

# QLCA



# NEWS

The official newsletter of Queens Lake Community Association

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

## President's Message

October / November 2025

### Your Voice, Your Vote

Hello Queens Lakers,

As a boat owner, I find it bittersweet to say goodbye to summer. I hope you and your family enjoyed your time on or in the water, tried out the new pickleball courts, or simply soaked up the warm weather. Now, with fall on the way, it's time to shift from summer fun to an important piece of community business—decisions about how we fund and use our facilities.

At the upcoming November Annual Meeting, QLCA shareholders will be asked to vote on two important items: a proposed bylaw change and whether to move to an all-inclusive dues model for our facilities.

I want to be clear: these are not Board decisions—they are shareholder decisions. Both measures, if approved, represent significant changes in how we operate as a community. That's why your participation is so important.

Even if you don't feel strongly one way or the other, please cast your ballot. Decisions require only a majority of a quorum to pass. Since a quorum is reached when one-third of shareholders participate, this means a simple majority of that third could determine the outcome. Every vote counts, and we want all shareholders to have a voice.

Ballots can be dropped off at the clubhouse drop box, mailed to the clubhouse, or cast in person at the Annual Meeting.

If you have questions, please reach out to any Board member, attend the October Board meeting, or join us in November at the Annual Meeting. Nothing will be finalized until ballots are counted at that meeting.

Please take a moment to vote—your voice truly matters.

## **Annual Meeting**

**November 11th - 7 pm at the Queens Lake Clubhouse**

**You will receive Annual Meeting package in the mail before the meeting**

**Your Voice, Your Vote**

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**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
- 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 approved minutes of all Board meetings, are open to members for review.

**Ad-hoc Committee Information:**

- Strategic Planning .....**Dana DeJager (757-450-1393)  
Strategicplan@queenslake.net

**Office Information**

**Phone:** 757-229-0973/Fax 757-229-2652  
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**Website:** [www.queenslake.net](http://www.queenslake.net)  
**Facebook:** <https://facebook.com/ILOVEQUEENSLAKE>  
**Facebook:** Queens Lake Eagles  
**Office Hours:** Monday- Friday 12 Noon to 3 PM  
**Office Manager:** Cherrie Begley  
**Assistant Office Manager / Bookkeeper:** Megan Jaskoski  
**Dockmaster:** Chris Kolloff - [qldockmaster@gmail.com](mailto:qldockmaster@gmail.com),  
 757-642-7019

**Newsletter Layout & Design:**

The next newsletter deadline is January 15, 2026. Inquiries, articles and ads should be submitted by email to: Editor: T. J. McGuire @ [newsletter@queenslake.net](mailto:newsletter@queenslake.net)

**CALENDAR OF EVENTS  
& MEETINGS 2025 / 2026**

**(All BOD & Facility Committee meetings take place in the QLCA Clubhouse unless otherwise specified)**

- October 1 - Recreation Committee Meeting- 6:30pm
- October 5 - New Member Social 2-3:30pm CH
- October 6 - Strategic Planning Meeting - 6:30pm CH
- October 7 - Pool Committee Meeting- 6:30pm
- October 9 - Membership Committee Meeting - 7pm
- October 13 - Finance Committee Meeting- 7pm
- October 14 - Board Meeting - 7pm - Clubhouse
- October 18- Trunk or Treat 5-8pm (10/19 Rain-Date)
- October 27 - Marina Committee Meeting - 7pm
- November 1-Arts and Crafts Show - 9am-3pm
- November 3 - Strategic Planning Meeting - 6:30pm CH
- November 4 - Pool Committee Meeting- 6:30pm
- November 10 - Finance Committee Meeting- 7pm
- November 11- QLCA Annual Meeting - 7-9pm
- November 15 - Autumn Fest and Smoke Off - 1-4pm
- November 15 - December 6 : Community Giving Tree
- November 19 - Communications Committee Meeting - 6:30pm
- December 2 - Pool Committee Meeting - 6:30pm
- December 6 - Holiday Brunch 10am - 12noon
- December 8 - Finance Committee Meeting- 7pm
- December 13 - Caroling and Cookie Exchange
- December 17 - Communications Committee Meeting - 6:30pm
- January 12 - Finance Committee Meeting- 7pm
- January 13 - Board Meeting - 7pm - Clubhouse

**Annual Meeting**

**Tuesday**

**November 11th - 7 pm  
Queens Lake Clubhouse**

**You will receive an Annual Meeting package  
Before the meeting  
Please exercise your vote**

Sympathy to the family  
of  
Gudi Carroll

# Board Briefs

June 10, 2025

**Motion to approve the May 13, 2025 Board Meeting Minutes:** After corrections by Bruce Keener and Doug Ellis, Bruce Keener made a motion to approve the BOD minutes as corrected and Monty Fleck seconded. All approved and the motion passed.

**Strategic Planning Ad-Hoc Committee:** Doug Ellis made a motion to give the Strategic Planning Ad-hoc Committee a budget of \$200 and to put the results of the survey on the website. Sean Askew seconded. All approved and the motion passed.

**Bylaws Review Committee:** Renny Parziale made a motion to authorize the Bylaw Review Committee to contact the QLCA legal council to see if an all-inclusive fee for QLCA members is viable. Doug Ellis seconded. All approved and the motion passed.

**Communications:** Sean Askew made a motion to change the handbook information regarding the community sign to clarify that the Beautification Committee maintains the sign and the Communications Committee manages the sign's message. Scott Schreiberstein seconded the motion. All approved and the motion passed.

**New Business:** Bruce Keener made a motion to accept donation of four ring buoys, from Bev Webb, in honor of a Nancy Kilgore, a long time resident of Queens Lake. Monty Fleck seconded. All approved and the motion passed.

**New Business:** Sean Askew made a motion to research consulting firms to assess Queens Lake for hazards. Scott Schreiberstein seconded. All approved and the motion passed.

**Motion:** To Adjourn: Motion made by Bruce Keener, seconded by Scott Schreiberstein. All approved.

**Board of Directors meeting minutes for August 12, 2025 were not approved at the time of this printing.**

**The complete approved Board Meeting Minutes are available to members in good standing. Those interested should contact the QLCA Office. Above is a synopsis of motions made/seconded and the results of the votes from the most recently approved minutes.**



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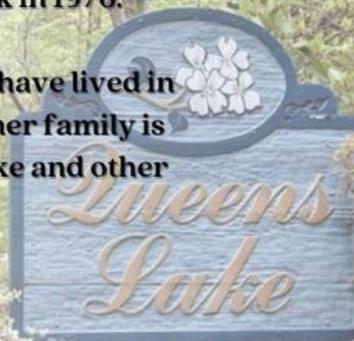
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# General Recreation

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

Recreation Committee 2025

Major project completed—the pickleball courts were added and the tennis courts resurfaced. Project completed with member support and lots of volunteer effort.

The Recreation Committee has proposed a revised facility fee structure for the 2026 calendar year. The recommended facility fee for use of the tennis/pickleball courts will be \$30 annual per household. This new facility fee will be presented at the October Board of Directors meeting for approval.



**Queens Lake Tennis**



**Fall 2025 Oct—Dec**

**Fall Season Sunday Dates:** October 5, 12 & 19 November 2, 9, 16 & 23 December 7, 14 & 21

**Ages 8-11 Queens Lake Eaglets:** Sundays 12pm-1pm. \$15 per player. Learn the fundamentals of tennis, build skill and confidence, drills and games.

**Ages 12-16 Queens Lake Eagles:** Sundays 1pm-2pm. \$15 per player. Group lesson drills for technique and tactics for future varsity/competitive play.

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Contact Ran Blade with any questions or interest in additional group lesson options.



## Welcome New Members

**William Eugene Rankin**  
247 East Queens Drive  
**Adam and Jessica Kannegieser**  
110 Little John Road

**Robert and Ann Lane**  
142 Little John Road  
**Rick and Ali Chersicla**  
103 Will Scarlet Lane

**George Ferris and Linda Dickason**  
105 Sixpence Court

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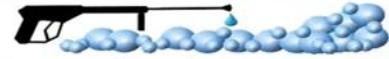


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# Communication

Submitted by Sean Askew, Director

**Committee Members:** Jack Dooley, Julie Dooley, Robert Gaschen, Kate Helwig-Hobert, Suzanne Maggio, TJ McGuire, Lana Olson.

The theme this year has been Volunteering. We felt it was important to let you all know how much we need your help. We highlighted some of the reasons why it is important to get involved in our community and how it helps to build relationships and promote good mental health. In this article, I'd like to address the what.....**What can you do to help?**

In the recent Strategic planning survey, over 30% of the respondents shared that they did not know the volunteer needs in the community. So, we have launched the NEW Volunteer page at [queenslake.net/volunteer](http://queenslake.net/volunteer). This page includes many of the Volunteer Spotlights you have seen this year via email or in past newsletters highlighting the many people who have been steadfast helpers over the years and a little bit about them. There are so many more that I could easily write a book!

This new link also provides a list of upcoming volunteer opportunities. If you're looking for an easy, low personal time required way to get involved, make a difference, and connect with your neighbors, consider joining a committee. The list of committees, their functions, and the point of contact (POC) for each is provided via the link below. We encourage you to reach out and find a place where you can share your talents and make an impact!

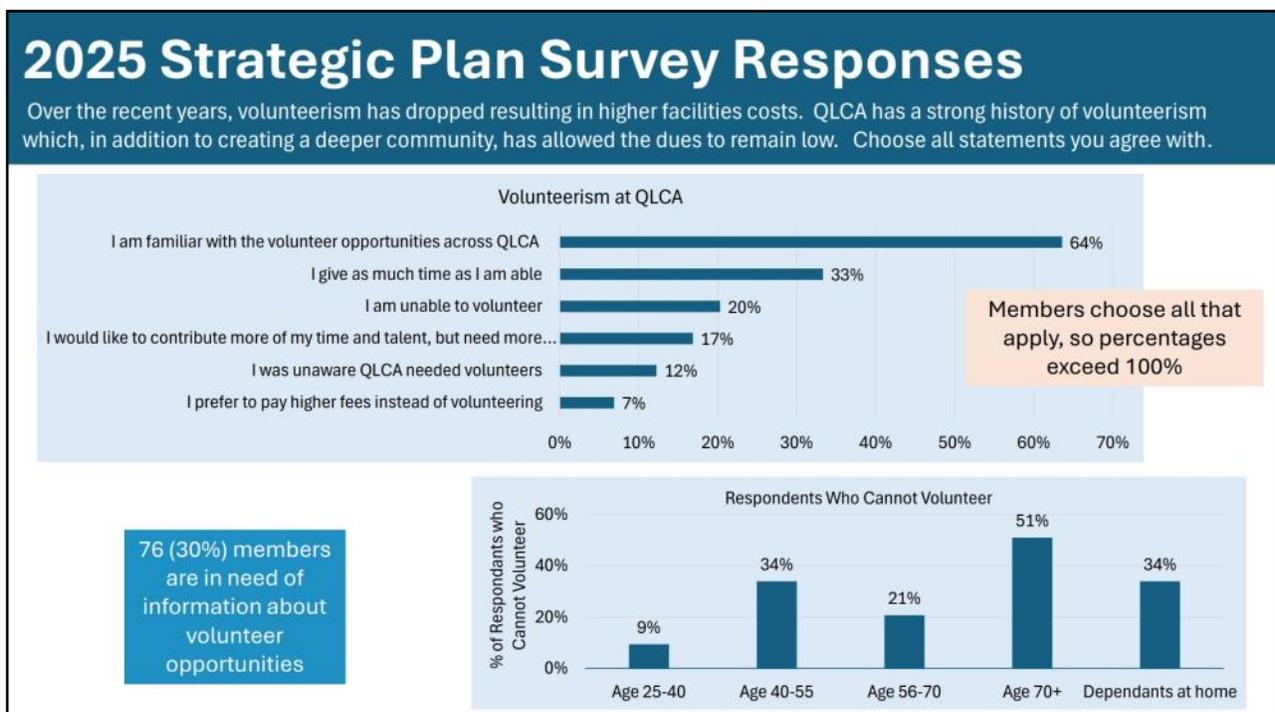
The committee is also looking into a new platform for the community website that can provide a more user-friendly basis with options for a member portal for documents that shareholders can access, sign in opportunities for facilities, online payment with downloads to Quick books and much more. More details to come on this.

The Communications committee is always working to enhance the ways we reach you and update the various vehicles in which we get information to you. Our committee is responsible for the website, email, newsletter, and the official Facebook page and the sign at Lakeshead. Our switch to Constant contact for the weekly emails has provided a convenient, fresh platform for our association with positive feedback. I hope you are reading your emails. They usually come out on Tuesday and Friday and if you need to search for them, search for "QLCA Communications".

The newsletter is published five times a year with another edition coming out at the beginning of October. Be on the lookout for your paper copy or you can find it online at [queenslake.net/newsletter](http://queenslake.net/newsletter). The online version has color photos which I find enjoyable.

As a reminder, the community official Facebook page, Queens Lake Community Association, Virginia is set up like a bulletin board with postings for events.

We look forward to seeing you around the neighborhood and feel free to reach out to the committee if you'd like to get involved at [communications@queenslake.net](mailto:communications@queenslake.net)



# Pool Committee 2025

**Committee Members:** Lana Olson, Robert Reining, John Walters, Mark Downey, Jonathan Croly, Danette Askew, Emily Edmonds, and Ted Lynch.

## POOL IMPROVEMENTS

- Retaining wall replacement
- Stairs upgrade and repair
- Adult pool deck sealing
- External painting and repair of the bathrooms and snack shack
- Ongoing pool repairs as needed

## EVENTS

- Pool clean-up
- Opening Day
- Collaborations:
  - Beautification Committee
  - Membership Committee
  - Swim Team
  - Queens Lake Day
- Float-In Movie Night
- Closing Day
- Drool in the Pool

## NEW THIS YEAR

- Online **Pool Membership** form and payment option
- Electronic **Pool Member check-in** option
- Online **Pool Party** reservation and payment option
- Online **Group Swim Lessons** sign up and payment option
- Pool **Feedback Form** available
- Return of **Snack Stand** hours

## CHRISTMAS TREES AND WREATHS ARE COMING!

### Fraser Fir Trees:

6'-7'

7'-8'

8'-9'

9'-10'

### Wreaths:

8"/14"

10"/18"

12"/22"

**SALES BEGIN  
FRIDAY, NOVEMBER 28TH**



**CLEAN UP DAY**



**ADULT POOL DECK SEALING**



**QUEENS LAKE DAY**



**BEFORE**



**AFTER**



**SUMMER AWARDS SWIM MEET**



**FLOAT-IN MOVIE NIGHT**



**DROOL IN THE POOL**



**POOL COVERING**



**CLOSED UNTIL SUMMER 2026**



**SEE YOU NEXT MAY!**

QUEENS LAKE  
**QLCA**  
COMMUNITY

**16<sup>TH</sup>**  
**ANNUAL**  
**ARTS & CRAFTS SHOW**

**NOVEMBER 1<sup>ST</sup>**  
CLUBHOUSE  
234 EAST QUEENS DRIVE  
**9 AM to 3 PM**

**SHOWCASING LOCAL ARTISANS & MAKERS**

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- 🎨 Needlecrafts
- 🎨 Paintings
- 🎨 Jewelry
- 📷 Photography
- 🎁 Gift Items
- 🛒 Concessions

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## ***Community Affairs***

Submitted By : Gary Smith, Director

**Committee Members:** Caroline Bruner, Chris Cooper, Maggie Stuppy, Todd Bruner, Lourdes Farley and Sarah Robison  
Widow/ers Support Group Coordinator-Sheila Myers

The recycling bin has returned (near the tennis courts), and we are on our way to the next community Trek Bench. If the bin is full, please come back another day and don't leave bags outside of the bin.

There will be a drive through fundraiser for Latisha's House in the club house parking lot mid to late October. Date is yet to be determined but keep an eye out for email and Facebook updates once a date is confirmed.

# Thank You

ADOPT A HIGHWAY VOLUNTEERS  
For Cleaning Lakeshead Drive

October:

**Kristin Downey**

November:

**Doug King**

December:

**Mat Hogg**

Margaret Stuppy - Picker-Upper-In-Chief

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

Please contact Maggie Stuppy at 757-561 -9395  
if you and family or a friend are able  
to donate 2 to 3 hours a year to help in  
this endeavor.



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## Membership

Submitted by Julie Dooley, Director

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

### Homes are selling within days in Queens Lake!

We're seeing a new generation of families eager to join this community. When my husband Jack and I were searching for a home, our realtor encouraged us to pick a neighborhood after touring several neighborhoods in the area including gated communities. For us, the choice was simple. Every time we drove through Queens Lake, we felt something special. We loved that each home was unique, and when we rounded the corner to discover the tennis courts, open field, clubhouse, pool, marina, and lake views, we were sold.

Now, as summer fades and fall approaches, our neighborhood couldn't be more beautiful. Currently, **411 homes are in Membership**, and since January, over a dozen homes have changed ownership. We've welcomed two new Members to QLCA from two homes that were not in membership. Many of our newest neighbors joined because they value both our strong sense of community and the amenities that make Queens Lake such a special place to live.

If you see a new face, please take a moment to welcome them. While the Membership Committee visits every new household, the best welcome comes from neighbors. A smile, a kind word, or an invitation to a social activity goes a long way toward making someone feel at home.

We're excited to host our **New Member Welcome Social** on **Sunday, October 5th, from 2-3:30 pm in the Queens Lake Clubhouse**. New members as well as neighbors from both 2024 and 2025 will be joining us. Our goal is to introduce them to the community, with board members sharing more about QLCA facilities and activities.

If you'd like to get more involved, consider joining the **Membership Committee**. Fresh ideas and helping hands are always welcome as we continue to strengthen and grow our community.

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# TRICK OR TREAT!

**SATURDAY, OCTOBER 18 5-8 PM**  
**RAIN DATE: OCTOBER 19**



**FOOD + FUN + PRIZES**  
**Queens Lake Field**  
**Queens Lake Member Event**



**Dominion Dogs food truck will be on site with hot dogs for purchase and free kettle corn for the first 100 treaters.**

**Candy donations welcome starting October 1st**



# Strategic Planning—Ad Hoc Committee

Submitted by Dana DeJager, Chair

**Committee members:** Ted Gerarden, Andrew Hall, John Walters, Camille Malucci and Kate Helwig Hobart

Strategic Planning Committee Quick Points:

**Recent Results:** Regarding the heavily discussed “all-inclusive” vs. “a’ la carte” facility funding options, the strategic planning committee submitted a written resolution to the September Board of Directors Meeting for discussion and documentation. Subsequently, the Board agreed to include a member vote in the Annual Meeting Packet to decide about implementation (in 2027).

**Upcoming:** Look out for the Annual Meeting Packet! Interesting topics to be addressed there, including Bylaws changes and the decision about All-Inclusive funding.

**Next Steps:** Implementation Planning for facility improvements.



## 4th Annual Queens Lake BBQ Smoke Off

If you are interested in participating on November 15th, please contact Tom Houle at [tmhoule5@gmail.com](mailto:tmhoule5@gmail.com) or 757-525-4001 no later than November 1st.

Smoke Off Applications available at:

<https://forms.gle/c3xw6oQTwYzBkfSX7>

Fall Festival & Smoke Off Volunteer Forms at:

<https://www.signupgenius.com/go/60B054CA9A92AA0FC1-bbqsmokeoff>

A poster for the Fall Festival and BBQ Smoke-Off. The background is dark wood with autumn leaves in shades of yellow, orange, and red. In the top left, there is a logo that says "I ♥ QLCA". The main text reads "SAT. NOV 15 // 1 TO 4 PM" followed by "FALL FESTIVAL" in large white letters, and "and BBQ SMOKE-OFF" in a white banner. Below this, there are sections for "BBQ SMOKE-OFF" (Plate \$12 / Sandwich-Kids Meal \$8, BYOB), "SPECIAL ATTRACTIONS" (Music: Katie &amp; Billy Daniel Band, Beer Swap), and "FUN &amp; GAMES - ALL AGES" (Cornhole + Tennis + Pickleball). At the bottom, it says "QLCA MEMBER SUPPORTED EVENT".

## **Clubhouse**

Submitted By : Mike Turkovich, Director

**Committee members:** Ann Brown-Hailey, Barb Timko, Cherrie Begley, Emily Edmonds, Julie Dooley, Kevin Hall, Leslie Stacks, Tom and Melanie Houle, Chuck and Kym Hretz, Patricia McDermott, Sarah Robison, Susan Adams, Suzanne Maggio, and Tom and Chris Cooper.

**Goal:** The Clubhouse Committee aims to provide a safe, clean, welcoming, and enjoyable clubhouse for all members, their families, and friends.

### **Calendar of events**

Trunk or Treat – October 18<sup>th</sup> 5-8pm (rain date 19<sup>th</sup>). Sure to be a spooktacular time. Dominion Dogs and kettle corn provided.

Arts and Craft Show – November 1<sup>st</sup> 9-3pm

QLCA Annual Meeting - November 11th 7pm

Autumn Fest and Smoke Off - November 15<sup>th</sup>, Music by Katie and Billie Daniel. Plate \$12 / Sandwich (kids) \$\*

Christmas Bonfire / Cookie Exchange - December 13<sup>th</sup> 2-8pm. Cookie exchange at the clubhouse. Caroling and snacks around the bonfire.

**Please consider joining one of the QLCA Committees  
Get involved,  
Meet your neighbors,  
Make new friends !**

## **Finance**

Submitted by Tom Cho, Director

**Committee members:** Jack Dooley (Treasurer), Bob Evans, Lana Olson, Sean Askew, Chris Hager, Jorie Otterstein, Sally Hewitt and Bob Gaschen

2025 has so far been marked by great progress with significant contributions from Megan Jaskowski, our bookkeeper, and the rest of the committee adding their expertise and knowledge. We decided to bring the bookkeeping in house, hired Megan and coordinated with Jack and Lana to come up with our current methodology. We adopted the cash basis of accounting to keep our records simple and are continuing to make our statements easier to understand for our members.

Lots of credit goes to our facilities directors, especially Felicia at the pool, for maintaining close to their budgets. There were no significant deviations from any of our operations for 2025. Also, we were able to take advantage of favorable economic conditions and add to our capital reserves so we can address our strategic plans with more vigor in the coming years.

Capital projects are finally upon us, marina rehabilitation will be underway shortly and the dam/spillway is close behind. The rest of 2025 and much of 2026 will be marked by construction and rejuvenation. No doubt it will be costly, but we are prepared and adequately funded.

Looking forward, our Strategic Planning committee has given us great feedback from our members on how they would like to see QLCA manage our finances and operations in future years. We will see if they will support that direction officially in the annual ballot. As with any progress, there are positives and negatives with any direction we take. But I am confident that QLCA will thrive and set the stage for big improvements in the coming years.

Again, I'd like to thank all my committee members for the significant contribution they made this year. Their business acumen, historical knowledge and perspective were pivotal in getting our house in order. If you get a chance to thank them individually, I'd greatly appreciate and encourage it.



If you are hoping to make a move before the holidays,  
let's talk.

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lizmoore.com/garysmith



## Maintenance

Submitted by Chris Haily, Committee Member

**Committee Members:** Director: Renny Parziale, Bev Webb, Jessie Moser, Ryan Sanford, John Blommel, Chris Ferguson, Chris Haily, Craig Marcuson and Sarah Robison

Another beautiful fall season is almost upon us, and the maintenance committee is ready to assist with many of the off-season projects and repairs that may come up.

As our fearless leader, Renny Parziale, noted in the last newsletter, help from our talented community members is directly related to the types of projects that the committee can take on. The maintenance committee plans to take on several projects that are within the abilities of our members, leaving other jobs to professionals as needed. If you can swing a hammer, use a paintbrush, fix a running toilet, or use power tools safely, this committee needs you.

A key element of the committee's work is to make considered judgments about what projects are appropriate for our skilled and semi-skilled members. We will work closely with the Board and other committees to make the best use of our talents. Please let a member know if you spot areas of our community that need a little care.

## Enjoy Fall 2025 "In Natures Neighborhood"



## Beautification

Submitted by Scott Schreiberstein, Director

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

The committee met on August 20<sup>th</sup> with Lourdes Farley, Jean Lien and Meg Stuppy and Scott Schreiberstein in attendance.

We discussed multiple projects and ideas for the next few months. We agreed to pursue the following:

- We planned and executed a general clean-up of the common areas the morning of September 20th. Meg Stuppy arranged for the supplies and a lunch for the volunteers. →
- A bulb sale and resultant plantings, either personal or through contributions to the Association for use in common areas.
- Plan a Christmas wreath assembly session for December, and decorate signage with garland and lights, including solar spot-lights.

Other items discussed included:

- A committee "field trip" around the entire QLCA grounds to identify needs for late autumn and early spring plantings and other spruce up.
- Explore restarting the recognition of a notable private yards (e.g., "of the Quarter"), probably in the spring 2026.
- Replace the pot and plantings which were somehow removed from the Queens Lake entrance sign at Hubbard and Lakeshead.





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# Lake

Submitted by Doug Ellis, Director

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

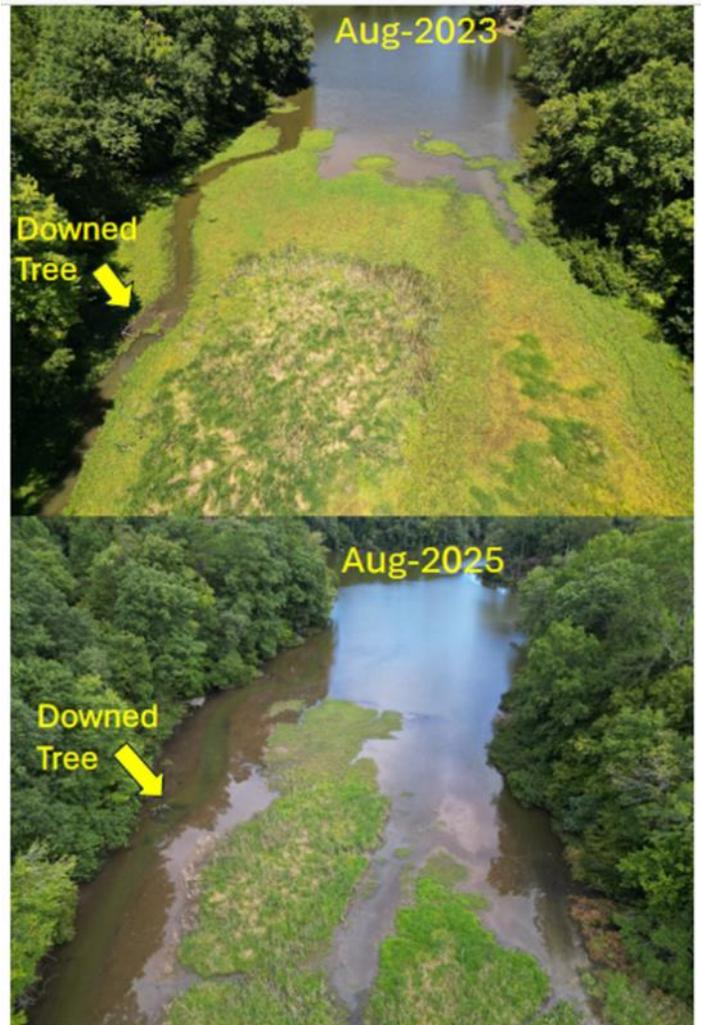
The Lake Committee met August 27 to discuss further improvements for the lake accesses, including additional racks at Princess Pond, and replanking damaged pier decks potentially repurposing marina (Trex) deck boards, and installing roll-on accommodation for jonboats. Wood pilings will be removed by the marina contractor for possible reuse for jonboats depending on logistics of transporting to lake access points. If deemed too difficult, PVC pipes will be considered as an alternative. The Committee recommended to out-source repair of the (rotted) timber steps to Princess Pond but will replace the RR tie steps to the dock in the Fall or early Spring.

The upper section of the Lake shows marked improvement with reduction of pennywort. LakeSource has indicated that phosphorus levels remain high and will submit a plan for longer-term treatment, perhaps cost-shared with York Co.

Stormwater Collaboration Update: York County awarded the dam/spillway repair contract (\$1.4M) to Howard Bros. A pre-construction meeting will be scheduled to discuss details. The dam easement is pending final review by attorney. Construction is scheduled to begin in early October; estimated completion in May. The County has requested property owners to return their easement agreements in order to proceed with ravine stabilization. To date there are seven outstanding property requests. Questions may be directed to Robert Walker ([robert.walters@yorkcounty.gov](mailto:robert.walters@yorkcounty.gov)). The design and effectiveness of the overall system is interdependent and will require our cooperation.

Delegate Chad Green confirmed his commitment to support Queens Lake remediation and cited familiarity with both the I-64 and Colonial Parkway projects and to ensure accountability by pursuing additional funding with the state appropriations committee. Green previously supported York County's QL Capital Improvement Project funding when he was on the Board of Supervisors.

The 2026 budget was submitted to the Finance Committee, accounting for inflation and resigning LakeSource to conduct inspections, testing and monitoring. Expenses and revenue to date are within budget.



## Annual Meeting November 11th - 7 pm Queens Lake Clubhouse

**You will receive Annual Meeting package before the meeting  
Please read the material enclosed before you vote on the items presented  
Your voice, your vote!**

### 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 757-879-7279.

### 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 (mjoyoga101@gmail.com)

## 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, Chris Hager and Mike Turkovich.

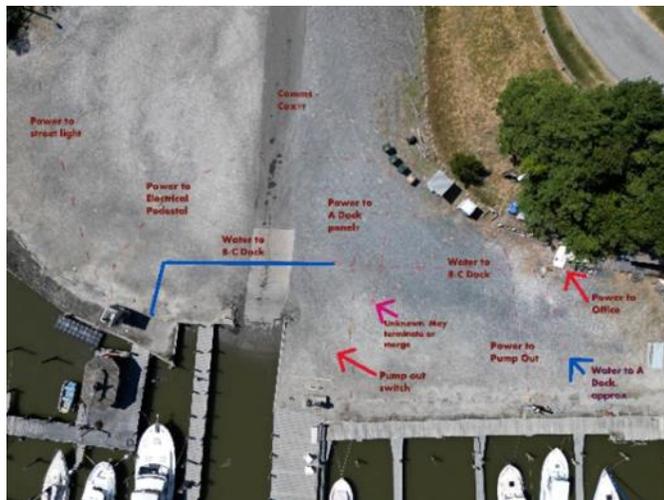
The goal of Marina Committee is to bring marina patrons and all Association members, a safe, clean, welcoming marina that can be enjoyed with family and friends!

If you haven't noticed yet, pre-construction work has begun on a new Bulkhead to replace our aging one. After the Bulkhead is complete, other priorities are; removing old pilings and helo-pad, a new bathroom and outdoor shower, new cement boat ramp, and floating docks/slips on B/C dock.

The marina has been busy with Miss Utility and others marking underground lines and disconnecting various fuel and electrical lines. Expect to see heavy equipment and materials brought in on/about 20 September.

Come out and enjoy the marina. Walk the docks, try your luck at fishing, launch a kayak or Paddleboard, or just chat with the boaters.

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



Pre-construction work proceeding at he marina



York County Fire Department rescue training

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## REVIEW TO SHAREHOLDERS FROM QLCA's 2025 BYLAWS COMMITTEE

On March 11, 2025, the QLCA Board appointed a Bylaws Committee to review our current Bylaws and recommend beneficial changes to Shareholders. On September 16, the committee distributed drafts of the amended Bylaws in both comprehensive and detailed views to Shareholders via your email of record. Packets were mailed or hand delivered to those requesting that email not be used. The notice also included an invitation for Shareholders to attend a forum on Monday, September 29, from 7-8:30 at the Queens Lake clubhouse to review, answer questions and take input on the proposed amendments. The draft amendments are also posted on QLCA's website.

<https://www.queenslake.net/qlca/documents.php>

The Bylaws Committee recommends that the Shareholders adopt changes in five areas: (1) definitions and membership, (2) size, organization, and duties of the Board of Directors, (3) financial administration, (4) standing committees, and (5) miscellaneous clarifications. A review of these changes follows.

**1. Definitions (Article III) and Membership (Article IV).** The current definitions of membership categories are confusing. With a goal of greater clarity, the Bylaws Committee recommends a "plain English" approach that will keep the term "Deeded" membership, but change "Traditional" membership to "Non-Deeded" membership, "Associate" membership to "Tenant" membership (a tenant of a Shareholder in Good Standing), and "Limited" membership to "Non-Resident" membership. While most such changes are in Articles III and IV, some conforming changes are made elsewhere in the Bylaws to assure consistency throughout.

**2. Board of Directors (Article V) and Officers (Article VI).** The Bylaws Committee recommends several changes to improve the operation of, and oversight by, the Association's Board of Directors. These changes (1) set the size of the Board as between 7 and 9 members (currently a minimum of 9 with no upper limit), (2) have Directors serve in the fiduciary positions of President, Vice-President, Secretary, and Treasurer, (3) permit Directors to attend up to three meetings per year remotely as permitted by Virginia law, and (4) if a Director resigns during his or her term, bar that person from serving again as a Director for a period of two years. These changes are intended to focus the Association's Directors on the overall management of the Association and the needs of all of its assets and activities. Directors would no longer chair the standing committees (although they can be committee members). Moreover, having Directors serve as the corporate Secretary and Treasurer assures that elected Directors are responsible for these critical fiduciary positions.

**3. Financial Administration (Article VII).** The Bylaws Committee recommends additional subsections providing more detail on the process of developing the Association's annual budget. Important financial functions of the Finance Committee have been moved from Article VIII to Article VII.

**4. Committees (Article VIII).** Management of the Association is complex, and it is increasingly difficult to recruit volunteers for the many aspects of operating the marina, clubhouse, pools, courts, lake, and member activities. The Bylaws Committee proposes that the number of standing committees be reduced to ten (10): Clubhouse, Communications, Finance, Lake, Maintenance, Marina, Membership, Pools, Queens Lake Day, and Recreation. Having committee chairs who are not also serving as Directors will encourage others to take leadership roles and broaden volunteerism. The Bylaws Committee also recommends simplifying the Bylaws by omitting detailed descriptions of committee functions and instead relies on Board of Directors' policy resolutions to guide the standing committees.

**5. Miscellaneous.** There are several additional recommended changes in Articles IX, X, XI, and XIII, primarily to provide greater clarity.

The Bylaws Committee exercised diligence in drafting the attached amendments meeting in person ten (10) times at the clubhouse. Prior versions of the organization's Bylaws were consulted and a review by legal counsel is in process. The Bylaws committee recommends that all Shareholders review the changes carefully and encourages you to direct your questions to us by email to Chair, Kate Helwig. This committee will disband following the vote of the Shareholders on the proposed amendments at the November 11<sup>th</sup> Annual Meeting.

Respectfully submitted,

The 2025 Bylaws Review Committee

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