

# 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 2023

## President's Message

Before talking about the new year, it's worth taking a look back over the past year. The news dominating the discussion was the dam and the potential impact to QLCA finances after years of neglect. The good news, after months of debate, studies and negotiations, a path forward was established in a collaborative partnership with York County that will provide significant cost savings and a workable public-private partnership. Read about the latest developments in the Special Committee report inside.

The Lake Committee is now moving ahead with the dam remediation and expects to have a contract to begin repairs this Spring. The ravines and the rest of the stormwater remediation with the County will be completed in phases over the next several years under a new "Stormwater Management Committee," with members from the Finance, Community Affairs and Lake committees to coordinate information more accurately and timely.

All our facilities require constant attention to operate and maintain in top condition. The Clubhouse is making cosmetic improvements and planning new events such as Bingo Night, Barbecue Smoke-off and Ice Cream Socials. Recreation is planning free racquet sport clinics, lessons and converting one aging tennis court to a pickleball quad this spring. The Marina is reviewing a long-range master plan to meet future needs. The Pool is assessing modernization and maintenance plans to keep up with demands. And while each facility relies on user fees to operate these amenities, the Finance Committee makes sure we maintain an adequate safety net for the future.

And for those of you who have ideas on what QLCA should or should not do next, a "Strategic Planning Committee" was just created to engage residents to share ideas, make recommendations, and to help shape a long-term vision for our community. The results will be included at the Annual Meeting in November along with a "State of the Neighborhood" presentation. Stay tuned for information on how to make your voice heard.

Our neighborhood is changing. Newer, younger families are moving in, and maintaining and improving our amenities are essential and are certainly reflected in recent home sales. And since 70% of the neighborhood - either permanent (Deeded) or annual (Traditional) members - pay all the dues, Membership matters. We need all of us. Find a place to plug-in and contact a Committee Chair noted inside these pages. On behalf of the Board, Committee members and scores of volunteers, thank you.

Doug Ellis

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234 East Queens Drive  
Williamsburg, VA 23185

**BOARD OF DIRECTORS & OFFICERS**

<b>Doug Ellis</b> .....	757-817-4151
President/General Recreation.....	Doug07@cox.net
<b>John Walters</b> .....	757-272-7526
Vice President/Pool.....	Johnwalters23185@gmail.com
<b>John Blommel</b> .....	757-784-4014
Maintenance.....	jblommel1962@gmail.com
<b>Bruce Keener</b> .....	757-790-0983
Lake.....	bckeener3@gmail.com
<b>Chuck Hretz</b> .....	248-953-3812
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<b>Patty Bartneck</b> .....	757-469-1989
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<b>Sean Askew</b> .....	540-308-3939
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<b>Melanie Houle</b> .....	757-525-5960
Membership.....	mel_houle@hotmail.com
<b>Monty Fleck</b> .....	757-344-1337
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<b>Adrianne McKinney</b> .....	757-206-9003
Beautification.....	avmckinney@gmail.com
<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), 757-642-7019

**CALENDAR OF EVENTS**

February 7 - Lake Meeting - 7pm - Clubhouse  
 February 13 - Clubhouse Meeting - 7pm - Clubhouse  
 February 14 - Board Meeting - 7pm - Clubhouse  
 February 16 - Membership Meeting - 7:30pm - Clubhouse  
 February 16 - Beautification Meeting - 7pm  
 February 18 - Ping Pong - 1pm - Clubhouse  
 February 27 - Marina Meeting - 7pm - Clubhouse  
 March 6 - Lake Meeting - 7pm - Clubhouse  
 March 13 - Clubhouse Meeting - 6:30pm - Clubhouse  
 March 14 - Board Meeting - 7pm - Clubhouse  
 March 15 - Pi Day/St. Patty's Day - 5:30pm - Clubhouse  
 March 16 - Beautification Meeting - 7pm  
 March 16 - Membership Meeting - 7:30pm - Clubhouse  
 March 18 - Sock Burning - 2pm - Marina  
 March 27 - Marina Meeting - 7pm - Clubhouse  
 April 1 - Easter Egg Hunt - 2pm - Field  
 April 10 - Clubhouse Meeting - 7pm - Clubhouse  
 April 11 - Board Meeting - 7pm - Clubhouse  
 April 13 - Membership Meeting - 7:30pm - Clubhouse  
 April 17 - Marina Meeting - 7pm - Clubhouse  
 April 19 - Ladies Night - 7pm - Clubhouse  
 May 5 - Cinco de Mayo - 5pm - Clubhouse  
 May 7 - Field & Court Day - 1pm - Field/Tennis Courts  
 May 8 - Clubhouse Meeting - 7pm - Clubhouse  
 May 9 - Board Meeting - 7pm - Clubhouse  
 May 22 - Marina Meeting - 7pm - Clubhouse  
 May 28 - Memorial Day Party - 2pm - Marina  
 June 3 - Membership Social - Pool  
 June 12 - Clubhouse Meeting - 7pm - Clubhouse  
 June 13 - Board Meeting - 7pm - Clubhouse  
 June 24 - Queens Lake Day  
 June 26 - Marina Meeting - 7pm - Clubhouse  
 July 10 - Clubhouse Meeting - 7pm - Clubhouse  
 July 11 - Board Meeting - 7pm - Clubhouse  
 July 24 - Marina Meeting - 7pm - Clubhouse  
 August 8 - Board Meeting - 7pm - Clubhouse  
 August 14 - Clubhouse Meeting - 7pm - Clubhouse  
 August 28 - Marina Meeting - 7pm - Clubhouse  
 September 3 - End of Summer - 2pm - Marina  
 September 11 - Clubhouse Meeting - 7pm - Clubhouse  
 September 12 - Board Meeting - 7pm - Clubhouse  
 September 25 - Marina Meeting - 7pm - Clubhouse  
 October 9 - Clubhouse Meeting - 7pm - Clubhouse  
 October 10 - Board Meeting - 7pm - Clubhouse  
 October 23 - Marina Meeting - 7pm - Clubhouse  
 October 28 - Trunk or Treat - 6pm - Field  
 November 4 - Arts & Crafts - 9am - Clubhouse  
 November 11 - Autumn Fest - 11am - Clubhouse  
 November 13 - Clubhouse Meeting - 7pm - Clubhouse  
 November 14 - Annual Meeting - 7pm - Clubhouse  
 November 27 - Marina Meeting - 7pm - Clubhouse  
 December 9 - Christmas Brunch - 9am - Clubhouse  
 December 11 - Clubhouse Meeting - 7pm - Clubhouse

**Newsletter Layout & Design:**

The next newsletter deadline is **March 15, 2023**. Inquiries, articles and ads should be submitted to the QLCA office by email [qlca@queenslake.net](mailto:qlca@queenslake.net) or [newsletter@queenslake.net](mailto:newsletter@queenslake.net) or by calling 757-229-0973

## **Board Briefs**

### **August 9, 2022**

#### **Motion to approve the June 14, 2022 Board Meeting**

**Minutes:** Rebecca Cho made a motion to approve the June 14, 2022 Board Meeting minutes. Motion passed.

#### **Motion to approve the June 13, 2022 Special Meeting**

**Minutes:** Rebecca Cho made a motion to approve the June 13, 2022 Special Shareholder Meeting to approve Wetlands Credits minutes. Motion passed.

**Motion:** Kate Helwig amended the motion to vote on the MOU with York County on August 15, 7pm by zoom and at the clubhouse for the purpose of approving the MOU with York County. Motion passed.

**Motion:** Doug Ellis made a motion to restrict the use of QLCA logo or name by anyone other than official QLCA business approved by the QLCA Board or staff. Kate Helwig seconded. Motion passed.

**Motion:** Doug Ellis made a motion that no QLCA contracts or negotiations, amendments, or obligations be made without Board approval. Motion passed.

**Motion:** John Walters made a motion to approve a contract with Pearl Pools by the end of August, to replaster/white coat the Adult Pool per their Job proposal J-000007357, for \$54,999 with contingency of \$5K for up to \$60,000 max. Kate Helwig seconded. Motion passed.

**Motion:** Kate Helwig made a motion to approve the site survey contract for \$20,750. Rebecca Cho seconded. Motion passed.

### **September 13, 2022**

#### **Motion to approve the August 9, 2022 Board Meeting**

**Minutes:** Melanie Houle made a motion to approve the August 9, 2022 Board Meeting minutes. Kate Helwig requested that Agenda on the minutes be changed and an addition be added to Adrienne's motion was made by Kate Helwig at Adrienne's request. John Walters motioned to approve the minutes as corrected. Motion passed.

**Motion:** John Walters made a motion to contract with Schultz Landscaping for \$17,823 per their quotation for the decking overhang projects at the pool. Jim McCormack seconded. Motion passed.

**Motion:** Julie Dooley made a motion to increase rental fees for the clubhouse for QLCA members to \$125 for Monday-Thursday and \$200 for Friday-Sunday. Limited (non-resident) renter fees increase to \$375 for Monday-Thursday and \$475 for Friday-Sunday.

**Motion:** Kate Helwig made a motion having slips and self-propelled fees due April 1st in line with the ramp fees. New rental terms for all services would be April 1 to March 31 (previously fees due Jan. 1). Melanie Houle seconded. Motion passed.

### **October 11, 2022**

#### **Motion to approve the September 13, 2022 Board Meeting**

**Minutes:** Melanie Houle made a motion to approve the September 13, 2022 Board Meeting minutes. Motion passed.

**Motion:** Ted Lynch made a motion that the finance committee moves that the 2023 budget submission, which included a \$100 per year increase in dues (\$550), be presented to the full membership for a vote at the annual meeting. Kate Helwig asked to have the motion amended to include that the \$100 dues increase would be allocated to Reserves. John Walters seconded the motion as amended. Motion passed.

**Motion:** Ted Lynch made a motion that the finance committee moves that the dues payments be split into two installments for 2023, with \$275 due January 31 and \$275 due July 31. Kate Helwig. Motion passed.

**Motion:** Kate Helwig made a motion to approve the QLCA "Employee Policy Form" and the "Disciplinary Action Form" that had previously been reviewed in 2017 and record in Book of Resolutions in the office. Julie Dooley seconded. Motion passed.

### **December 6, 2022**

#### **Motion to approve the November 15, 2022 Organizational**

**Board Meeting Minutes:** Chuck Hretz Motion to approve November 15, 2022 Organizational Board Meeting minutes; Monty Fleck seconded. Motion passed.

**Motion:** Monty Fleck made a motion to reinstate/carryover the balance of \$16,866 to the 2023 marina capital budget for the Marina Consultant/Bay Design Group which had not been completed in 2022 as anticipated. Bruce Keener seconded. Motion passed.

**Motion:** Monty Fleck made a motion to increase slip fees by approximately 10% effective April 1, 2023. Bruce Keener seconded. Motion passed.

**Motion:** Doug Ellis made a motion to waive the annual court fees for QLCA Members for 2023. Chuck Hretz seconded. Motion passed.

**Motion:** Doug Ellis made a motion to approve Mr. Franck for legal counsel for 2023. Monty Fleck seconded. Motion passed.

## Lake

Submitted by Bruce Keener, Director

**Committee Members:** John Blommel, John Farley, Richard McCluney, Adrienne McKinney, Mark Phinney, Lanna Olson, Rick Toth

Clearing will be conducted at the dam embankment to establish clear zones for maintenance per the DCR Dam Safety regulations. Contracts were approved at the December 2022 Board meeting. Work is tentatively scheduled for January – February, weather permitting. Traffic Control will be in place to intermittently hold traffic when necessary to drop tree debris.

Contractors have been invited to provide pricing for the dam 550' embankment rehabilitation work. A.M. Thomas and Associates (dam civil engineering) has been working on the design and permitting process since approved by the board in June 2021. With the membership approval of the Wetlands Credit Purchase in June 2022 (vote approval 205 to 5), all the required permitting was acquired and construction plans completed. Work is anticipated to begin in early spring (MARCH - APRIL) and take approximately 60 calendar days to complete.

This work will repair identified weak points e.g. rotting stumps, sinkholes, slope sloughing, etc. The work design will strengthen the earth embankment to an acceptable safety factor and help withstand future severe storms for the next fifty years.



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# 2022 Queens Lake *Real Estate Recap*

16 Homes Sold in 2022	\$412,000 Minimum Sale Price	\$668,000 Maximum Sale Price	\$534,468 Average Sale Price
6 Homes Sold Were 3 Bed	9 Homes Sold Were 4 Bed	1 Home Sold Was 5 Bed	9 Average Days On Market

## 2022 was another interesting year in Real Estate.

It continued to be a very competitive market for buyers, with more demand than homes available, often leading to multiple offers and contracts decided within days of going on-market. The market has simmered again through the holidays, but I'd expect it to pick right back up in the coming weeks and continue through the spring! Interest rates peaked a few months ago but have pulled back a little which should help to drive buyers again. 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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lizmoore.com/garysmith



DATA REFLECTS SALES IN QUEENS LAKE FOR CALENDAR YEAR 2022, WMLS. 

## Membership

Submitted by Melanie Houle, Director

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

You should have received your 2023-2024 membership directory. They were available for pick up at the November annual meeting. Many neighbors volunteered afterwards to help distribute the remaining directories. Thank you to all those volunteers! If you did not receive your directory, please contact the office and we will be sure to get one to you.

With the start of the new year also comes the annual payment of QLCA dues. You should have received the 2023 dues invoice through email. If you cannot find that email, you can get a copy from the website. Go to the "Documents" tab at the top of the home page. Then scroll down to "Membership". There you will see the Dues Invoice form. This year we are offering some options for payment. You can pay half of your dues now (before the end of January) and the other half in July. You can pay by check in the office or online using a credit card. There is a small fee for choosing the credit card option, but it is very convenient! If you missed the January 31 deadline, you will be receiving an email reminder. There will also be a fee of \$25 for each late month.

With the winter months, not many homes are for sale in the neighborhood, but membership continues to stay high. We ended 2022 with 399 members! If you are planning a move this year, please notify the membership committee. We have a colorful brochure we can share with you and your agent that highlights some of the amazing activities of the association. Our first membership committee planning meeting is to be held Thursday, February 16 at 7:30 pm in the Clubhouse. We are always looking for new committee members. It is a wonderful way to connect with new and old neighbors and share what you love about Queens Lake.

Sympathy to the families  
of  
Buddy Puller  
&  
Antonio Tricoche

## Maintenance

Submitted by John Blommel, Director

**Committee Members:** Bev Webb, Buz Wilson, Dawn Blommel

### Completed Activities:

- Conducted an Inspection of Miscellaneous QLCA Properties. No immediate safety concerns were noted.
- Installation and Removal of Lighted Christmas Tree near Tennis Courts. Thanks to Bev Webb, and Chris Hager and son for this effort.
- Repair and Touch Up (Paint) of Handrail (Parking Lot to Clubhouse Walkway). Damaged Vertical Support removed.
- Debris Cleaning from various Storm Drainage Gratings
- Removal of Storm Debris from Tennis Court Parking Area (York County Debris Removal Service needs to be Notified to Pick Up.)
- Replacement of Bollard at Tennis Court Parking Area. Special Thanks to Bev Webb.
- Installation of Used Fishing Line Collection Receptacle (@ Princess Pond Dam) (Joint Lake Committee and Maintenance Committee Project) Special Thanks to Bruce Keener for mounting.

### Ongoing Activities:

- Install new Vertical support on Handrail (Parking Lot to Clubhouse Walkway).
- Considering the addition of #57 gravel to fill in various "potholes" in grassy area / Tennis Court area Parking Lot area.
- Considering replacement of various rails on split rail fencing at Princess Pond accesses
- Add pine straw layer over fill dirt recently installed at Playground.

## 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 757-220-0965.**

## **Clubhouse**

Submitted By : Julie Dooley and Chuck Hretz, Director

**Committee members:** Julie Dooley, Cherrie Begley, Susan Adams, Ann Brown-Hailey, Pat McDermott, Rebecca Cho, Jessica Pinciario, Barb Timko, Bev Webb, Robin Land, Suzanne Maggio, Chuck Hretz, Tim Hretz, Kym Hretz, Nancy Burkhart, Stephanie Moser, Emily Edmonds, Les Vrabell, Sally Hewitt, Robert Cruz, Doris Cruz, Leslie Stacks, Jennifer Shima, Melanie Houle, Tom Houle, Robin Land, Kat Welday, Joey Welday, David Dafashy, Gregg Rippel, Tom Cooper, Chris Cooper, Sarah Robison

**Upcoming events:** Ping Pong Tournament, Pi day celebration, Easter egg hunt, Cinco de Mayo nacho and taco party

Hello my fellow Queen's Lakers. It has been a minute since we last communicated. So much has happened in the late fall, early winter months. Between a random 70 degree day and an equally random 8 degree Christmas weekend, we have had many events occurring. And oh my, what we have planned for our QCLA Members in 2023 will be fun-filled and exciting.

Fall gave us Don Chido food truck with potluck of fall desserts at the clubhouse. Our popular fall favorite annual events: Trunk or Treat, which was our largest turn out ever with more than 50 decorated trunks! The combined Autumn Fest and BBQ Smoke-Off, Queen's Lake Art & Craft show! There were hundreds of people that attended each of these events and from the candy to the car decorations, from beautiful local craftsmanship to volleyball with friends and from brisket to Karen Fox redefining "King" of the BBQ with outstanding pulled pork, fun was had by all!

Winter brought us two more annual events with the Christmas brunch and the Caroling and Cookie Exchange. New additions to these events included a Bloody Mary and Hot Chocolate bar, a strolling guitarist assisting the carolers and Santa reading stories to the kids.

It is thrilling having family and friends (even ones we haven't met yet) enjoy our unique neighborhood with the events QLCA provides. All of this around Halloween, Thanksgiving, Christmas, New Years and all of us enjoying our own traditions makes for a fun-filled time.

There were some behind the scenes activities at the Clubhouse that we feel added an enhanced experience, including new LED lights that let QLCA members change the lighting for their activity. More is planned as we move forward in 2023!

Back to my favorite part of the clubhouse, activities! In 2023, there are 20+ planned activities that our committee along with other committees will be collaborating on to provide fun at every turn for our QLCA Members. The first activity was BINGO/Trivia. Fun times, wine and beer were shared by all!

This year we will have our much loved events like an Easter Egg Hunt, Lady's Nights, QLCA Breakfasts, Member social (with the Membership Committee), and of course Queen's Lake Day. We will also be incorporating new things like Pi day, a game night, Cinco de Mayo party. Stay tuned to Queenslake.net, Facebook, emails and our bulletin board at the corner of Lakeshead and Hubbard for upcoming activities.

It is a great time to be a QLCA member! These events are brought to you by your Board of directors all of which are contributing to the betterment of a Queen's Lake life (#queenslakelife). There is a full slate of varying activities that will be educational (Native bird presentation), fun for all ages (Wine and Cheese pairing, movie night, kids day crafts, ping pong tournament), and many more.

Please come meet more Queen's Lake households and enjoy good times with neighbors. Be sure to make it out to one or more of the upcoming events. While chatting with friends be sure to take note of various changes and upgrades we are working on to improve our clubhouse!

I want to thank the people on the committee who make it all happen. Volunteering to help bring joy and fun to the neighborhood is awesome. Especially I want to thank the Membership committee, who collaborates frequently with us and help us to bring major value to being a QLCA member with member feedback. The clubhouse committee ROCKS!!! Any and all ideas are welcome.

Keep in mind that the Clubhouse is available to rent for private events such as special times like birthdays, graduations, or maybe your work's office meetings and parties. Perhaps even karaoke with college alumni friends at your 15th reunion. Did you know you get a cost break on renting the clubhouse for your events because you are a QCLA Member?

Next Committee Mtg: February 13 at 6:30 PM. Please come join us. New thoughts are always welcome.

For more information, contact Julie (Julie@savoyeinteriors.com) or Chuck (chuck.hretz@gmail.com) for more general information.



## **Community Affairs**

Submitted By Patty Bartneck, Director

**Committee Members:** Leah Duckworth, Lourdes and John Farley, Carolyn Campbell, Jennifer Shima, Sheila Myers (widow/widower support group)

Happy New Year! I am excited to serve as the Director of Community Affairs for another year!

We are fortunate to have so many returning committee members from last year. It would be great to have some new members join us with new ideas. Meetings are usually the third Thursday of each month and last approximately an hour. The Committee is looking for someone particularly to report solely on York County Board of Supervisor's meetings. Member attendance would be optional. If interested in joining community affairs or be that person responsible for Board of Supervisor's meetings, please contact Patty Bartneck at [pattybvatech@gmail.com](mailto:pattybvatech@gmail.com) or call 757-469-1989.

There have been concerns voiced in the neighborhood regarding speeding. Thanks to the efforts of Lourdes Farley, we hope to have a speed monitor installed on Lakeshead. We are hoping this will bring community awareness and help make Lakeshead a safer stretch.

Community Affairs will continue to report on those topic of interest that affect the community. We are particularly interested in information regarding Dominion Power and Verizon. Should you have ANY information that you want to share to the community, please contact Patty Bartneck at [pattybvatech@gmail.com](mailto:pattybvatech@gmail.com) or call 757-469-1989. Information is always welcome!

The Widow/Widower support Group is a group that meets monthly at some great restaurants around town. In January, they met at Sal's by Victor, a local favorite, for lunch. Please call Sheila Myers at 757-220-0965 for more information if you are interested in attending group functions.

Some other dates of interest:

- March 25 – Walk of Valor at the Fort Magruder Hotel and Conference Center – experience amazing stories of soldiers and contraband.
- April 15 – Park Day – Participate in cleanup at the Williamsburg Battlefield.

We look forward to a productive year and helping serve our wonderful community of Queens Lake!

## **General Recreation**

Submitted by Doug Ellis, Director

**Committee Members:** Beverly Webb, Burt James, Carlos Tricoche, Dawn Griggs-Mullenax, Gail Gutierrez, John Harding, Linda Waldron, Marcia DiMattia, Peter Schweitzer

The recreation committee met on January 17th to discuss the 2023 agenda, including repaving the upper tennis court and conversion to multiple pickleball courts; special events such as free member tennis and pickleball clinics; youth lessons and summer camp; tournaments; and the Silent Auction at the annual member social. The committee also discussed short and long-term maintenance priorities for the racquet courts, lights, fencing, playground and ball fields, and implementing new amenities such as benches and updated signage. A playground workday will be scheduled in May. If you would like to volunteer, please contact Doug Ellis for more information or to participate on the committee.

## **Beautification**

Submitted by Adrienne McKinney, Director

**Committee Members:** Jean Lien, Cherrie Begley, Susan Sims, Roslynn Fernow, Matt Hogg, Libbey Oliver, Kathy Maxfield, Judy McCormack, Mat Hogg, Carolyn Campbell, Margaret Stuppy, Don Stuppy, Kym Hertz, Terry Walsh-Harding, Leah Duckworth

In December the rock surrounding the West Queens sign was completed. It looks much more welcoming. The committee will be discussing the purchase of a new metal picnic table and some tree maintenance concerns.

We are always looking for volunteers to help keep the hillside bed adjacent to the clubhouse (and pool) maintained. The committee will meet on January 19.



# Christmas







# Brunch



## ***Special Committee Update***

Submitted by Jack Dooley, Chair

**Committee members:** Doug Ellis, Mark Frankel

After negotiating the MOU with the County for collaboration on a comprehensive approach for our dam, spillway and stormwater needs, we met with Senator Monty Mason on multiple occasions to advocate for state funding. In a conversation in December, County Administrator Neil Morgan supported our request with additional documentation for a one-time appropriation for a public-private collaboration for ravine restoration and stormwater remediation. We will keep the Board posted on the results of these requests in the General Assembly.

Last month the County Administrator noted that there was no objection by the Board of Supervisors to add an additional \$500,000 to the \$1.2M Queens Lake Basin Capital Improvement Project (CIP) and that the County could likely add additional funds the future to dredge Princess Pond. In subsequent discussions with the County in January, staff said they would also assist with a portion of the actual dam repairs as it related to stormwater management, and to help offset the costs of rising inflation in construction costs.

In the Fall, the York County Public Works staff hired AH Environmental consultants to conduct a review of our ravines and drainages to develop a scope of work for stormwater management remediation. This week, the consultants submitted their preliminary findings of the Queens Lake Drainage Basin including multiple ravines, Princess Pond, Queens Lake, the dam embankment, and the concrete spillway. A representative of the County will brief the QLCA Board on the progress to date, and once staff has consulted with AH Engineering on the overall plan, they will host a presentation for the entire community using charts, maps and photos.

County staff indicated that the consultant's study concentrated on the ravines as a priority and would begin this year, with plans and permitting expected to be completed in FY24 and construction in FY25. The entire scope of work for the ravines and spillway will be done in phases and will take several years using both County and external construction crews. Public Works staff indicated that any work on Princess Pond would be done after the ravine repairs are complete.

## ***Communication***

Submitted by Sally Hewitt, Director

**Committee Members:** Bob Gaschen, Leah Duckworth, Cherrie Begley, Jean Lien, Jennifer Shima, Kym Hertz, Dereck Bramble. Social Liaisons-Julie Dooley, Suzanne Maggio

Website update - Added new board members and updated 2023 membership forms on the membership page. Adjusted the payment button for new dues increase and added two new payment options for members who wish to pay in two installments. Configured board portal with new board members and created board report submission tool. Updated the integrated calendar with 105 meetings and events.

Dec 2022 Stats - 1,063 Unique visitors. Number of visits - 1,508. Bandwidth - 248.68 GB

Total 2022 Stats - 15,729 Unique visitors. Number of visits - 22,131. Bandwidth - 6.76 TB

## **Thank You**

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

**January:**

**Michael Hobert & Kate Helwig-Hobert**

**February:**

**Joe & Dianne Duggan**

**March:**

**Jerry & Roxanne O'Regan**

**Margaret Stuppy - Picker-Upper-In-Chief**

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

**If you are interested in volunteering please  
contact the office.**



## Pool

Submitted by John Walters, Director

**Committee members:** Robert Gaschen , Mark Downey, Ted Lynch, Lana Olson, Caroline Broun, Todd Bruner, Mya Fields, Felicia Anderson, Mary Louise Gerdes, Jonathon Croly

We are busy this winter upgrading our facility. New patio pavers with proper drainage have been installed under the entrance area overhang. Next big upgrade coming is resurfacing of the Adult Pool.

After a 2 year hiatus, we were able to resurrect the Xmas tree sale. Fun was had by all.

Looking forward to 2023 Season, we would like to encourage and enable new lifeguards from the neighborhood by providing Life-guard Red Cross Certification training at the Pools. Normally this can be prohibitively expensive , and by giving the training at our facility, for our potential lifeguards, it will help us attract employees. you have someone interested, please sent me an email.



If

Volunteering is a real tradition in our community and as well is critical to maintain our success. We would not be able to have such nice facilities at such reasonable prices without our Volunteers. Please contact one of us if you can lend a hand.

Special thanks to our Committee members that make it happen:

Bob Gaschen, Mark Downey, Ted Lynch, Lana Olson, Caroline Broun, Todd Bruner, Mya Fields, Felicia Anderson, Mary-Louise Gerdes, Jonathon Croly ; Director John Walters



## Marina

Submitted by Monty Fleck, 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, John Hilburger, Kate Helwig-Hobert.

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

1. **COMMITTEE MEETINGS:** Held the 4th Monday of every month, in the clubhouse, from 7 – 9 PM.
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>. The marina's Facebook: [https:// www.facebook.com/QUEENSLAKEMARINA](https://www.facebook.com/QUEENSLAKEMARINA)
3. **FINANCIALS:** The Marina's year end cash on hand as of December 31, 2022 was \$37,749 Some of these earnings will be added to the existing Marina Reserves of \$ 452,151
4. **SLIP RENTALS:** Annual slip renewals were sent out by the Committee in December. As of January 15th, we are at 95% occupancy with 60 of 63 slips are rented. There will be a slip fee increase of 10% this year. This will help maintain existing docks, ramp and pilings, and ensure the marina is available for years to come. Annual slip fees vary according to slip and boat size. Slips can now be paid by cash, check, credit or ACH bank draft. A list of available slips, with rates is posted at the marina gazebo and on the web-site.
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. **SANITARY PUMP OUT:** The system has been re-plumbed and re-powered and is now fully operational.
7. **FUEL:** Fully operational. Current price is \$3.99 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 [qldockmaster@gmail.com](mailto:qldockmaster@gmail.com) .
8. **MASTER PLANNING:** \$20,500 was approved from Marina reserves in the 2021 and 2022 budget to hire a consultant to prepare a multiyear "master plan" to guide the Marina Committee forward in a concise manner. The consultant, Bay Designs, is in the process of evaluating our site for both boating and non-boating uses (bulk head replacement, floating piers, boat lifts, walkways, viewing & picnicking areas etc.). Inputs will be sought from QLCA members (stakeholders). Multiple meetings with Bay Designs have been done and the "master plan" in very near completion. Contact Monty Fleck @757-344-1337 if you have any questions, concerns or ideas that you'd like to be considered.

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*Photo by: Gregg Ripple, friend and neighbor*

## 2022 QUEENS LAKE REAL ESTATE MARKET RECAP

Address	Sq Ft	Sale Price	Address	Sq Ft	Sale Price
108 Will Scarlet	2,612	\$544,500	111 Saxon	2,530	\$445,000
307A Nottingham	2,822	\$506,000	116 King Richard Ct	2,232	\$490,500
320 Nottingham	2,821	\$565,000	103 Holloway	2,244	\$418,500
258 E Queens	3,891	\$500,000	270 Nottingham	1,929	\$412,000
169 Dennis Dr	2,053	\$430,000	112 King Richard Ct	3,827	\$668,000
115 Little John	2,481	\$297,500	124 Bowstring	3,214	\$565,000
115 Little John	2,481	\$516,000	527 Lakeshead	2,648	\$650,000
106 Little John	2,553	\$420,000	* 125 Horseshoe	2,570	\$656,000
273 Princess PL	2,422	\$500,000	* 123 Will Scarlet	2,419	\$665,000
315 Nottingham	2,050	\$485,000	* 157 W Queens	2,608	\$500,000
121 Little John	2,570	\$526,000	Average Days on the Market-10   Average Price Per Square Foot-\$176		

*\*Water Front Property*



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Contact: 757.707.5904





## What Food are you in the *Mood(y)* for this week?

Eat in • Take out | Tues - Sat | 11 - 2 | pick up 'til 4

### Starters

Soup of the Day

Mussels, Fennel and Lobster Broth

Wood Grilled Cajun Prawns

Smoked Moody's Ribs

### Salads

Rocket Arugula

with Shaved Parmesan, Apples, Spiced Pecans,  
Blackberries, Maytag Blue Cheese, Honey Lime  
Ginger Vinaigrette

Babé Farms Caesar Salad

Cochon Salad

*Add off the Grill to any Salad:*

Wood Grilled Prawns

Scottish Salmon

Seven Hills Beef

Joyce Farm Chicken

### Comfort Daily Specials

All entrees come with Salad selection and cheese biscuits

#### *Week Example*

Tuesday

Slow Smoked ½ Joyce Farms Chicken  
with Tarragon Butter, Mashed  
Potatoes, Greens Beans & Basil

Wednesday

Moody's Lasagna

Thursday

Wood Grilled Shrimp Gumbo  
with Cheddar Cheese Biscuits

Friday

Baked Rockfish  
with Saffron Rice, Veggies and Sauce

Saturday

Meatloaf  
with Mashed Potatoes and Gravy

### Sandwiches

All Sandwiches come with choice of Salad

Seven Hills Burger

with Smoked Bacon, Sharp Cheddar

Cochon BLT,

with Salmon, Smoked Bacon

QL Pannini

with three cheeses, Smoked Bacon,  
Black Garlic Aole, Arugula

Moody's Slow Smoked BBQ

Owned and operated by neighbor  
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