

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

President's Message

February / March 2025

Dear Neighbors,

My name is Sean Askew, and I am honored to introduce myself as the new president of our neighborhood association. It's a privilege to serve this vibrant community, and I'm excited about the opportunities ahead for us to grow stronger, more connected, and more effective as an organization.

With a background in IT, I'm accustomed to adapting quickly to evolving technology, prioritizing continuous training, and integrating efficiencies to ensure smooth operations. One of my primary goals as president is to enhance the on-boarding process for our Board of Directors. As some of you may know from past experience, stepping into a role on the QLCA Board can feel complex, with the need to navigate parliamentary procedures, bylaws, and institutional history. By creating a streamlined, clear, and consistent process for new directors, I aim to help them get up to speed quickly and feel empowered to contribute their ideas and energy.

Here's how I plan to accomplish this:

1. Improving on-boarding and training every new board member deserves the tools and knowledge to succeed. We will develop a training program that covers key information about our association's structure, responsibilities, and ongoing projects. We are also exploring external training options. This program will not only accelerate effectiveness but also build a foundation for collaboration and shared understanding among board members.
2. Aligning and streamlining our documents. Clear and well-organized documents are essential for avoiding confusion and ensuring consistency. Over the past couple of years, the Board has implemented significant improvements, including updates to our bookkeeping processes, email systems, communications policies, stormwater collaboration with the County, and long-term strategic planning. I plan to continue refining these efforts to maintain QLCA's efficiency and fiscal strength. Since QLCA operates uniquely as a shareholder corporation with both deeded and traditional members, it's crucial that our governing documents are clear, easily accessible, and free from ambiguity. I will conduct a review to ensure these documents are user-friendly and serve the needs of all members, reducing potential misunderstandings.
3. Establishing annual schedules for directors to further support on-boarding and maintain continuity, I will work with each Director to create an annual schedule of committee responsibilities, key meetings, and deadlines. This will provide a clear understanding of the rhythm of the year, helping new board members anticipate important tasks and ensuring our planning remains organized and proactive.

By focusing on these areas, we can build a stronger foundation for our neighborhood association and empower our directors to serve the community more effectively. My goal is not only to improve the on-boarding experience for future board members but also to enhance our overall functionality as an association, making it easier for everyone to contribute to our neighborhood's success. Thank you for entrusting me with this role. I look forward to working with each of you to make our neighborhood an even better place for all.

Sincerely,
Sean Askew President, QLCA

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

BOARD OF DIRECTORS & OFFICERS

- Communication (President)...** Sean Askew (540-308-3939)
communications@queenslake.net
- Clubhouse (Vice Pres.)**Mike Turkovich (757-903-1772)
clubhouse@queenslake.net
- Beautification** Scott Schreiberstein (508-479-3067)
beautification@queenslake.net
- Community Affairs** Gary Smith (757-349-9735)
comaffairs@queenslake.net
- Finance**Tom Cho (757-871-1787)
finance@queenslake.net
- Lake**Doug Ellis (757-817-4151)
lake@queenslake.net
- Maintenance** Renny Parziale (757-784-8231)
maintenance@queenslake.net
- Marina** Monty Fleck (757-344-1337)
marina@queenslake.net
- Membership** Julie Dooley (757-968-6570)
membership@queenslake.net
- Pool**Felicia Brown-Anderson (757-254-8422)
pool@queenslake.net
- Recreation** Bruce Keener (757-790-0983)
recreation@queenslake.net
- Strategic Planning**.....Dana DeJager (757-450-1393)
Strategicplan@queenslake.net
- Legal Counsel** Andy Franck
- Corporate Treasurer**Jack Dooley
- Corporate Secretary**Cherrie Begley

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@queenslake.net
- Website:** www.queenslake.net
- Facebook:** <https://facebook.com/ILOVEQUEENSLAKE>
- Facebook:** Queens Lake Eagles
- Office Hours:** Mon-Wed-Fri /12 to 3 PM
- Office Manager:** Megan Jaskoski
- Dockmaster:** Chris Kolloff - qldockmaster@gmail.com, 757-642-7019

Newsletter Layout & Design:

The next newsletter deadline is **March 15, 2025**. Inquiries, articles and ads should be submitted to the QLCA office by email newsletter@queenslake.net

**CALENDAR OF EVENTS
& MEETINGS 2025**

- February 3 - Finance Committee Meeting– 7pm - Clubhouse
- February 4 - Pool Committee Meeting– 6:30pm - Clubhouse
- February 5 - Recreation Committee Meeting– 6:30pm - CH
- February 10 - Strategic Planning Meeting - 6:30pm CH
- February 11 - Board Meeting - 7pm - Clubhouse
- February 12 - Clubhouse Meeting - 6pm - Clubhouse
- February 12 - Bourbon & Bubbles Workshop - 7-9pm
- February 13 - Membership Meeting - 7pm - Clubhouse
- February 19 - Communications Meeting - 6:30pm - Clubhouse
- February 24 - Marina Meeting - 7pm - Clubhouse
- March 3 - Finance Committee Meeting– 7pm - Clubhouse
- March 4 - Pool Committee Meeting– 6:30pm - Clubhouse
- March 5 - Recreation Committee Meeting– 6:30pm - CH
- March 10 - Strategic Planning Meeting - 6:30pm CH
- March 11 - Board Meeting - 7pm - Clubhouse
- March 13 - Membership Meeting - 7pm - Clubhouse
- March 15 - Saint Patrick's Day Event - 5-7pm
- March 19 - Communications Meeting - 6:30pm - Clubhouse
- March 24 - Marina Meeting - 7pm - Clubhouse
- April 1 - Pool Committee Meeting– 6:30pm - Clubhouse
- April 2 - Recreation Committee Meeting– 6:30pm - CH
- April 7 - Finance Committee Meeting– 7pm - Clubhouse
- April 8 - Board Meeting - 7pm - Clubhouse
- April 10 - Membership Meeting - 7pm - Clubhouse
- April 12 - Easter Egg Hunt - 1-3pm
- April 14 - Strategic Planning Meeting - 6:30pm CH
- April 16 - Ladies Night - 7-9pm
- April 16 - Communications Meeting - 6:30pm - Clubhouse
- April 28 - Marina Meeting - 7pm - Clubhouse

COMMUNITY SPOTLIGHT:

This month, we're excited to introduce the Wynne family!

Hi! We're the Wynne family on E Queens. We've been renovating our Dutch colonial home now for what feels like a lifetime, but we are absolutely obsessed with this neighborhood. Devin and I have three young children (5 and under) and two dogs. We feel like our neighborhood is like an all-inclusive resort. We find ourselves staying busy with fun clubhouse events, swimming at the pool, fishing on the lake, boating, and lots of happy hours with our cool neighbors. Whether you are new to Queens Lake or you've been here for generations, we would love to meet you!

Board Briefs

The complete Board Meeting Minutes are available to members in good standing. Those interested should contact the QLCA Office. Below is a synopsis of motions made/seconded and the results of the votes.

September 10, 2024

Motion to approve the August 13, 2024 Board Meeting Minutes: Julie Dooley made a motion to approve the minutes and Monty Fleck seconded. All approved and the motion passed.

Motion to approve the August 13, 2024 Special Shareholders Meeting Minutes: To be presented to the shareholders for final approval at the November 12, 2024 Annual Meeting. Monty Fleck made a motion to approve the minutes and Sean Askew seconded. All approved and the motion passed.

Motion: Membership: Julie Dooley made a motion to raise the Traditional stock purchase fee (non-refundable) from \$1,500 to \$3,000 in keeping with the rate of inflation; Effective January 1, 2025. Chuck Hretz seconded and all approved.

Motion: Membership: Julie Dooley made a motion to offer ACH (Automatic Clearing House) monthly payments as an option for payment of QLCA Maintenance Fee (annual dues); Effective January 1, 2025. Chuck Hretz Seconded. All approved and the motion passed

October 8, 2024

Motion to approve the September 10, 2024 Board Meeting Minutes: Sean Askew made a motion to approve the minutes and Julie Dooley seconded. All approved except Bruce Keener and John Walters abstained. The motion passed.

Motion:BOD: Sean Askew made a motion to approve upgrading WiFi to QLCA facilities for a budget of \$3,000 to come out of the administrative budget. Chuck Hretz seconded and all approved.

Motion: BOD: Sean Askew made a motion to approve the Service Account Policy. Chuck Hretz seconded and all approved.

Motion: Recreation: Bruce Keener made a motion to purchase 72 linear feet of Acoustiblok sound blanket to be placed on the court fence facing the Charles River Landing residences. Cost = \$8,275. Installation will be by volunteer labor. After a discussion, the motion was tabled and will be revisited next year. Bruce withdrew the motion.

Motion: Recreation: Bruce Keener made a motion to approve the three necessary contracts to complete the conversion of Court #1 from a single tennis court to four pickleball courts. Total of the three contracts is \$78,775 (Shareholders approved allowance \$78,000), the \$775 to come from the Recreation Committee operating budget. The motion was seconded by Chuck Hretz and all approved.

Motion: Recreation: Bruce Keener made a motion to reinstate user fees for court use by members.
Proposed Facility Fees for Tennis/Pickleball Eff: 1/1/2025
Individual member (1 person) \$50.00 annually
Couples members (2 people) \$75.00 annually
Household members (3+ persons) \$100.00 annually
Sean askew seconded. After a discussion it was decided to revisit court fees at a later time. Bruce Keener withdrew the motion.

November 12, 2024

Approval of the October 8, 2024 Board Meeting Minutes is moved to the next BOD meeting. Sean Askew made a motion to approve the minutes Monty Fleck seconded. All approved and the motion passed.

Election of QLCA President: Doug Ellis nominated Sean Askew, seconded by Monty Fleck. All approved

Election of QLCA Vice President: Sean Askew nominated Mike Turkovich, seconded by Doug Ellis. All approved.

Election of QLCA Corporate Secretary: Doug Ellis nominated Cherrie Begley, seconded by Monty Fleck. All approved.

Election of QLCA Corporate Treasurer: Doug Ellis nominated Jack Dooley and Bruce Keener nominated Lana Olson. A secret ballot was conducted and Jack Dooley was made Corporate Treasurer



Lake

Submitted by Doug Ellis, Director

Committee Members: Patty Bartneck, Russell Campbell, John Farley, Greg Hanson, Chris Hager, Rob Miller, Kia and Gregg Rippel, Sarah Robison and Chuck Timko

The Lake Committee met in early January to discuss priorities and events for the new year. An immediate priority was to approve a new lake management contract and make recommendations to address aquatic vegetation. The inspection last year determined that while our water quality was good, aquatic vegetation continues to expand at the upper end of the Lake. Treatment to manage algae and phosphorus levels in the Pond and weeds on the Lake is planned for the Spring, as well as the development of an annual plan for monitoring and to manage annual maintenance and costs.

In addition, long-time resident and marine biologist Chris Hager suggested conducting a lake survey to provide benchmarks to monitor depth and quality changes and is hoping to enlist W&M faculty to participate. Stay tuned for more details.

Stormwater Project update: York County project staff expect to obtain final permits for the combined dam-spillway repairs in early spring and will award a contract for dam and spillway repairs to begin in early Fall, which will avoid closing the dam road for marina users. Work to stabilize Queens Lake stormwater ravines is also expected to begin in the Fall after individual easement acquisitions are completed. County Dept of Public Works will be reaching out to individual owners to negotiate easements necessary for construction or maintenance. Contact DPW staff Robert Walters with questions robert.walters@yorkcounty.gov or (757) 890-3750.

Efforts to seek grant funds for the Lake continue through District 1 Supervisor Doug Holroyd with assistance from Congressman Wittman's office. Recent appeals to the National Park Service for stormwater funds were forwarded in December to the Norfolk office of the Army Corps of Engineers (USACE) but recent discussions are encouraging.

Part of the beauty of Queens Lake are the trees... except when they fall on your property! Likewise fallen trees on your lakefront are the property owner's responsibility to remove. There are several local experienced and bonded tree removal services, ask a neighbor or call the office for referrals.



The recent cold spell has resulted in ice on the Lake and Pond. A reminder to use extreme caution near the water, and that regardless of current air temperature, exposure to cold water can lead to hypothermia.

Personal watercrafts are required to be registered and display a current decal for boats in Queens Lake and Princess Pond. Members can download forms for canoe, kayaks and johnboats at https://queenslake.net/documents/lake/Boat_Registration_Form.pdf and pick up decals at the office. The Lake Committee is also planning capital improvements

QLCA–York Co. Stormwater Project (dam/spillway/ravines) Update Jan. 2025

Status of our stormwater project collaboration between QLCA and York County

Integrating the concrete spillway design and repairs to our 90-year old dam into the existing Queens Lake Capital Improvement Project (CIP) required additional time for design and permitting. County Dept of Public Works staff anticipate final permits for all of the above in the first quarter, with bids to go out concurrently and work to commence in the Fall 2025. County staff will provide a community briefing and timetable this April. Details will be announced via newsletter and email.

Projected outcomes

The dam will be repaired to meet the original engineer design improvements, including the state requirements imposed by the Va. Dept of Conservation and Recreation (DCR) and the Dam Safety Act (Va Code 10.1-604). The restored spillway will also be repaired to accommodate a 100-year storm event. Ravines will be stabilized to ensure better stormwater management. Queens Lake, Princess Pond, the dam and spillway will remain the private property of QLCA, and, similar to the pedestrian bridge and sewer pipe, the County will assume long-term maintenance.

Costs and obligations

Approved by members at the 2023 annual meeting, the collaborative effort requires QLCA to provide a construction and maintenance easement to the County and a one-time capital contribution of \$110,000 plus a maintenance cost of \$20,000 for twenty years which will transfer annual inspections and maintenance responsibilities to the County. If the County imposes a county-wide stormwater fee at some point in the future, this will terminate. There is no cap on the County's commitment which is anticipated to cost several million. To date, the County has obligated \$1.7M plus an additional \$1M through a state stormwater assistance grant. Funding negotiations were the result of a combined effort with former County Administrator Neil Morgan, retired Supervisor Walt Zaremba, current Supervisor Doug Holroyd, former state senator Monty Mason, Delegate Amanda Batten, QLCA Special Committee volunteers and our attorney.

Dues Impact

The addition of public assistance will preserve our current capital reserves that would otherwise have been completely depleted. At the 2023 annual meeting the QLCA Finance Committee presented a financial analysis (Oct/Nov 2023 newsletter) that projected a dues *increase of \$620 per member* beginning in the first year if we were to proceed without County assistance – just to pay for the dam.

For 2025 Members approved a modest increase of \$25.

Maintenance

Our annual maintenance funds will include ongoing maintenance and items like mowing (\$4500/yr), inspections and future repairs that QLCA would otherwise be spending. Additionally, cost sharing for lake consultant, lab tests, monitoring and treatment will be included. Funds may also be used in the larger Queens Lake Basin contiguous to Queens Lake to address upstream siltation into the Lake, Pond and ravines, which is also part of the justification to leverage public funds.

Insurance

The County and the contractor will assume liability for construction. Our agreement requires the contractor to add QLCA as an “additionally insureds” with a \$1M bond and agrees to indemnify QLCA against all liabilities. QLCA will still carry liability insurance as the “owner” of the dam during and after construction completion.

Dam Road

The dam road between East and West Queens is public route 716 and the bridge is the responsibility of VDOT. The bridge was inspected by VDOT engineers in 2023 with no concerns. County engineers will coordinate on road closures and construction. (Note that VDOT is responsible only for the asphalt on top of the dam road, QLCA is responsible for everything underneath, i.e. dam and spillway.)

Property Easements

To stabilize and repair stormwater ravines the County Dept of Public Works has reached out to negotiate with individual property owners where access is required. While owners are under no obligation to grant access or easement, delaying such access could impact project progress or overall long-term maintenance and overall stormwater management.

Construction

Upon final permitting approval (which include DCR, USACE), the dam and spillway contract will be bid in the Spring of 2025 with notice to proceed with construction in the Fall of 2025, partly to accommodate boat access to the marina and keep the dam road open. The project will be conducted in phases, with work on the dam, spillway, and ravines happening concurrently and with different contractors. Design plans call for installing a cofferdam to facilitate construction of the dam and spillway. The contractor will establish a temporary bypass pump station to maintain lake levels, and the temporary siphons will be removed. The dam road will be closed for approximately 6-8 months and the pedestrian bridge closed during the installation of sheet piles for the dam (approximately 2-3 mos.). A dam-cam was recently installed to monitor construction. The final construction schedule will be announced in April with updates conveyed through the QLCA community email and newsletter.

The Lake

CIP projects address repair and replacement of existing infrastructure, like the dam, spillway or stormwater ravines. Siltation of the lake is a distinct challenge that is estimated to cost several million dollars. Accumulated runoff over the decades, from several sources, including I-64, Colonial Parkway, and upstream neighborhoods have all contributed to the current condition and will require our resolve and resources to rectify. The Lake Committee initiated conversation with Congressman Wittman's office last year. The York County Board of Supervisors unanimously supported federal assistance and issued a Resolution appealing to Congressman Wittman in August 2024. Federal assistance requires a local government sponsor, in this case York County, which is why our collaboration is so important. Conversations with the USACE are currently underway and are expected to continue for several months. The current QL CIP is the first step towards minimizing further damage and leveraging additional funds. Watch for more updates in the newsletter and community email.

Community Affairs

Submitted By : Gary Smith, Director

Committee Members: Patty Bartneck, Leah Duckworth, Lourdes Farley, Dana DeJager, Patrick Garman, Melissa Seek

Special Projects Volunteers:

Trex Plastic Film Recycling-Chris Cooper, Lourdes Farley, Todd Bruner, Paul and Becca Marcus

Utility / Roadway Liaison-Patty Bartneck, Leah Duckworth, Skip Ferebee, Sarah Robison, Melissa Seek

Widow/ers Support Group Coordinator-Sheila Meyers

Woodland Education- Cynthia Abbott

No report from this committee for this edition.

Editors Note:

From: County of York Memorandum dated 12/16/24 To: York County Board of Supervisors Subject: Colonial Parkway Rehabilitation Project Closure Flyer

Road Closure Notice Colonial Parkway Rehabilitation Project Update

We want to keep you informed about the ongoing construction on the Colonial Parkway and how it may affect your travels. Please take note of the following road closures and updates:

Closed: (Effective January 29, 2025, Expected reopening slated for July 2026)

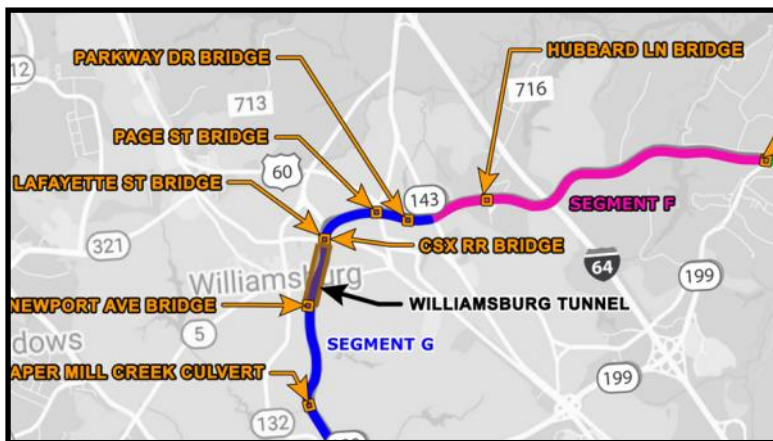
- Parkway between Penniman Road in York County and the Williamsburg Circle at Visitor Center Drive near downtown Williamsburg
- The segment between Route 199 and the Williamsburg Circle remains closed as crews continue to work on the road and tunnel beneath Colonial Williamsburg’s Historic Area.

Reopening Soon:

- The section of the Parkway in York County between Felgate’s Creek and Cheatham Annex is complete and has reopened.
- Additional parts south of the Williamsburg Circle will reopen as work is finalized.

More Information can be found at:

<https://www.nps.gov/colo/planyourvisit/colo-parkway-rehab.htm>




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lisaferebee68@gmail.com

Welcome New Members

Gary & Cinthia Acord
224 West Queens

Philip & Robin Dobrentz
108 Little John Road

Owen & Jennifer Robinson
291 East Queens

Matt & Meridith Seeley
253 East Queens

Mark & Yvonne Fleishman
277 East Queens

Russell & Mary Crutcher
104 Montague Circle

Jonathan Frank & Heather Guntherberg
112 Bowstring Drive

Strategic Planning—Ad Hoc Committee

Submitted by Dana DeJager, Chair

Committee members: Tom Cho, Ted Gerarden, Andrew Hall, John Walters, Camille Malucci and Kate Helwig

Strategic Plan 2035 Team

This ad hoc committee has been tasked to deliver a strategic plan to the community in November 2025. A strategic plan is a document that outlines QLCA long-term goals with implementation plans grounded in community input which, when coupled with adequate financial resources, support our vibrant community into the future. The QLCA Board will use the strategic plan to help inform their decisions and generate momentum for longer term projects. The committee makeup mimics our community, composed of deeded and traditional, old and young, families and empty-nesters, new and established residents. We all share a dedication to hearing your voice!

The Process: The committee will develop information around key topics, present the topics at in-person community meetings in April, garner feedback at the meetings, distribute an electronic survey, and consolidate the results into a plan for our future. In essence, this plan is made up of voices from every shareholder and we want to hear from you!

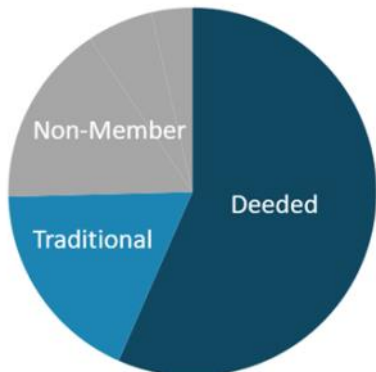
Think about your vision for the future of Queens Lake, gather your thoughts, and look for additional communications from the Committee in the coming months. Meanwhile, we wanted to share some information about our community as well as provide our Queens Lake email address:

Contact us at: Strategicplan@queenslake.net

Queens Lake community encompasses 730 acres with 89 acres owned by QLCA

2024 Queens Lake Community Membership Breakdown

75% of the 555 properties are stockholders in QLCA



Traditional members are fiercely loyal to the community, with an average longevity of 24 years





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Northern Cardinals VA's State Bird LOVES safflower and sunflower seeds and nesting in thick shrubs & hedges. Want Cardinals? Don't clear cut your yard! Fun Fact: Male Cardinals LOVE to feed other birds including female cardinals, their young and sometimes even other bird's young! What a Dad!



Eastern Bluebirds Abundant in QL. Drawn to feeders w/meal worms, suet & "no-shell" seeds. Very Likely to use Nesting Boxes Think of these iconic insect eating birds and choose to limit use of pesticides in your yard. As bugs go, so do bluebirds! Fun Fact: Bluebirds may nest up to three times from late February to August!



Woodpeckers QL is home to all prevalent woodpeckers of VA including: Downy, Hairy, Red-Bellied, Flickers, Sapsuckers, Pileated & Red-Headed Woodpeckers. All eat Suet & Nuts. All benefit from the presence of both healthy & decaying trees for nesting cavities and food sources!



Queens Lake water views and wildlife are **best seen in HD!** Whether engaged in "heads up" birding or long distance viewing, WBU Wmsbrg gets you the best product, price and advice on binoculars & spotting scopes! **Pro Tip-** Ask us how a scope w/smart phone adapter can help you enjoy QL water views in stunning detail + **easily shoot video/pictures** at long distance!

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Ah...
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Marina

Submitted by Monty Fleck, Director

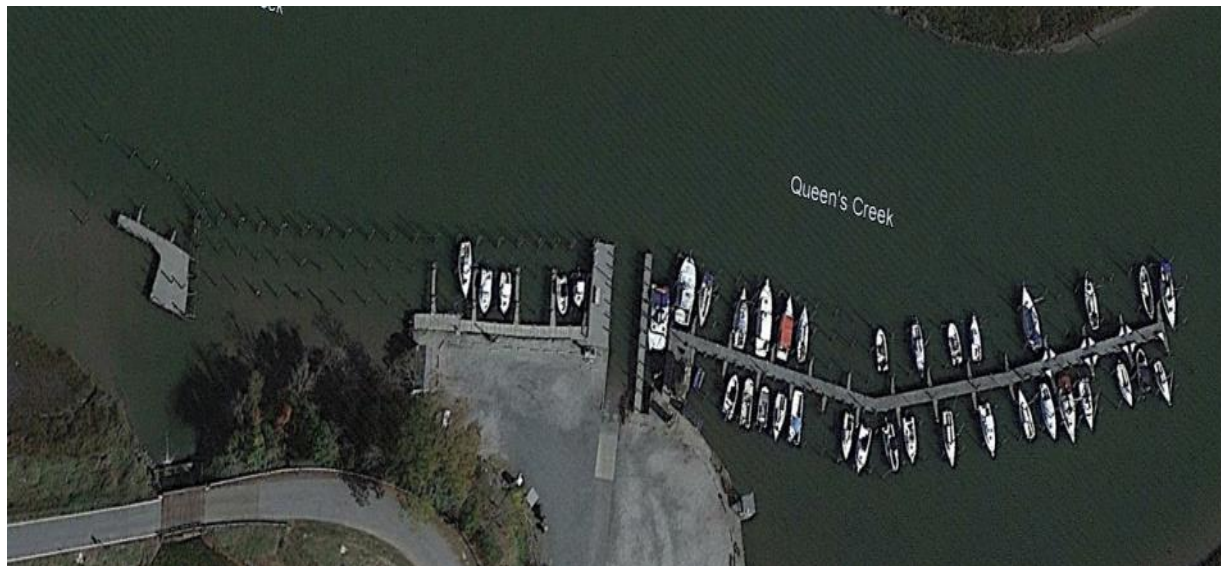
Dockmaster: Chris Kolloff **Committee Members:** Van Dobson, Jack Dooley, Bryan Edmonds, Monty Fleck, Kate Helwig, Craig Marcuson, Sam Rempfer, John Hilburger, Karl Wendley, Carlos Tricoche and Mike Turkovich.

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

Committee meetings are normally held the 4th Monday of every month, 7PM in the clubhouse. If you would like to join us, we'd love to have you!

Please view the Marina page on QLCA's website for up-to-date information including forms, rules, upcoming events and FAQ'S. The link is: <https://queenslake.net/marina>.

This year was spent getting permit approval and contractor estimates for a new Bulkhead to replace our aging one. It's been a long process but we have received approval from two of the three agencies. We are currently only awaiting Army Corps of Engineers approval before we can start. While the bulkhead remains the number one priority, after that is complete, during the next two years, a new pier to the helipad (in front of the spillway) so we can rebuild slips we've lost over the years from taking down the boathouse and add some boat lifts (co-opted with members). Also, a new bathroom and outdoor shower scored high on the recent Strategic Plan survey, so we hope to start planning that real soon as funds become available.



We did have an abandoned sailboat this year and we have taken the required steps to get the Title to the vessel, give it away, or dispose of it and seek financial restitution from the owner. If anyone is interested in a 26' Columbia MK II let me know.

It's a lot of work maintaining a marina. But through quarterly work parties, and with tremendous committee members and other volunteers, as well as reliable plumbing and electrical contractors on speed dial we keep it operational.

Come out and enjoy the marina. Fish, watch the sunset, or walk the docks and chat with the boaters.

Our committee members are talented and giving people. They are; Jack Dooley, Kate Helwig, Chris Kollof, Mike Turkovich, Bryan Edmonds, Craig Marcuson, Sam Rempfer, John Hilburger, Karl Wendly, Carlos Tricoche and Van Dobson.

Hope to see you on the docks!



Parker Peony

Ladies Consignment

(757) 707-5904

701 Merrimac Trail C,
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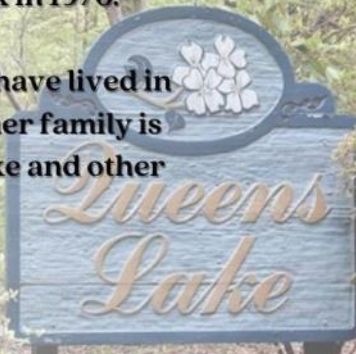
Kamco Services has proudly protected the Queens Lake community since its inception in a Queens Lake home back in 1976.

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Need more information?
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admin@queenslakemarina.net
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2024 Queens Lake *Real Estate Recap*

23 Homes Sold in 2024	\$375,000 Minimum Sale Price	\$1,550,000 Maximum Sale Price	\$612,750 Average Sale Price
6 Homes Sold Were 3 Bed	13 Homes Sold Were 4 Bed	4 Homes Sold Were 5+ Bed	17 Average Days on Market

2024 was a busier year in real estate than the previous few years for Queens Lake.

23 homes sold this year, 1 currently pending and 1 active listing. It was another competitive market for buyers and remains a sellers market going into 2025. Raising interest rates have slowed the market some in the area but that hasn't affected Queens Lake. As typical, I expect the market to pick right up again in January & February. 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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For Cleaning Lakeshead Drive

January:
Kate Helwig

February:
Joe and Diane Duggan

March:
Branch Fields

Margaret Stuppy - Picker-Upper-In-Chief

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

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MONTH AT 7:30PM AT THE
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I guess there are never enough books.
JOHN STEINBECK



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Beautification

Submitted by Scott Schreiberstein, Director

Committee Members: Jean Lien, Susan Sims, Maggie Stuppy, Adrienne McKinney, Emily Edmonds, Lourdes Farley and Michael Adams.

The first meeting of the Beautification Committee is scheduled to take place on Tuesday, January 28th. The committee is responsible for the maintenance and improvement of all common areas in QLCA. This includes periodic cleaning up and decoration of these areas. This committee also hosts occasional learning activities, garden tours, plant exchanges and more. Any member interested in participating in these activities is invited to attend the meeting and consider joining.

Maintenance

Submitted by Renny Parziale, Director

Committee Members: Bev Webb, Jessie Mosser, Ryan Sanford, John Blommel, Chris Ferguson, Chris Haily, Craig Marcuson and Sarah Robison

Not much to report for the first Maintenance Committee newsletter. We are in the developing stage of our committee. We had a few committee members together for an informal introductory gathering. It may take a minute while we establish the role of the committee. When you think of the pool or the lake, for instance, you can probably come up with a dozen items that fall within their area of responsibilities. And while there are some items that you might think the Maintenance Committee takes care of; we are working to determine the full scope of the committee.

Our short-term goal will be to review the survey, talk to board members, and consider what the committee has done historically. We could take care of the filters at the clubhouse, help put the finishing touches on the pickleball courts or paint the lines at the pool parking lot. Whatever the job, it's important for us to document the process to create standards, better understand our expenses, and establish accountability.

While the future may be in flux, I can say with certainty that the Maintenance Committee, and all the QL committees, would welcome support from our membership. Count on me reaching out to QL members for assistance. HMS Queens Lake has set sail, and no matter what your area of expertise, pulling a rope or arranging deck chairs, be thinking about how we all can preserve Queens Lake and look after our neighbors.

Yoga



Thursdays 6:00-7:15pm, Clubhouse
along with a synchronous Zoom class.
(ID:89474663016, password:yoga)

Classes are \$10; first class free.
Contact Mary Joyner (mjyoga101@gmail.com)

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 : Mike Turkovich, Director

Committee members: Jorie Otterstein, Ann Brown-Hailey, Barb Timko, Bev Webb, Cherrie Begley, Chris Schott, David Dafashy, Emily Edmonds, Julie Dooley, Kevin Hall, Leslie Stacks, Melanie Houle, Tom Houle, Kym Hretz, Patricia McDermott, Sarah Robison, Stephanie Moser, Susan Adams, Suzanne Maggio, Tom Cooper, Chris Cooper, Tom Coffey

Dear Neighbors,

As we kick off 2025, we're excited to share a host of activities, updates, and opportunities for our vibrant community. Whether you're a longtime resident or a recent newcomer, there's always something happening here at the clubhouse.

Upcoming Events

Bourbon, Bubbles and Bouquets: Thank you to everyone who joined our Wine and Design Event with designer Randy Miller! It was a fantastic evening filled with laughter, bubbles and great conversations. Special thanks to our volunteers who helped organize the event, making it such a memorable occasion for all. Randy is coming back and will be teaching us how to create floral bouquets for Valentines Day. This event will be rsvp'd and held 2/12 from 7-9pm cost will be \$10.00. Look for details and RSVP in upcoming emails.

Yoga Classes Start the year with a commitment to your health and wellness! We're offering classes for all levels: Thursday at 6:00-7:00 PM. No need to sign up in advance—just show up and get moving! \$10.00

St. Patrick's Pi Day Celebration – Bring a sweet or savory pie to share. We will celebrate with green beer / kool-aid or BYOB. Date and time to be announced. Remember to wear your green!

Easter Egg Hunt – April 12th 1-3PM at the Queens Lake Field

Watch the calendar and join in on the fun!

Get Involved

Volunteer Opportunities We rely on the help of dedicated volunteers to keep our clubhouse running smoothly. If you have some spare time and would like to lend a hand, we would love to have you! Opportunities range from event planning and setup to leading activities. Contact us at clubhouse@queenslake.net to learn more.

That's all for now! We hope to see you at one of our events soon. Feel free to stop by, ask questions, and connect with your neighbors. Let's make 2025 a year of fun, growth, and community spirit.



Wine and Design Event



QUEENS LAKE COMMUNITY

SOCIAL CALENDAR 2025

January 4	8 - 11 pm	Karaoke by Karla
January 31	5:30 - 7:30 pm	QL Happy Hour @ Clubhouse
February 12	7 - 9 pm	Bourbon & Bubbles Workshop
March 15	5 - 7 pm	St. Patrick's Day Event
April 12	1 - 3 pm	Easter Egg Hunt
April 16	7 - 9 pm	Ladies Night
May 10	10 am - noon	Spring Community Breakfast
May 31	6:30 - 9 pm	Membership Social
June 28	all day	Queens Lake Day
August 13	7 - 9 pm	Ladies Night
September 27	10 am - noon	Fall Community Breakfast
October 5	2 - 3:30 pm	New Member Social
October 11	5 - 7 pm	Trunk or Treat
November 1	9 am - 5 pm	Arts & Crafts Show
November 15	1 - 4 pm	Autumnfest & Smoke-Off
Nov. 15 - Dec. 6		Community Giving Tree
December 6	11 am - 1 pm	Holiday Brunch
December 13		Caroling & Cookie Exchange
Every Thursday: Yoga		
Last Thursday of each month: The Narrative Neighbors Book Club		
Mystery Nights: watch for POP UP events!		
<i>We welcome your ideas for events!</i>		

Please note: this schedule is subject to change.

Membership

Submitted by Julie Dooley, Director

Committee Members: Rebecca Cho, Emily Edmonds, Deb Ellis, Stacy Harris, Melanie Houle, Suzanne Maggio, Denise Fleck, Dana DeJager, Kerry McGuire and Kym Hretz

The 2025-2026 directory was a success and distributed in November to all QLCA members. Thank you to all the volunteers who delivered the remainder of the directories after the annual meeting. I hope you are all enjoying the new and updated directory, especially the spiffy new cover.

With the start of the new year comes the annual payment for QLCA dues. For a limited time in January, we offered to sign up for ACH monthly payments. You may also pay online through your credit card by going to the home page on our website or pay by check (made out to QLCA) which can be taken to the office at the clubhouse and deposited in the mail slot. There will be a \$25 monthly late fee if dues are not paid by January 31st. Thank you to all members for your continued support.

QLCA Membership Committee is vitally important in maintaining retention in the neighborhood by being proactive when a home comes on the market. We strive to inspire membership by welcoming every resident. During our visit we talk about our amenities and upcoming social events and offer a welcome packet which includes a gift. We invite new neighbors to the next neighborhood event which has turned out to have a positive impact in getting new membership. This tells me they like their neighbors and want to be a part of what makes this neighborhood so great.

The membership committee meets every second Thursday of each month with our next meeting on February 13th. Please consider joining our fun committee. We are always striving to come up with new ways to recruit new members and maintain our existing ones. We also host the Membership Social, poolside, in June as well as the New Member Social in early October. It is a wonderful way to connect with new and old neighbors and share what you love about Queens Lake.

Currently QLCA has a total of 412 homes in membership. With the winter months home sales have slowed down but I suspect they will start picking up again in the spring. Homes in Queens Lake sell in a matter of days. I attribute this to not only our beautiful bodies of water, our large lots with unique homes, but also the wonderful amenities which are steadily improving.

Finance

Submitted by Tom Cho, Director

Committee members: Bob Evans, Lana Olson, Sean Askew, Chris Hager, Jack Dooley, Rob Loughman, Ted Lynch, Jorie Otterstein, Dick Quirin

No report from this committee for this edition.

Pool

Submitted by Felicia Brown-Anderson, Director

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

No report from this committee for this edition.



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QLCA Committees
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Meet your neighbors,
Make new friends !**

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General Recreation

Submitted by Bruce Keener, Director

Committee Members: Beverly Webb, Burt James, Carlos Tricoche, John Harding, T. J. McGuire, Linda Waldron, Peter Schweitzer, Lana Olson, Denise Fleck

Status of tennis/pickleball courts:

Court dividing fence installed week of January 13, 2025.

Pickleball final surface and color to be completed in March 2025.

Tennis final surface and color to be completed in May 2025.

Update of Rules and Regulations for addition of Pickleball:

Committee discussed member fees for use of tennis/pickleball courts once courts are completed. It is anticipated the pickleball courts will be available for play by the end of March. The tennis courts should be ready to play by the end of May. Once the work is completed for courts, the gates will be locked for control entry. The committee proposes an annual fee schedule for single, couple and family membership. Access will be limited to QLCA members and their guests only. An identification card will be created for each registered member household to assist in identifying legitimate users on the court. The committee adopted by unanimous vote a proposal for the following annual fee schedule: \$50 – single (1); \$75 – couple (2); \$100 –family (3+) for approval by the board. Funds will be utilized for maintenance as stipulated in the Rules and Regulations. Upkeep and timely maintenance will be critical to preserve the investment in the courts.

Rules and Regulations for the pickleball courts were discussed. An abridged version will be posted on the gate to the pickleball courts. A full set of key rules will be added to the Directors Handbook, under Recreation Committee Rules and Regulations. A Tennis/Pickleball membership application will be revised for use. Linda Waldron will update the application form and TJ McGuire will incorporate suggestions and format the set of key rules for the handbook. The committee anticipated submission for approval by the board at the February board meeting.

A suggestion from the committee to the board regarding ID numbers for members that register. The suggestion is to assign a QLCA master ID number for each address in the community. This master ID number would be utilized on all registrations such as pickleball courts, lake, pool clubhouse and/or marina.

2025 Goals: The committee is dedicated to the completion of the tennis/pickleball courts restoration for the membership use.

Dana DeJager suggested for future wants and/or needs, a questionnaire be prepared to distribute to membership to gauge interest in other projects. Suggested projects would include updating and improving the field space and the area behind the playground (formerly volleyball court) in one or more of the following ways: creating a regulation softball field, creating a child/adult kickball field, creating bocce ball court, and/or creating a dog run/park. Other options would be welcomed for consideration.

Communication

Submitted by Sean Askew, Director

Committee Members: Derek Bramble-Turkovich, Jack Dooley, Julie Dooley, Robert Gaschen, Kate Helwig, Sally Hewitt, Kym Hretz, Jean Lien, Suzanne Maggio, TJ McGuire, Lana Olson, Jennifer Shima

The Communications Committee is off to a great start this year with our first meeting on 01/15/25. We have a strong and experienced committee that is working to continue to improve communications within our community. Upgrades to the email system were made in 2024 and we are looking for ways to improve our website and newsletter in 2025. We want to know what YOU want and will conduct a brief survey in the coming months. Please respond so we can gather your feedback and make improvements.

Sympathy to the families
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