

CREEKSIDE LANDING LOOKOUT

Annual Meeting

At Queens Lake Middle School Gym: Tuesday, January 19 at 7:00. Proxies and Self-Nomination forms will be sent out in December—as well coupon books for 2010.

New Board Members

HOA will need at least three volunteers from the floor or via self-nomination to fill vacated positions next year.

2010 Budget Approved

A monthly fee increase from \$49 to \$53 was necessitated not only by a significantly underfunded Replacement Reserve, but also by anticipated line item increases over the next year. As was stated in our last edition, we sustained an unusually high incidence of charges to our reserves over the past year. Notably: (pool) safety upgrades to drain; deck repair; motor replacements. The replacement of clubhouse vinyl tile with ceramic.

Our Operating Reserve also received a number of hefty charges: A new chemical shed; playground mulching; irrigation repair and improvements; resurfacing the parking lot and asphalt trails. Plus an ongoing contract to remove dead trees from the common areas; and the repair and sealing of the steps and pier.

Upcoming Social Events

Celebration of Lights:

We will be holding the 3rd Annual Festival of lights contest on Dec 20th. 2 winners will be named and posted on the website and in the neighborhood sign. Questions? Contact Suzanne Maggio at 565-2379.

Volunteers needed

The Social Committee needs your ideas and help. We can use assistance with specific events including holiday decorating, Easter Egg hunt, annual yard sale, summer pool party, etc. Meet your neighbors and have some fun!! Please call Suzanne at 565-2379

New Committee Members

We especially need volunteers for the Social, Pool, and Rules & Regulations Committees.....

Neighborhood Watch Program

Block captains and participants. Please contact Bill Van Elburg (UPA) at 345-5383 x 484 welburg@unitedproperty.org or Phil Kandel at 229-1095 vaphil@cox.net.

Pier Bench Constructed

At the end of the pier you will be able to sit down and enjoy the creek and wetlands. David Bailey and Board members completed it in October.

Resolution for New Committee

Rules and Regulations committee to be established on an ongoing, as needed, basis to review bylaws and other community covenants, restrictions, and guidelines. It will be specifically tasked with examining rules and regulations proposed by the Board—as well as those advanced on its own—to determine what if any conflicts arise with existing governing documents. Upon receiving Committee feedback, the Board will either establish the rule or place it on an agenda for the Association attorney to include in a later re-writing of governing documents contingent on a quorum of homeowner approval.

Trail Improvement Award

In August, Joshua Dolsta volunteered his services to improve the trail at the end of Corvette (to the pier) with steps in fulfillment of his Eagle Scout project. He completed the work in November. In addition to donated railroad ties from CSX and mulch from the Tiki Tree Service, the HOA contributed minimally to additional needs.

This is a perfect time to walk the trail. And enjoy the view. We hope to present Joshua with an award for his excellent work at our annual meeting in January

Rental Caps

A proposal will be placed on the agenda for homeowner consideration and approval at our annual meeting. The details are still under consideration. Over the past several years, there has been a significant jump in rentals and absentee landlords which has led to a decline in the appearance and general upkeep of the neighborhood.

Expanded Website

Under the Documents tab on the website is an archive and repository of the following:

Articles of Incorporation;
Bylaws; Architectural Guidelines
Due Process Rules; Annual
Budget; Automatic Draft for
Dues; Covenants and
Restrictions; Minutes & Motions

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New Events Calendar under
Resident Information tab.

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Soon, there will also be a link to the York County real estate database for homeowners who may want a convenient head start on neighborhood values before they list or sell independently.

Safety for School Children

Corridor between Spinnaker and Schooner under consideration for enhanced safety measures: 1) a dedicated walking corridor with painted line; 2) discrete camera; 3) signage; 4) virtual speed bump. These actions are being considered by UPA Management, school officials, and county supervisors in conjunction with the VDOT.

Please remember: as the weather gets nicer, more children will be out playing – so slow down and be safe.

Community Contact Listing

The Secretary for the Creekside Landing HOA, Don Rye, is still collecting the names, addresses, phone numbers, and emailing addresses for each of the 265 homes in this community.

He can be reached at the following:

donald.rye@hp.com (best)

757-876-8942

332 Corvette Drive

Also, please, also use the online information form provided on the web under the newsletter tab for direct CSL Lookout mailings.

Lost and Found

Lost and found items can be listed on the Creekside website. Please Contact Lewis Williams at 565-0546 (lwilliams32@cox.net).

Landscaping Tips

Many Willow Oaks (foundation trees planted by Centex in front and in some side yards) are still straining against the stabilizing stakes which were originally provided as protection against the wind.

However, these restraints need to be removed after at least a year in order for the tree to reach its maximum height and to maintain good form and healthy growth.

As the tree reaches the diameter of the ropes/ wires encircling them, they tend to develop an atrophic deformity at that point which either weakens the tree or causes strangulation and death as the tree rubs against the restraints.

Please be on the lookout for these problems.

Happy Holidays!

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