q-100 storm event (Spillway Design Flood for a low hazard dam) without overtopping the roadway.
- In the 90+ years of service to the community QLCA does not recall the roadway ever overtopping. Based on this, and subject to DCR approval, we can avoid the cost of a major spillway capacity upgrade or enlargement to convey more runoff
- Schnabel Engineering, a geotechnical engineering firm was contracted by QLCA in 2021 to determine if there were any seepages or leaks going on in the spillway and around the spillway.
- There were 3 borings done at a cost of \$16,600. Schnabel placed recording devices in both sides of the earthen dam and took readings this fall. The results of the 3-month study show what we suspected, leaks around the spillway.

(Continued on page 18)

(Continued from page 17)

What is being done?

More geotechnical tests need to be done to pinpoint the exact reasons for water seepage in the spillway. These tests should be done before construction on the dam because now is the time to amend the ongoing permit applications. Delays will incur a separate permit process and permit fees paid a second time. This will be discussed at the February Board meeting and will be part of the geotechnical exploration budgeted for the spillway. We will continue to work with Schnabel for two additional tasks. One is a ground penetration survey to identify voids under and around the spillway. The second task is analysis and recommendations for repair and/or corrections to the spillway. These tasks should be completed over the span of a months' time. We will follow Schnabel recommendations for final repairs to seal the spillway. Once repairs are completed, we believe this will give us another 20-years of useful life and will buy us time to prepare and plan for a spillway replacement in the future.

Picture of the creek side of the dam. The lighting shows the voids or holes, the bumpy contour that are tree stumps that have slid to the toe of the dam, and the steep slope that needs repair. The marsh grasses that you see are part of the wetlands that will be disturbed.



Cost Estimate Notes:

1. Design and Permitting Costs are estimated as part of the AMT contract separately
2. A permanent easement is required for the Reams Property prior to the work in that area.
3. Boat launch improvements near the Reams Property are not included.
4. The use of temporary sheet piles for the construction ramp into the creek is not included.
5. Concrete cleaning and repair costs are being separately contracted by QLCA at this time.

QUEENS LAKE DAM REHABILITATION PROJECT					
CONCEPTUAL COST ESTIMATE					
17-Jan-22					
#	DESCRIPTION	UNIT PRICE	QUANTITY	UNIT	COST
SOFT COSTS					
1	Constuction Stakeout / Layout	\$3,500.00	1	LS	\$3,500.00
2	Dam As-Built Updates	\$2,500.00	1	LS	\$2,500.00
SUBTOTAL =					\$6,000.00
GENERAL CONDITIONS					
3	Mobilization & Temporary Facilities	\$20,000.00	1	LS	\$20,000.00
4	Bonds, Taxes, Permits, and Insurance	\$10,000.00	1	LS	\$10,000.00
5	Traffic Control Measures- CLOSE THE ROAD	\$5,000.00	1	LS	\$5,000.00
SUBTOTAL =					\$35,000.00
DEMOLITION & SITE PREPARATION					
6	Erosion & Sediment Control Measures	\$10,000.00	1	LS	\$10,000.00
7	Remove and Replace VDOT Signs	\$2,000.00	1	LS	\$2,000.00
8	Vegetation and Stump Removals w/ 2 Trees	\$15,000.00	1	LS	\$15,000.00
9	Excavation / Disposal of Unsuitable Material	\$30.00	400	CY	\$12,000.00
10	Install Color-Coded Staff Gage (3' Tall)	\$5,000.00	1	LS	\$5,000.00
SUBTOTAL =					\$44,000.00
SLOPE REPAIRS					
11	#3 Rock Key w/ Geotextile & Dewatering	\$100.00	400	CY	\$40,000.00
12	Grouting Plan & Budget	\$20,000.00	1	LS	\$20,000.00
13	Fill Holes with Clay Soils, compacted	\$50.00	120	CY	\$6,000.00
14	Re-Build Downstream Slope on Rock Key	\$50.00	1200	CY	\$60,000.00
15	Fine Grading with Seed & Mulch	\$0.30	30000	SF	\$9,000.00
SUBTOTAL =					\$135,000.00
CONCRETE SPILLWAY REPAIRS					
16	Concrete Cleaning & Repairs	\$50,000.00	1	LS	\$50,000.00
17	Fix and Rip-Rap Slopes on both sides	\$15,000.00	1	LS	\$15,000.00
SUBTOTAL =					\$65,000.00
TOTAL COST =					\$291,000.00
CONTINGENCY BUDGET = 15%					\$43,650.00
CONSTRUCTION COST =					\$340,000.00

Pool

Submitted by John Walters: Director

Committee members: Robert Gaschen , Mark Downey, Marie Homer, Chris Homer, Ted Lynch, David Dafashy, Lana Olson, Carolyn Broun, Todd Bruner, Ryan Sanford, Mya Fields, Allen Wood, Felicia Anderson, Mary Louise Gerdes, Jonathon Croly

- a. Large Beech Tree fell onto the Adult pool fence, destroying the 6' section of the fencing as well as one of the pool ladders, lane lines; and one of the 12' light poles. Insurance claim was placed and we are in discussion about the settlement. First valuation by the adjuster would only cover 50% of the loss.
- b. There will be changes in the Pool Manager position next year. John Poorman has moved out of the state. We will be evaluating responsibilities for this job.
- c. New Adult Pump Status:
 - 1. Old pump removed, evaluated (eventually scrapped) DONE
 - 2. New pump was spec'd, ordered & received DONE
 - 3. New pump fixed in place (pedestal, fitment...) Almost Done
 - 4. Plumbing reconfigured & new gauges placed – Being Quoted
 - 5. New wiring & starter box replaced – Quoted
- d. Large Capital Projects for 2022
 - 1. Adult pool resurfacing: First strategy is to directly quote from Contractor (Wilcoxon) in Md. – In Process
 - 2. Family Pool Coping & Tile repair -Same as (a)..
 - 3. New decking (changing concrete) for overhang area – Not started
 - 4. Bubbler/Fountain Repair – Not Started

We had many Repair and Maintenance items to be addressed at the end of 2021 season, which would have been easily covered by 2021 Profits, but were not completed within the 2021 Financial/Calendar year. (Auto Chlorine Controller for Family pool, Adult Pump plumbing and Elec, Line reel repair, x30 Brass deck inserts & Handrail/Ladder insert replacement....). Updated 2022 budget proposal will be provided at February BOD meeting to authorize these expenditures in 2022, using 2021 profits



*Best wishes to all my dear
Queenslake neighbors
and may we
thrive together in 2022.*



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