

The Forester

Windsor Forest Association
January/February 2010
www.WindsorForestHOA.com

ANNUAL MEETING January 27, 7:00 p.m.

Happy New Year to the Forest!

2009 is over and I think I speak for most folks when I say good riddance. Last year brought financial woes to our country and to our association. Here are some highlights for Windsor Forest.

The negatives:

- fewer people joined the association and the pool (revenues down)
- the cost of doing business increased (costs up)
- the pool continued to grow older and break
- graffiti and vandalism was a problem
- volunteer numbers remain low
- crime was up in the Fall/Winter

However, there were many positives:

- the pool was painted with volunteer help
- the clubhouse exterior was fixed and painted with volunteer help
- the graffiti and vandalism were corrected with volunteer help
- the swim team made us proud
- the residents of Windsor Forest still smile and wave
- the newly renovated tennis courts were used by many

I could go on, but you will have a chance to find out more at our annual meeting on January 27, 2010 at 7pm. (Yes, that is a Wednesday). You might ask what is on the agenda. Here it is.

- The budget and board appointments
- Crime in our neighborhood and the neighborhood watch program (we are looking for a leader)
- No lifeguards at the pool
- Deed restrictions for a mandatory Homeowners Association
- Clubhouse rental fees
- Entrance repairs

I hope to see everyone there. Remember, you must be a member to vote on these issues. Let's look to the future and make 2010 a great year.

Stay warm,

Harrison P. Bresee III
President-WFA HOA

WELCOME NEW NEIGHBORS!

Leigh and **Jeff Baumgardner** arrived in November 2009 to be our new neighbors at 3 Kensington Court, coming to Williamsburg from Kettering, Ohio. Jeff is the new General Manager at the Crowne Plaza at Ft. Magruder, and Leigh is a licensed real estate agent in Ohio. In their free time, they both enjoy golf, gardening, and travel. Anyone need the help of a household assistant? Give Leigh a call---she helps with home staging, de-cluttering, shopping, and miscellaneous errands. The Baumgardners can be reached at 229-1806.

2009 Board members:

President

Harrison Bresee 229-2012
harrison.bresee@prudential.com

Vice President

[vacant]

Secretary

Dinda Westbrook 253-8080
dsantanna@cox.net

Treasurer

vacant

Adult Social

John Spence 259-4914

Buildings & Grounds

Tom Belden 564-3653
Tom2433@cox.net

Youth Social

Lorie Spence, 258-4914

Heather Moore,
Heather@BInvited.com

Erin Ellis

Mary-Lyons Hanks

Carter Lowery, *LoweryD@cox.net*

Pool Director

John Womeldorf 254-8136

John@MrWilliamsburg.com

Hospitality

Barbara Streb 565-0250
gandbstreb@verizon.net

Clubhouse Rental

Lorie Spence 258-4914
spencel@widomaker.com
Johanna Thompson 564-5490
Michaeljo2000@verizon.net
Dinda Westbrook 253-8080
dsantanna@cox.net

Swim Team

Kelly Kale, *KaleHouse@aol.com*
Carter Lowery, *LoweryD@cox.net*

Newsletter

Natalie Clevinger
Natalie@NatalieClevinger.com

Membership

Vacant

Architectural Review

Tom French 565-1138
jtfrench@aol.com

At large Board members

Mike Berry 259-0413
mberry@axialadvisory.com

ATTENTION

As the Windsor Forest Association Board has discussed countless times over the years, Windsor Forest confronts a difficult problem: the Association's facilities, including the pool, tennis courts and club house, are reaching an advanced stage of age. The Board has an obligation to plan for the eventual replacements of these facilities, but as the Association is presently structured, the Board does not have any source of reliable funding for its capital needs. Nothing in the 23 sets of restrictive covenants that govern the various sections of the Windsor Forest subdivision makes membership in the Windsor Forest Association mandatory. Each set of restrictive covenants have an initial term of 30 years; at the end of the initial 30-year period, the restrictive covenants automatically renew for successive 10 year periods, "unless the majority of then lot owners at that time or at the end of any subsequent ten (10) year period agree to change the covenants in whole or in part."

Other neighborhoods in greater Williamsburg have similar problems. According to sources in Queen's Lake, that association in the last several years has attempted to address the problem through a voluntary deed restriction program, in which many homeowners have agreed to execute a document entitled "Deed Restriction" that obligates the homeowner and all future owners of the homeowner's lot to be members of the homeowners' association and to pay annual assessments (and at times, special assessments) established by the association in accordance with the procedures set forth in the association's bylaws or declaration. Those who executed the Deed Restriction were given certain reductions in association fees as an incentive to participate. The executed Deed Restrictions were held until at least 1/3 (approximately 150) of homeowners had executed them, then they were recorded in the Clerk's office of the Circuit Court for York County. According our sources, it took 18-24 months for Queen's Lake to reach its preliminary goal of 1/3. Queen's Lake consulted with a Richmond law firm with expertise in neighborhood associations in developing its program, then John Sadler generously provided resources and expertise to accomplishing it. Homeowners who could not provide copies of their deeds paid \$10 to obtain a copy, and the association paid the costs of recording the executed Deed Restrictions (currently, \$23 per document).

While older neighborhoods face these problems, newer neighborhoods in greater Williamsburg with modern amenities have appeared, giving homebuyers seeking a neighborhood with a pool, clubhouse and tennis courts in the area many options. We cannot allow Windsor Forest to decay.

Windsor Forest could pursue a deed restriction program with the preliminary goal of generating a reliable stream of income, and the ultimate goal of making the association 100% mandatory, so that every homeowner has an immediate financial stake in the Windsor Forest Association (and a majority of homeowners are not subsidizing a minority of owners). It would require the neighborhood and the neighbors to make a minimal investment of time and money for the long term benefit of Windsor Forest. The alternative to inaction is to watch our amenities deteriorate to a state of irremediable disrepair--and our home values decline commensurately.

Please come to the annual meeting to make your questions, concerns and comments heard.