

QLCA NEWS

The official newsletter of Queens Lake Community Association

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

October/November 2023

President's Message

This newsletter will be the last one for the year, and what a year it's been! The news that dominated was our aging dam and spillway, lake siltation and stabilizing our stormwater ravines. Tackling all this will require significant funds - millions. A lot to manage for a volunteer association. But while Queens Lake, Princess Pond, and creek tributaries are certainly amenities, they convey stormwater not only for our neighborhood, but also from outside of Queens Lake.

York County leaders have recognized the best way to manage this through collaborating for our mutual benefit. Last year QLCA members voted overwhelmingly for a Memorandum of Understanding (MOU) to collaborate with York County on a joint stormwater approach; we would pay for dam repairs and the County responsible for the concrete spillway and stormwater ravines. After some negotiations, the County added \$500,000 to the Capital Improvement Project (CIP) to help pay for additional work. To supplement our anticipated share, members supported a \$100 dues increase. But the dam quotes we received far exceeded engineer estimates that could deplete our capital reserves and trigger even higher dues assessments.

At a presentation to members at the clubhouse in June, County Administrator Neil Morgan introduced the concept of integrating the dam into the CIP, which was also supported by our consultants (especially since we already paid for plans and permits). A proposed one-time contribution would satisfy our capital obligation for the dam, and an affordable annual stormwater fee would transfer maintenance obligations to the County Public Works Department (much like the sewer/pedestrian bridge). While details are being discussed, this approach has the potential to save us considerable time and money in the short-term and preserve our capital reserves long-term. Most recently, the Governor just approved the state budget that includes \$1M for Queens Lake Basin stormwater.

See the Stormwater Committee report for more details and look for email and other updates from Community Affairs as we consider this in November. The Stormwater Committee will host an informational briefing on Monday, October 16, 630pm at the Clubhouse and members will also have an opportunity to submit questions in advance. York County staff and elected officials are expected to attend. Keep in mind that any agreement is subject not only to QLCA shareholders, but also the County Board of Supervisors.

While we have other hot-button issues, including short-term rentals, special use permits, policy and bylaw changes, maintenance priorities, and lake remediation, there is also plenty of momentum: Improvements to the clubhouse and pool; master plan for the marina; a long-range strategic planning survey; and a QL Emergency Response Plan. An all-inclusive activities waiver was adopted, and (in case you haven't noticed) a new logo – kudos to Leslie Stacks, our resident graphic designer, and the Communications Committee.

The Nominating Committee has been busy recruiting new board candidates for 2024, and Membership topped 400 members this year. Queens Lake Day (Robin Hood) enjoyed terrific attendance and the Clubhouse Committee sponsored a record number of member events. Lake Committee volunteers installed a temporary siphon to draw down the lake in a storm, Maintenance and Beautification are working in tandem on common area projects, and the Rec Committee now has funding in place for new pickleball courts. Least of all is the Finance Committee's efforts to ensure our long-term fiscal health. Please read up on the annual efforts of each committee, and plan to join us November 14 for the annual meeting and "state of the neighborhood". - Doug Ellis

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

BOARD OF DIRECTORS & OFFICERS

- Doug Ellis**757-817-4151
 President/General Recreation..... Doug07@cox.net
John Walters757-272-7526
 Vice President/Pool..... Johnwalters23185@gmail.com
Caroline Broun.....614-462-9879
 Maintenance.....cnbroun@gmail.com
Bruce Keener757-790-0983
 Lake..... bckeener3@gmail.com
Chuck Hretz248-953-3812
 Clubhouse.....QLCAclubhouse@gmail.com
Bob Gaschen.....757-229-2495
 Communication.....rgaschen@gmail.com
Patty Bartneck757-469-1989
 Community Affairs..... pattybvatech@gmail.com
Sean Askew.....540-308-3939
 Finance.....smaskew@gmail.com
Melanie Houle757-525-5960
 Membership..... mel_houle@hotmail.com
Monty Fleck.....757-344-1337
 Marina.....Fleck.monty@gmail.com
Adrienne McKinney757-206-9003
 Beautification.....avmckinney@gmail.com
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 - qldockmaster@gmail.com,
 757-642-7019

Newsletter Layout & Design:

The next newsletter deadline is January 15, 2024. Inquiries, articles and ads should be submitted to the QLCA office by email qlca@queenslake.net or newsletter@queenslake.net or by calling 757-229-0973

CALENDAR OF EVENTS

- October 9 - Clubhouse Meeting - 7pm - Clubhouse
 October 10 - Board Meeting - 7pm - Clubhouse
 October 13 - Game Night - Clubhouse
 October 16 - York Co. MOA Briefing – 6:30pm - Clubhouse
 October 17 - Recreation Meeting - 7pm - Clubhouse
 October 23 - Marina Meeting - 7pm - Clubhouse
 October 26 - Pool Meeting - 8pm - 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 21 - Recreation Meeting - 7pm - Clubhouse
 November 27 - Marina Meeting - 7pm - Clubhouse
 December 9 - Christmas Brunch - 9am - Clubhouse
 December 11 - Clubhouse Meeting - 7pm - Clubhouse
 December 12 - Board Meeting - 7pm - Clubhouse
 December 16 - Christmas Caroling/Cookie - 6pm
 December 19 - Recreation Meeting - 7pm - Clubhouse

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Yoga -Yoga: Thursdays 6:00-7:15pm, Clubhouse along with a synchronous Zoom (ID:89474663016, password:yoga)class. Classes are \$10; first class free. Contact Mary Joyner (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 757-220-0965.



Board Briefs

May 9, 2023

Motion to approve the April 11, 2023 Board Meeting

Minutes: John Walters made a motion to approve the April 11, 2023 Board minutes and Monty Fleck seconded. The motion passed.

Motion: Chuck Hretz made a motion for a limited member to use the clubhouse for \$1,000 a month from July 31 to December 31 at a reduced rate. Monty Fleck seconded. The motion passed with 5 votes in favor, 2 against, and 1 abstention.

Motion: Bob Gaschen made a motion that the Communication committee is recommending to the board the top version of the dogwood bloom as the QLCA logo. Caroline Broun seconded. The motion passed.

Motion: Doug Ellis made a motion to update the MOU committee to replace Mark Frankel and Adrienne McKinney with Bruce Keener, the current Lake Chair. Adrienne McKinney seconded. The motion passed with 7 votes in favor and 1 abstention.

Motion: Membership made a motion to offer a one-time waiver of all back [owed] fees to prior traditional members that are no longer in good standing. They can be re-stated as active traditional members with payment of 2023 annual maintenance dues. This offer is only good for the 2023 calendar year. Bruce Keener seconded. The motion passed with 6 votes in favor and 2 against.

Motion: Membership made a motion to offer a membership incentive to current non-members. If a current non-member deeds their property in the 2023 calendar year, they will receive a \$550 deduction from their 2024 annual maintenance dues. Adrienne McKinney seconded. The motion passed.

Motion: John Walters made a motion to request clarification from our attorney for current requirements for use of bathrooms at the pool, clubhouse and marina. Bruce Keener seconded. The motion passed.

June 13, 2023

Motion to approve the May 9, 2023 Board Meeting

Minutes: Chuck Hretz made a motion to approve May 9, 2023 Board meeting minutes. The motion failed with 3 vote in favor, 4 against, and 1 abstention.

Motion: Chuck Hretz made a motion to rescind the motion from last month that he made for a clubhouse rental by a Limited member to use the clubhouse house for a dance class at a reduced rate. The motion passed.

August 8, 2023

Motion to approve the May 9, 2023 Board Meeting

Minutes: Bob Gaschen made a motion to approve the May 9, 2023 minutes and Monty Fleck seconded. Doug Ellis made a motion to approve amended May minutes page 2 with Chuck Hretz's amended notes. The motion passed with 5 votes in favor and 3 abstentions. Doug Ellis made a motion to approve Chuck Hretz's amended notes to May 9 minutes page 4. The motion passed with 6 votes in favor and 2 abstentions.

Motion to approve the June 13, 2023 Board Meeting

Minutes: Doug Ellis made a motion to approve the June 13, 2023 minutes. Monty Fleck seconded. Chuck Hretz asked to have a correction made to Jack Dooley's Storm water report, the month should be October on the MOU not November. Doug Ellis made a motion to amend the month. The motion passed. Sean Askew made a motion to strike out the last sentence under membership page 3. Monty Fleck seconded. The motion passed.

Motion: Bob Gaschen made a motion for the board adopt the "QLCA Logo Usage Guide" and the "Procedure Granting Usage of the QLCA Logo" supporting the implementation of QLCA Logo developed by Leslie Stacks. Chuck seconded. The motion passed.

Motion: Bruce Keener made a motion for QLCA to authorize the lake Director to initiate immediate discussion with Congressman Rob Wittman on issues related to Queens Lake remediation. Monty Fleck seconded. The motion passed with 7 votes in favor and 1 against.

Motion: Bob Gaschen made a motion to establish a process and procedure (Resolution) adopted by the Board to consider proposed bylaw amendments in years other than the formal section 2 - reviews. Sean Askew seconded. The motion passed with 7 votes in favor and 1 against.

Motion: Doug Ellis made a motion to amend last month's motion to present Handbook revisions in August to: "submit Handbook revisions for September board meeting". Sean Askew seconded. The motion passed.

Welcome New Members

Ted and Heather Sellers
103 Prince Charles Road

James and Karen MacRae/Krochina
202 West Queens Drive

Membership

Submitted by Melanie Houle, Director

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

Membership is very strong with currently over 400 QLCA members. Since the start of the year, we have had four new deeded members and six new traditional members. As homes sell, more and more new neighbors are choosing to join QLCA. The membership committee makes every effort to visit all new neighbors, but the best welcome comes from you, their neighbors. If you see someone new, reach out to them, invite them to join you at the next social activity. A personal invitation goes along way!

The membership committee held a New Member Welcome Social scheduled on Sunday, October 1 from 3:00 -5:00 pm in the Queens Lake Clubhouse. New members from both 2022 and 2023 attended.

If you are looking for a way to become involved in your neighborhood, please consider joining the Membership committee. We can always use new ideas on how to improve membership

Emergency Response Plan

Monty Fleck and I have been tasked with developing an Emergency Response Plan for Queens Lake. As we know, emergencies and disasters can occur at any time in a community. The Emergency Response Plan will provide process and procedures for unpredictable events such as: hurricane, water contamination, arson, Surry Nuclear plant, or simply a tree falling on a road. I believe we often refer to some instances as Queens Lake life!

WANTED: Members with special skills and experience to add to an QL Emergency Response contact list. We are looking for specialists in marine or environmental science, emergency management, first responder experience, hazard materials, communications planning, please contact us. Provided interest, we can contact the County to provide some training or advice on emergency response.

Patty Bartneck

Contact Community Affairs Director, Patty Bartneck at (757) 469-1989 or Marina Director, Monty Fleck at (757) 344-1337 or the QLCA office.

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Marina

Submitted by Monty Fleck, Director

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

Goal: The goal of the 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.

2023: Priorities:

1. Operations: (safety/marketing/sales, billing, collections, daily inspections, fuel sales, rules enforcement, general repairs/maintenance, communications, budgeting, etc..)
2. Deferred Maintenance: (pump out, piling work, electrical, drainage, bulkheads)
3. Capital Replacements / Long Term Planning

Dock Operations Update:

August– Approx 54 of 63 slips rented (86%), 9 available slips.

Admin Updates:

- Monthly Financial review; YTD earnings (in checkbook \$38,966 / Reserves \$491,273 (end of July numbers)
- Current ValvTech fuel price is \$3.99/gallon. Please call Dockmaster 24 hours in advance if possible.

Maintenance & Project Updates:

We're busy getting estimates from Contractors and permits started for rebuilding our aging bulkhead. Below are some of the estimates:

- Docks of the Bay Bulkhead estimate is 187k for 330' of shoreline (\$5.66 per linear foot)
- Living Shorelines estimate is 198.5k for 420' of shoreline (\$4.72 / ft)
- Wilbur Jordan Pier estimate is 168k for 330' \$5.09 / ft)
- Waters Edge is 406k for 423' (\$9.59 / ft)
- Mike Hendrick is starting the permit process – ETC Dec 2023. -he came out and met with Chris K. and Monty, took drone pictures, and got everything he needed to start the process. Need to remove shed before contractor come out with their equipment. East and West edges of bulkhead may need to be living shoreline due to marsh grasses, etc.

If you'd like to be a part of the marina committee our next Marina Committee Meeting is 23 Oct. 2023 7PM at the clubhouse.



3 Sept - Labor Day/End of Summer Party was a great time. Fried chicken and quiesadillas were provided, everyone brought something to share. Thanks to everyone that helped make this get together a huge success.

Dreaming of a new home for the holidays?



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Communication

Submitted by Bob Gaschen, Director

Committee Members: Bob Gaschen, Leah Duckworth, Cherrie Begley, Jean Lien, Jennifer Shima, Kym Hretz, Derek Bramble, Julie Dooley, Suzanne Maggio

The communications committee has set up a member information portal on the website regarding the draft agreement with York Country. The address is <https://queenslake.net/special> - members should have received an email with a login ID and password to access the page. If you have any questions concerning this portal email webmaster@queenslake.net.

QLCA Website statistics

July 2023

1,766 (Unique visitors)
68,680 (Hits)
351.45 GB (Bandwidth)

August 2023

1,635 (Unique visitors)
229,897 (Hits)

Pool

Submitted by John Walters, Director

Committee members: Lana Olson, Robert Reining, Bob Gaschen, Jonathan Croly, Jason Malucci, Felicia Anderson-Brown, Mark Downey, Carl & Mary Claire Sabol, Ted Lynch, Steph Cleary, Caroline Broun

2023 Pools Wrap Up

It was a big year for mechanical updating : The adult pool was resurfaced at a significant cost ; both main water pumps are now updated ; both pools have automatic chemical control systems ; sand filter systems were serviced ; the overhang area was refreshed ; the lifeguard room was reconfigured into a single bathroom.

Despite early season cold weather, we achieved our budgeted 217 Pool Members. Some data:

- 37% of our members are from outside QL, drawn to our swim team
- 66% Family memberships, 34% Single or Couple memberships
- Zero down time thanks to the maintenance team and equipment upgrades

Volunteer / Management Organization

An initiative is launched to improve the long term viability of Swim Team management

We need Fresh faces to help manage Pool and Swim Team operations

Thank You

ADOPT A HIGHWAY VOLUNTEERS For Cleaning Lakeshead Drive

November:
Marty and Kim Zahn

December:
Mat Hogg and Rosalyn Fernow

Margaret Stuppy - Picker-Upper-In-Chief

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

Submitted By : Julie Dooley and Chuck Hretz, Director

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

My oh my, what a 10 months we have had at the QLCA Clubhouse!!!!

I, along with the Clubhouse committee, are proud to have hosted and sponsored nearly 20 QLCA member events thus far this year, with 7 more remaining by calendar year end. Recently, we have continued the year of terrific turnouts with 40 women at Ladies night, and 40 people for the most recent Movie night at the Clubhouse. Many adults came and enjoyed our Beach-comber pool party jointly hosted with the pool committee. The latest event is also a joint effort with the Community Affairs committee, we combined our community breakfast with an annual fund raiser for a local charity. As of this writing, it is the eve of this event and my expectations are high.

The clubhouse has seen a resurgence this year with an energetic committee willing to take on hosting events, maintaining the building and assuring that the clubhouse is available for paying renters.

In the upcoming months, you will hear about and see more of building community and QLCA member use of our clubhouse as we will again be hosting Mystery event, Trunk or Treat, Autumn Fest/BBQ Smoke off, the annual QLCA Arts & Crafts show, the Christmas breakfast, cookie exchange, caroling and new this year....a giving tree for a local charity.

I hope you have an opportunity to join us in the upcoming events (for dates, refer to a list of events in this newsletter).

I will be doing an annual review in the upcoming annual packet, so please take a look at all that the amazing work our volunteers have accomplished. Consider all that has been accomplished in 2023 as a springboard of momentum for continued success in 2024.

Don't forget to check your QLCA emails and the Hubbard Corner for announcements of events for members to enjoy the neighborhood and each other. Next scheduled committee meeting is 10/9 at 6:30pm at the clubhouse.

On a parting note, *"Coming together is a beginning, staying together is progress and working together is success."*
- Henry Ford

Chuck



Movie Night

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)

Hello Neighbors,

Hope everyone had a wonderful summer! Now we can look forward to the beauty of Queens Lake in the Fall! However, with the good comes the bad – hurricane season! As we begin hurricane season, it is a good idea to look at the surrounding trees and consider taking those that are a threat down before Mother Nature does the job herself. Also watch for branches that present a danger. VDOT may be able to assist in some cases as they will send a contractor to trim such branches. By law, they cannot cut the tree, only the branches that lean toward the street or ones that obstruct vision at intersections. The telephone number for Williamsburg is (757) 235-5138 or the main number (800) 367-7623.

Thanks to Lourdes Farley for initiating with VDOT a “No Littering” sign to be placed on Lakeshead. Currently, it is pending VDOT Traffic study. We are hopeful VDOT will see the need and the potential danger to our dedicated volunteers who collect trash on this road. The Rehabilitation of the Colonial Parkway has begun! Here is an update from the U.S. National Park Service:

Status: *We are underway, and the first phase of construction is progressing! Road closures are in place for Segment A & much of Segment G. The team has begun dismantling the bridge over Route 17 and preparing for pavement demolition and replacement in Segment G. Tree trimming and hazard tree removal is well underway in both segments.*

Basic scope and location summary: *The first phase of construction includes closure of the Parkway from the Williamsburg Tunnel southward to the Route 199 interchange. The North England Street access ramp will remain open to local traffic and Colonial Williamsburg buses through Summer 2024 (approx). Work southward from the tunnel will include replacement of the exposed aggregate concrete roadway slabs, drainage improvements, bridge repairs and tunnel rehabilitation, including lighting up-grades. The initial phase in this area is scheduled for closure through Summer 2024, at which time the closure will be expanded to include the North England Street ramp and the Williamsburg Circle.*

Additionally, the Parkway is closed from Ballard Street in Yorktown to Fusiliers Road, which remains open. The Rt 17 access ramps are closed. Work in this area starts with replacement of the bridge deck over Rt 17. Work will continue with replacement of the bridge deck over Yorktown Creek, exposed aggregate slab replacement, and drainage improvements. This segment is scheduled for closure through to Winter 2024/2025.

Safety: *Field work for design for other segments of the Parkway will continue for several months. This will require occasional lane closures with alternating traffic controlled by flaggers along various sections of the Parkway, in addition to the full closures noted above. “We appreciate motorists’ awareness and patience as this first phase of this incredibly important infrastructure project begins,” said Superintendent Jerri Marr. “We encourage all visitors to pay attention to the information provided on the electronic variable message signs, and detour and caution signs. For everyone’s safety, motorists should be on the lookout for construction workers, vehicles, equipment, and any traffic stoppages or lane closures along the Parkway.”*

More info is available (including maps, detour routes, project schedule and information from the June 22, 2023, public meeting) at the Parkway Rehab website at: <https://link.edgepilot.com/s/f84f2e4b/rwdGXjFVDUy3r3Kg5xGPeA?u=https://www.nps.gov/colo/planyourvisit/colo-parkway-rehab.htm>. We have included a Frequently Asked Questions (FAQ) link, as well.

Other exciting news for Williamsburg is a new fiber optic company coming to the area. An email from their corporate indicated there was no ETA when this service would be available to Queens Lake. Stay tuned!

The Widow/Widower support Group is a group that meets monthly at some great restaurants around town. In September, they met at Moody’s, a local favorite (we could be bias given the owner and Chef live in QL). Please call Sheila Myers at 757-220-0965 for more information. All members in good standing are welcome!

Some popular dates to save: Sunday, December 3 at 5:00 pm – Williamsburg Christmas Parade. Get there early as last year had 18,000 people! December 2, 9 and 16 – Grand Illumination. Always a good time, especially with family and friends.

Finally, since this is the last QL Newsletter I will write as Director, I would like to say what an honor it has been to serve QL. I will continue to serve on the Community Affairs committee but will be handing the reigns to someone else. Please consider joining this committee as it’s a great way to get involved and stay informed.

Patty Bartneck, Director
Community Affairs

General Recreation

Submitted by Doug Ellis, Director

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

The Recreation Committee met August 15 to discuss and review activities to date. These included free tennis and pickleball clinics for members, youth private tennis lessons offered by Coach Randall Blades, and an open field and court day. The Committee also reviewed court signage and director handbook. Resurfacing of the upper court was also discussed.

The estimates received for the resurfacing of the upper court exceeded the capital budget, including the nearly \$10,000 raised from the silent auction. The plan now is to wait after the 2023 budget is approved and solicit estimates beginning early next year for a spring project.

Additional projects and improvements are in the initial planning stages, these include replacing the old halogen lights, benches at the playground and field, signage, and general maintenance. The Rec Committee has the largest common area footprint. Member suggestions are anticipated with the strategic planning survey recently conducted, and include ideas such as dog park, gazebo, bandshell, disc golf, community garden, butterfly garden.

The Rec Committee is considering a fall tournament for QLCA families. Stay tuned for details!

Meetings are generally the third Tuesday of the month, 7pm at the clubhouse.

Beautification

Submitted by Adrienne McKinney, Director

Committee Members: Jean Lien, Cherrie Begley, Libbey Oliver, Kathy Maxfield, Judy McCormack, Terry and John Harding, Sally Hewitt, Roz Fernow, Matt Hogg, Susan Sims, Rebecca Cho, Don and Maggie Stuppy

Welcome Autumn, such a lovely time of the year in Queens Lake.

This is the time to aerate your yard, fertilize, put down cool season fescue seed or overseed with rye. You may want to initially contact James City County or York County extension services to request a soil sample analysis. With cooler temps on the way, this is the best time for planting the shrubs you were considering for your landscape and remember to cut back your hydrangeas. And finally, remember to regularly cut the ivy from your trees and remove it from your yard. (I am working on this in my yard!)

We have several master gardeners on our committee willing to answer any of your landscaping questions.

Our next clean up date will be sent out to the community. We intend to add plantings and tidy all beds in the common areas as well as the entry sign beds. There will be plenty of work to keep many hands busy. Please join us! We need your help! If you are interested in joining our hardworking, fun-loving Beautification Committee please call the office or contact Adrienne at the email listed below.



Ladies Night



Queens Lake CLUBHOUSE



**LIMITED MEMBER
MONDAY-THURSDAY
\$375***

**LIMITED MEMBER
FRIDAY-SUNDAY
\$475***

**MEMBER
MONDAY-THURSDAY
\$125**

**MEMBER
FRIDAY-SUNDAY
\$200**

Security Deposit required. Hourly rentals and multiple-rent discounts are available.

****Not applicable to non-member Queens Lake residents.***

Host your next event at the Queens Lake Clubhouse! This beautiful venue offers its versatile space for special occasions. Featuring a 2,000-square-foot carpeted activities room, a full kitchen, an outdoor patio, and a small side yard, the clubhouse can accommodate 80 people for a sit-down meal or up to 175 standing guests. Its well-appointed activities room is a wonderful place for your guests to gather. The flexible rooms, vaulted ceilings, oversized windows, and neutral color scheme provide a blank canvas that you can decorate to your liking. Your rental includes the use of all of its spaces, tables, and chairs. Enjoy the breathtaking views and picturesque setting!

234 East Queens Drive : Williamsburg, Virginia : QLCAclubhouse@gmail.com





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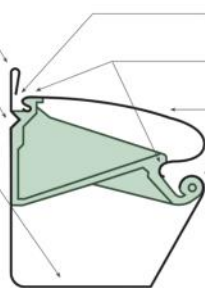
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Lake

Submitted by Bruce Keener, Director

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

Queens Lake is a “catch and release” recreational freshwater body. Best Practices for Catch-and-Release Fishing as suggested by the Virginia Department of Wildlife Resources:

- Always wet your hands before handling a fish. Never handle a fish with dry hands. Handling a fish with dry hands can take the protective slime coating off of a fish.
- Use a net when landing a fish. A large net will allow you to keep the fish wet while you prepare to remove the lure, fly, or hook. This also allows you to keep the fish wet if you're preparing to take photos. A soft rubber net is preferable to knotted nylon nets.
- When photographing a fish, keep it quick and get the fish back into the water as soon as you can.
- Avoid contact with boat surfaces such as carpet and metal when handling a fish.
- Make sure you have a pair of long pliers such as needlenose for unhooking fish, especially for those fish that are hooked in hard to reach places. Heavy wire cutters and jaw spreaders are essential for toothy critters like musky.
- If the hook is too deep, it is best to cut the line as close to the hook eye as you can. Most non-stainless hooks will rust out and dissolve over time and this will give the fish a much better chance of survival than the stress that comes with attempting to remove the hook with pliers.
- When handling a fish out of the water, make sure to keep your hands and fingers away from the gills and gill arches. Don't hold the fish too tightly and never hold a fish by the eyeball sockets
- When releasing a fish, it's important to let the fish recover on its own terms; the fish will swim out of your hands when it's ready. To help revive the fish, it is best to hold the fish upright and move the fish gently forward so water runs over the gills.
- Make sure you have the correct size rod and reel for the species of fish you are targeting and don't fight a fish longer than you need to which can cause additional stress.
- Carry a thermometer with you and consider water temperatures when targeting coldwater oriented species like trout, musky, and striped bass during the summer months in Virginia. Plan to fish in the early morning hours as this is when the coolest water temperatures of the day will occur.
- Anglers who enjoy mounting fish and reliving the memories of a trophy can consider fiberglass mounts. All you need is a good photo of the fish with a length and girth measurement. Fiberglass mounts last longer than traditional skin mounts and are oftentimes even more realistic.

The 2023 Fish Survey for Queens Lake conducted by the Virginia Department of Wildlife Resources is posted on the Queens Lake website.

Stormwater Special Committee Update

Submitted by Jack Dooley

Committee members: Jack Dooley (Chair), Patty Bartneck (Community Affairs), Bob Evans (Finance), Richard McLuney (Lake), Doug Ellis (Board)

Last year our Special Committee worked closely with York County, in particular County Administrator Neil Morgan, Deputy Mark Bellamy and Director of Public Works, Rob Krieger, County Supervisor Walt Zaremba and planning commission member, Doug Holroyd, on a path forward as outlined in the Memorandum of Understanding approved last year by members 200-5.

Soon after the MOU was signed, the current CIP was increased \$500,000 for a total of \$1.7M beginning with the design scheduled for FY24 and construction taking place in phases beginning in the Fall of next year. The priority to stabilize the ravines first was maintained, with the design and construction for the spillway to follow, and finally for the pond to be addressed.

In January of 2023, QLCA, in conjunction with our consulting engineers, issued an RFP to solicit bids for repairs to the dam. The bids far exceeded the engineer's estimate and threatened our capital reserves. Meanwhile, we reached out to Senator Monty Mason, Delegate Amanda Batten and Senator Tommy Norment for assistance with state grants, and continued discussions with Mr. Morgan, who suggested it would make more sense to combine the dam and spillway projects and to have the County manage the overall process. Given that the lake is privately owned by QLCA, Mr. Morgan said that we would need to make a financial contribution to show that we have “skin in the game” and to satisfy the Board of Supervisors. In conferring with our Finance Committee and considering the costs of what we'd already spent on engineering analysis and design work, the wetlands credits, etc. we determined that QLCA already had \$187K invested in the dam project and approximately \$250k set aside in reserves. After some negotiations, Mr. Morgan, agreed to a one-time capital contribution of \$110,000 and an annual stormwater fee equivalent to about \$50/household for ongoing maintenance of the dam and spillway. This revised agreement is still being reviewed by our Board, the County and our respective attorneys prior to calling a membership vote at our annual meeting in November.

Last year, Sen Mason patroned a budget amendment for \$850,000 to match what the County had already committed. The General Assembly had not approved the budget until just a few weeks ago. They actually increased the amount requested to \$1M and Governor Youngkin just approved the budget! This funding will go to the County and be used for stormwater repairs in the Queens Lake drainage basin including the area immediately upstream that drain to the Lake.

On October 16th at 6:30PM, we will host an informational briefing at the Clubhouse, with senior staff from the County to discuss the project and address any questions that you may have. We've also invited Senator Mason, Walt Zaremba and Doug Holyrod to attend.

Without this support from the County and the State, QLCA would have likely had to spend well over \$1M on these repairs which would have depleted our reserves, limited repairs to our other facilities and significantly increased our dues. Please come to the October 16 briefing to learn more about this unique opportunity to partner with the County.



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Notes from the Eagles Nest



queens lake swim team summer 2024

PRACTICE GROUP DESCRIPTIONS NOTE: COACH SANDI WILL IDENTIFY A PRACTICE GROUP FOR EACH SWIMMER.

HATCHLINGS: Generally ages 4 - 8; Swimmers learn how to safely be in the water, general comfort with floating on their back and beginning to kick. Swim lessons may be recommended prior to participating in the Hatchlings practice group.

FLEDGLINGS: Ages 4 - 8; **Entry Level-** Swimmers able to swim one length of the pool with a kickboard. The coaches will determine readiness for swim meets. **Advanced Level-** Swimmers able to comfortably swim one length of the pool on their front (25 meters) and kick the entire length of the pool comfortably on their back with a board.

EAGLETS: Ages 9 - 12; Swimmers able to comfortably swim one length of the pool on their front and back. It is expected swimmers will have the strength, endurance, and maturity to swim repeated lengths for an entire practice session.

EAGLES: Ages 13 - 18; Swimmers able to comfortably swim two lengths of the pool on their front and back without stopping; have rudimentary knowledge of two strokes; possess the strength, endurance and maturity to swim repeated lengths for an hour and 10 minute practice session.

PARENT VOLUNTEERS

Parents are expected to volunteer throughout the season, at swim meets and for team activities and events.

TEAM SUIT

bit.ly/QL-EaglesTeamStore

Note: The t-shirts in this store are not the team shirts for this year. Team shirts will be ordered following team registration.

SWIM TEAM WEBSITE & FACEBOOK PAGE

qleagles.swimtopia.com
facebook.com/QL Eagles

See below for a TENTATIVE QL Eagles swim team schedule. Looking forward to seeing you again Summer 2024!

SWIM TEAM SIGN UP DAY & NEW PARENT ORIENTATION

SATURDAY, MAY 4TH 10AM-2PM

Stop by the pool between 10am and 2pm to sign up for swim team. Meet and get to know neighbors!

PRACTICE TIMES

AFTER SCHOOL PRACTICE STARTS TUESDAY, MAY 28TH

Eagles: 4pm-5pm

Eaglets: 5pm-6pm

Fledglings: 6pm-6:45pm

NOTE: Head Coach Sandi and her coaching team will evaluate each swimmer and will confirm the practice group for each swimmer. Evaluations will be available for any swimmer that joins the swim team at a later date.

MORNING PRACTICE STARTS MONDAY, JUNE 10TH

Eaglets: 8am-9am

Fledglings: 9am-9:45am

Eagles: 9:50am-11am

Hatchlings: 10:15am-11am

SWIM TEAM SEASON SCHEDULE

Swim meets are Monday evenings at 6pm

- 5/4 Swim team sign up day & new parent orientation
- 5/28 First day of after school swim practice
- 6/10 First day of morning swim practice
- 6/10 swim meet
- 6/17 swim meet
- 6/24 swim meet
- 7/1 swim meet (may be 7/5 given 4th of July holiday)
- 7/8 swim meet
- 7/12 Swim-A-Thon
- 7/15 swim meet
- 7/20 Summer Awards meet
- 7/26 Champs Pasta lunch
- 7/27 Champs meet
- 7/28 End of Season Banquet/Celebration

Other special activities & events:

- Terrific Tuesday - every Tuesday, fun team bonding/building activity
- Food Friday - every Friday starting the 1st week of morning practice
- Team picture - typically 1st or 2nd home meet
- Senior Night - last home meet
- Parent Relay - last home meet

SWIM TEAM COORDINATING CREW

A new organizational structure is under development. Stay tuned for further information.



TRUNK OR TREAT

OCT 28 | **FOOD + FUN + PRIZES** | **5:30-8:30**
Queens Lake Field | **PM**

- ★ Come in costume.
- ★ Bring a carved pumpkin for judging.
- ★ If rain, we will hold event in the Clubhouse.



QUEENS LAKE MEMBER EVENT



QUEENS LAKE CLUBHOUSE

SOCIAL CALENDAR 2023

October 13	Mystery Event
October 28	Trunk or Treat
November 4	Arts & Crafts Show
November 11	Autumn Fest & BBQ Smokeoff
November 20-22	Franken Pie Event
November 24-Dec 8	Community Giving Tree
December 9	Christmas Brunch
December 16	Holiday Cookie Exchange

Please note: this schedule is subject to change.

Financial analysis of proposed MOU agreement with York County

Dear Neighbors,

The QLCA Board of Directors directed us to analyze, from a purely financial perspective, the pros and cons of adopting the latest proposed agreement with York County, regarding the repair of the dam and spillway at Queens Lake.

To complete this work, we modeled two scenarios: One where we agree to join with the county, one where we do not. To compare the two scenarios, we looked at the capital reserves of our association and how they would be affected – essentially, all of our non-real-estate financial assets, now and into the future.

Our conclusion is that it is very, very clear that the York County deal is essential for the continued financial viability of the Queens Lake Community Association.

With the deal, we keep more than \$178,000 in association reserves even after paying the county the one-time payment of \$110,000 and the first year's \$20,000 maintenance fee.

This approach resolves our dam and spillway problems while allowing us to keep a healthy financial cushion against inflation and other surprises in the future. It also allows us to pay for needed improvements and maintenance at other facilities, now and in the future, without a significant dues hike, including issues with the lake not covered by government partnerships. It allows us to avoid regular, large dues increases on our members immediately – and for years to come.

Rejecting this new agreement would require at least an immediate \$620 per member dues increase in the first year alone, followed by several years of substantial dues increases compared with the current assessment for annual dues. This approach would also exhaust our reserve funds the first year, leaving us unable to meet our needs at other facilities and aspects of the association without additional dues increases to cover those costs.

What makes this an obviously inferior choice is that these numbers represent a “best case” scenario if we reject the proposed MOU. If the cost of the work on the dam is more than \$450,000 (which is quite possible) even higher dues increases would be needed. For example, based on a conservative estimate of \$500,000 as the actual, more likely, cost, a dues hike of at least \$745 would be required of each member in the first year alone. To maintain our other facilities in their existing state, we would need to raise dues even more. To build up our reserves in future years, dues would need to be increased substantially for several years until we are able to re-establish our reserves.

Some have asked if a loan isn't a viable option. It is not. Loans are at their highest cost in 20 years now, and it is unlikely that we could obtain a loan with an interest rate that made this a wise option. In this scenario, we would have already severely depleted our reserves, so we cannot use them for loan collateral, triggering a higher interest rate even if someone was willing to lend under these circumstances. Our properties (clubhouse, pool, etc.) are not attractive collateral for a loan of this magnitude, given their condition and circumstances (not easily saleable if foreclosed upon).

Even if a loan were obtained, it would simply spread this pain over time -- with interest -- requiring annual dues increases of \$100 to \$200 over 10 years or more just to pay off the loan to fix the dam, plus more to cover needs at other facilities.

Under either method of financing, declining the proposal would cripple our association financially, leaving us unable to respond to emergencies and to take care of our existing facilities. Furthermore, the abrupt, substantial and ongoing hikes in dues would certainly negatively affect our ability to attract new members and retain “traditional” members. This further damages our financial viability in future years, and probably our property values, as the situation becomes known in the surrounding area and among real estate professionals.

Assumptions behind the comparison are as follows:

- \$450,000 was budgeted for dam repair in the scenario for rejecting the agreement. A higher amount would require higher dues/loans to finance. The Lake Committee chairman recently estimated \$450,000 to \$550,000 as the most reasonable potential cost. A bid earlier this year exceeded \$800,000, but might have been high as a result of unusual circumstances. Both bids at that time greatly exceeded engineers' estimate.
- In modeling the scenario where we adopt the proposal from York County, \$130,000 was added to the 2024 Capital Spending to pay for our portion of the agreement in the first year. \$20,000, plus 3 pct. Inflation adjustment, was added in subsequent years. Existing maintenance costs required by the state on the dam (currently \$4,500/year) were deducted, as we will not be spending these amounts during the life of the agreement. In the first year alone, those savings offset 22 pct. of the maintenance fee.
- Both charts and scenarios reflect the current level of dues.

From a financial standpoint, we highly recommend adoption of the proposed agreement with York County on the dam.

Committee members participating in this analysis are Ted Lynch, Bob Gaschen, Jorie Otterstein, Tom Cho and Bob Evans (chair). A majority of Finance Committee members have endorsed this report, including Chairman Sean Askew.

2024 Capital Spending Plan w/ York County Deal											
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	\$267,855	\$71,809	\$37,553	\$51,188	\$16,039	\$94,961	\$104,051	\$118,304	\$178,900	\$44,486	\$107,824
Transfer to Reserves	\$112,432	\$112,567	\$112,706	\$112,849	\$112,997	\$113,149	\$113,305	\$113,466	\$113,632	\$113,803	\$113,980
Yearly Expenditures	\$303,978	\$144,347	\$98,657	\$149,687	\$37,907	\$110,076	\$107,296	\$63,384	\$260,873	\$65,651	\$58,269
Ending Balance	\$71,809	\$37,553	\$51,188	\$16,039	\$94,961	\$104,051	\$118,304	\$178,900	\$44,486	\$107,824	\$181,124
2024 Capital Spending Plan without York County Deal											
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	\$267,855	-\$252,691	-\$266,947	-\$233,312	-\$248,461	-\$149,539	\$120,449	-\$86,196	-\$5,600	\$120,013	-\$36,675
Transfer to Reserves	\$107,932	\$110,091	\$112,292	\$114,538	\$116,829	\$119,166	\$121,549	\$123,980	\$126,460	\$128,989	\$131,569
Yearly Expenditures	\$628,478	\$124,347	\$78,657	\$129,687	\$17,907	\$90,076	\$87,296	\$43,384	\$240,873	\$45,651	\$38,269
Ending Balance	-\$252,691	-\$266,947	-\$233,312	-\$248,461	-\$149,539	-\$120,449	-\$86,196	-\$5,600	-\$120,013	-\$36,675	\$56,625

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