

# QLCA



# NEWS

The official newsletter of Queens Lake Community Association

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

## President's Message

February / March 2026

### A Wonderful Holiday Season

Many thanks to everyone that helped make our Queens Lake holiday season the most wonderful time of the year! A warm appreciation to all those who volunteered to hold gatherings and receptions, including the annual Christmas breakfast, cookie exchange, volunteer appreciation event, and Christmas tree sale. It was a great way to end 2025!

### Happy New Year

And now we welcome in 2026 with a new Board of Directors and refreshed committees ready to go to work to further the management and improvement of our Queens Lake community. The community came together in large numbers at November's annual meeting, voting in several changes to the bylaws, including a significant change to the QLCA fee structure in 2027. I am excited about the challenges and opportunities in front of us, including:

### All-Inclusive Fee Structure Implementation

Your Board is tasked with developing an implementation plan for the all-inclusive fee structure that Membership approved at the last Annual Meeting. We will review our proposal with membership well in advance of the next meeting to gather input and make its adoption as seamless as possible.

### Lake Improvements

The lake improvement project, which finally got underway in December, is expected to continue through June. Doug Ellis and Sean Askew have graciously agreed to stay involved and provide continuity as QLCA points of contact.

### Marina Improvements

Construction on the marina's new bulkhead is underway. There are additional projects planned including; a new bathroom/office and outdoor shower, new cement boat ramp, and floating docks/slips on B/C dock.

### Leadership Commitment

Although we have a new board and officers, I'm pleased to pledge for all of us our collective commitment to continuing the solid management of your Queens Lake resources, with transparency and outreach to ensure every member feels valued and, hopefully, encouraged to greater volunteer participation. Here's to a wonderful and healthy 2026.

Best Regards,

Scott Schreiberstein, President, QLCA

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

**BOARD OF DIRECTORS & OFFICERS**

- President**..... Scott Schreiberstein (508-479-3067)  
president@queenslake.net
- Vice President** ..... Monty Fleck (757-344-1337)  
president@queenslake.net
- Secretary**..... Bruce Keener (757-790-0983)  
secretary@queenslake.net
- Treasurer**.....Tom Cho (757-871-1787)  
treasurer@queenslake.net
- Member-at Large**.....Sean Askew (540-308-3939)  
sean@queenslake.net
- Member-at-Large**.....Lee Gibson (757-592-7908)  
lee@queenslake.net
- Member-at-Large**... ..Renny Parziale (757-784-8231)  
renny@queenslake.net
- Member-at-Large** Felicia Brown-Anderson (757-254-8422)  
felicia@queenslake.net

**FACILITIES AND COMMITTEE CHAIRMAN**

- Clubhouse**.....Chuck Hretz (248-953-3812)  
clubhouse@queenslake.net
- Communications**.....Suzanne Maggio (757-849-3330)  
communications@queenslake.net
- Finance** .....Kate Helwig-Hobert (757-508-7163)  
finance@queenslake.net
- Lake** .....Doug Ellis (757-817-4151)  
lake@queenslake.net
- Maintenance**.....Chairman (TBD)  
maintenance@queenslake.net
- Marina** .....Mike Turkovich (757-903-1772)  
marina@queenslake.net
- Membership** ..... Julie Dooley (757-968-6570)  
membership@queenslake.net
- Pool** .....Chairman (TBD)  
pool@queenslake.net
- Recreation** ..... T. J. McGuire (860-573-1007)  
recreation@queenslake.net
- Queens Lake Day**.....Not yet formed for 2026
- Legal Counsel** ..... Andy Franck

**Ad-hoc Committee Information:**

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

**Office Information**

**Phone:** 757-229-0973/Fax 757-229-2652  
**Email:** [qlca@queenslake.net](mailto:qlca@queenslake.net)  
**Website:** [www.queenslake.net](http://www.queenslake.net)  
**Facebook:** Queens Lake Community Association, Virginia  
**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 March 15, 2026.** Inquiries, articles and ads should be submitted by email to: Editor: T. J. McGuire @ [newsletter@queenslake.net](mailto:newsletter@queenslake.net)

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.

Facility/Committee meetings are scheduled by the chairman and are posted on the calendar available on the Queenslake.net website

**CALENDAR OF EVENTS & MEETINGS 2026**

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

- January 31 - Nibbles & Sips Happy Hour (Adult) - 4-6pm
- February 2 - Strategic Planning Committee Meeting - 7pm
- February 3 - Pool Committee Meeting - 6:30pm
- February 10 - QLCA Board Meeting - 7pm
- February 11 - Recreation Committee Meeting - 7pm
- February 13 - Games with Friends & Neighbors (Family)  
6:30-8:30pm
- February 18 - Lake Committee Meeting - 10am
- February 24 - Marina Committee Meeting - 7pm
- March 2 - Strategic Planning Committee Meeting - 7pm
- March 3 - Pool Committee Meeting - 7pm
- March 10 - QLCA Board Meeting - 7pm
- March 11 - Recreation Committee Meeting - 7pm
- March 14 - St. PIE-tty's Day (Family) - 4-6pm
- March 17 - Communications Committee Meeting - 7pm
- March 18 - Lake Committee Meeting - 10am
- March 24 - Marina Committee Meeting - 7pm
- March 28 - Easter Egg Hunt (Family) - 11am-1pm
- April 6 - Strategic Planning Committee Meeting - 7pm
- April 7 - Pool Committee Meeting - 6:30pm
- April 8 - Recreation Committee Meeting - 7pm
- April 14- QLCA Board Meeting - 7pm
- April 15 - Lake Committee Meeting - 10am
- April 22 - Ladies Night (Adult) - 7-9pm
- April 26 - Men's Breakfast (Adult) - 8:30-10:30am
- April 28 - Marina Committee Meeting - 7pm
- May 4 - Strategic Planning Committee Meeting - 7pm
- May 5 - Pool Committee Meeting - 6:30pm
- May 9 - Mahjong Meetup (Adult) - 3-6pm
- May 12- QLCA Board Meeting - 7pm
- May 13 - Recreation Committee Meeting - 7pm
- May 20 - Lake Committee Meeting - 10am
- May 26 - Marina Committee Meeting - 7pm

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# Board Briefs

## August 12, 2025

**Motion to approve the June 10, 2025 Board Meeting Minutes:** Monty Fleck made a motion to approve the BOD minutes and Mike Turkovich seconded. Nine directors approved with July Dooley abstaining and the motion passed.

**Nominating Committee:** Julie Dooley made a motion to reduce the number of board members to nine (9). Scott Schreiberstein seconded. All approved and the motion passed.

## September 9, 2025

**Strategic Planning:** Sean Askew made a motion to present to the shareholders in the Annual Meeting Package, a vote for QLCA Association to transition to an all-inclusive dues model in 2027 or stay with the fee based option. Scott Schreiberstein seconded. All approved and the motion passed.

## October 14, 2025

**Motion to approve the August 12, 2025 and September 9, 2025 Board Meeting Minutes:** Monty Fleck made a motion to approve the BOD minutes and Gary Smith seconded. All approved and the motion passed.

**Finance Committee:** Tom Cho made a motion to approve the 2026 Budgets and Capital as they stand. Monty Fleck seconded. All approved and the motion passed.

**Finance Committee:** Bruce Keener made a motion to add \$1,250 to the Recreation budget for cameras on the racquet courts. Monty Fleck seconded. All approved and the motion passed.

**Finance Committee:** Tom Cho made a motion to add 10% contingency (\$32,700) to \$359,700 total marina repairs to come from marina reserves. After discussion, Tom tabled the motion and will come back to the board with a quote.

**Finance Committee:** Tom Cho made a motion to subscribe with DMA for a monthly adjustment for capital. Monty Fleck seconded. All approved and the motion passed.

**Recreation Committee:** Bruce Keener made a motion to establish a court facility fee of \$30.00 (per family) in 2026. Monty Fleck seconded the motion. All approved and the motion passed.

## October 14, 2025 (continued)

**New Business:** Bruce Keener made a motion to approve the Annual Meeting package as amended. Tom Cho seconded. All approved and the motion passed.

**New Business:** Sean Askew made a motion for the board to authorize him to sign the Deed of Easement document, without contingencies. Tom Cho seconded. All approved and the motion passed.

**New Business:** Doug Ellis made a motion that after the Annual Meeting and the board is voted in, there will be a training meeting on bylaws, governing documents and Roberts Rules of Order. After a discussion on the dates listed for this training the motion was tabled.

## QLCA 2025 Annual Meeting of the Shareholders November 11, 2025

Mark Downey made a motion to close the discussion regarding the bylaws amendments and the all-inclusive dues proposal and proceed with the vote. The motion was seconded and approved (no details).

Kate Helwig made a motion to vote for the slate of candidates to join the 2026 board of directors. The motion was seconded (no name recorded) and approved.

Kate Helwig made a motion to vote on the all-inclusive dues proposal to begin on January 2027. The motion was seconded (no name recorded) and approved.

Kate Helwig made a motion to vote on the proposed bylaws amendments. The motion was seconded (no name recorded) and approved.

## December 9, 2025

**Motion to approve the Board Meeting Minutes listed as issued:** Monty Fleck made a motion to approve the BOD minutes listed as issued: and no record of a seconded. All approved and the motion passed.

**New Business:** Motions were made to elect the Board positions for 2026:  
Scott Schreiberstein was nominated for President  
Monty Fleck was nominated for Vice President  
Bruce Keener was nominated for Secretary  
Thomas Cho was nominated for Treasurer  
These nominations were seconded and approved with a vote of 7 approve and one abstention.

*(Board Briefs are continued on the top of Page 4)*

## Board Briefs (continued)

December 9, 2025 (continued)

A motion was made to maintain the current legal firm of Geddy, Harris, Franck and Hickman and appoint Andy Franck for board Legal Council. the vote was 7-Yes, 1-No and the motion passed.

A motion was made by Monty Fleck to adopt the Board Transition and Orientation policy with revisions, it was seconded (name not recorded) and passed unanimously.

A motion was made by Sean Askew to appoint Scott Schreiberstein, Doug Ellis and Sean Askew as directors for the QLCA Dam project management point(s) of contact, it was seconded (name not recorded) and passed with a vote of 7 –Yes and 1– No.

A motion was made by Sean Askew to authorize Felicia Brown, on behalf of the pool committee, to enter into negotiations with Clearwater Pool Services to finalize details for a potential contract to provide pool chemical management services for the 2026 season. It was seconded (name not recorded) and passed unanimously.

## Membership

Submitted by Julie Dooley, Chair

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

Thank you to our members who have submitted their 2026 yearly dues. Your payment allow us to maintain the amenities that directly support all of our home values.

The QLCA Membership Committee remains proactive in welcoming every resident, regardless of membership status, and ensuring that new homeowners feel integrated into our vibrant community. Currently, we have 410 Shareholder homes in Queens Lake. While sales have slowed during the winter months, we expect activity to increase this spring as buyers continue to be drawn to our unique homes, large lots, and improving amenities. I hear Pickleball is on the rise, and many are enjoying the new courts.

We invite you to join the Membership Committee. We are looking for new ideas to recruit and retain members, and we host wonderful events like the poolside Membership Social which will be on Sat. May 30th and the New Member Social, first weekend in October. It is a fantastic way to connect with neighbors and share what makes Queens Lake a special place to live.

## Welcome New Members

**Sheri Wall**  
104 Holcomb Drive

**Derek Bolser and  
Angelina Dichiera**  
119 Will Scarlet Lane

**Jerome and Megan LaPeyre**  
132 Bowstring Drive

**Louis Sanchez Jr., Joseph Sanchez  
and Trang Thi Quynh Nguyen**  
117 Little John Road

**Lorenzo Legaspi and Clarice Gardner**  
262 Nottingham Road

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

Standing Committees, their Chairman and Contact  
Information are listed on Page 2 of this newsletter.

Now, more than ever, we are relying on the contri-  
bution of the time and talent of members to make  
Queens Lake better every day.

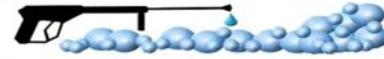


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For Cleaning Lakeshead Drive

February:

Joe & Goldie Duggan

March:

Branch Fields

April

Todd Bruner and Dwight Lewis

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.



**We've Moved to the Publix/Target**

Plaza (near HoneyButters Kitchen!)

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## Marina

Submitted by Mike Turkovich, Chair

**Dockmaster:** Chris Kolloff **Committee Members:** Van Dobson, Jack Dooley, Monty Fleck, Kate Helwig,-Hobert, Craig Marcuson, Sam Rempfer, Karl Wendley, Carlos Tricoche and Chris Hager

Work is continuing on a new Bulkhead. After the Bulkhead is complete, upcoming priorities are; a new bathroom/office and outdoor shower, new cement boat ramp, and floating docks/slips on B/C dock.

Recently, while driving vinyl sheets into the mud, an old vessel was discovered. State Archeologists were called and everything is being done in accordance with State Laws to preserve what we have to pull up and not disturb anything we don't have to.

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!



## Maintenance

2026 Chairman (TBD, Renny Parziale, 2025 Director

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

### *Editor's Comment:*

With the passage of the Bylaw revisions at the 2025 Annual Meeting, the Beautification Committee has been merged with the Maintenance Committee as a single standing committee. We thank the members of both committees for their contribution of time and talent over the years and we look forward to their combined efforts as we enter 2026 here at Queens Lake. At the time of this publication, no chairperson has been elected to head this important facility and there is no official report for the newsletter.

## **Strategic Planning—Ad Hoc Committee**

Submitted by Dana DeJager, Chair

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

QLCA began development of a strategic plan which will guide us into 2035 with the voice of the community. An initial survey was conducted in 2024 followed by the establishment of a special Strategic Planning Committee and follow-up survey in 2025. The committee's task, in coordination with relevant standing committees, is to distill and shape the voiced ideas of the community into a fiscally feasible plan for consideration by the Board and membership. The Strategic Plan Document translates the survey results and community input into objectives with timelines, responsible committees, and action plans.

The result of both the survey and community discussions was a message for improving transparency, fostering community and revitalizing facilities tempered with financial moderation. There is a long and valued history of community fellowship at Queens Lake. Organized events, volunteerism and shared member facilities encourage these connections and community feel.

The exciting message of expanding membership and village-like community is tempered with the reality of an aged infrastructure and changing demands on members' modern lives. Members want improved information on demand, in a variety of media routes. The Strategic Planning Committee has developed a multi-step action plan designed to achieve the community goal of a vibrant and engaged community through 2035. The draft action plan has been distributed to the Board for comment and will be reviewed during the March Board meeting on March 10<sup>th</sup> at 7pm at the Clubhouse.

Please join us in the review this March to review the conclusion and recommended action plans to achieve our goals.

## **Communication**

Submitted by Suzanne Maggio, Chair

**Committee Members:** Jack Dooley (Vice Chair), Sean Askew, Julie Dooley, Kate Helwig-Hobert, TJ McGuire, Lana Olson, Claire Gardener, Blake Kowalczyk and Ann Rose.

The committee met on 12/29 to elect a chairperson and vice chair. Suzanne Maggio will be serving as the Chairperson again this year and Jack Dooley will be serving as the vice chair. Our committee is growing and we welcome Blake Kowalczyk, Claire Gardner and Anne Rose to the committee. We plan to have "reporters" out in the neighborhood capturing stories, pictures, interest articles and more. If you have an idea of something you'd like to see, please let us know.

The newsletter is one of the many things our committee handles. This involves soliciting content, organizing, publishing/editing and funding the newsletter through ad revenue. It's a big job and TJ McGuire is handling a lot of this as our editor in chief. Thanks TJ! I know many of you enjoy receiving this in your mailbox, but if you'd like to save a few trees, lessen the impact on garbage, and reduce printing costs, you can opt to receive the newsletter digitally. Just email us at [communications@queenslake.net](mailto:communications@queenslake.net) to make that change.

The committee is also responsible for the community email, website, social media and Lakeshead signage. We have been working hard to better our communication with you all. We rolled out the new email format last year and it has been consistent, colorful and well received. This is the best way to stay informed of what's happening in the community as it typically comes out on Tuesday and Fridays. If you are not receiving these emails and want to, please contact us at [communications@queenslake.net](mailto:communications@queenslake.net).

We have a team working on updating our community website and hope to have it rolled out in the first quarter pending board approval. Stay tuned. In the meantime, [queenslake.net](http://queenslake.net) has a lot of information including contact info for board members, calendar of events, committee meeting dates and more.

The official QLCA community facebook pages is under review this year too, so please be on the look out for changes on social media as well.

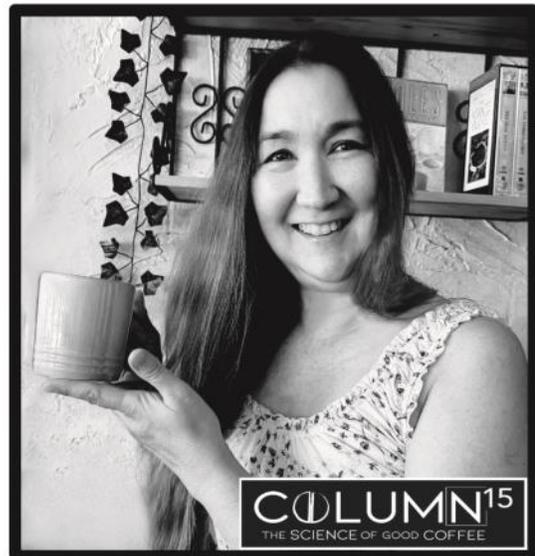
Let's make 2026 a great year!

# Queens Lake State of the Market 2026 Overview

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Join Me for a Presentation where we will discuss 2025 Sales, Market Drivers & Property Variables.

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## Lake

Submitted by Doug Ellis, Chair

**Committee Members:** Monty Fleck, Ted Gerarden, Greg Hanson, Chris Hager, Rob Miller, Sarah Robison and Chuck Timko (Vice Chair)

The Lake Committee met in January and elected Doug Ellis as Chair and Chuck Timko as Vice Chair. Committee members discussed priorities for 2026 - which are many!

The contractor continues to lower the lake (up to 3ft) to allow dam regrading and a temporary cofferdam for the concrete spillway. Erosion control measures using engineered permeable netting are taking place on the creek side to allow a significant regrading of the dam slope. Once voids have been filled and the dam stabilized, work will continue with new concrete work for the spillway. The adjacent walkway will remain open subject to moving heavy equipment or materials, and the dam road will remain closed to substantial completion this summer. A “dam-cam” was recently installed to monitor construction. Please keep clear of the dam road during construction.

Refilling the lake will take months, fortunately we can rely on the help of multiple natural springs at the upper end of the lake. In the meantime waterfront property owners, this is a unique opportunity to enhance your property and make repairs to your docks by removing fallen trees, debris, etc., while the water is low. See the newsletter for tree removal specialists and contractors! (A reminder that you must be a member-in-good-standing to maintain a dock on Queens Lake or Princess Pond.)

The County is preparing to start stormwater ravine work. All but two individual easements have been secured and the next step will be surveying and preparing the ten separate project areas for ravine stabilization. Stay tuned for more information.

While the lake lowering is an inconvenience, it also creates an opportunity to refurbish the lake access docks on West Queens and Little John/Will Scarlett. Consistent with the Strategic Planning Committee input, we’re making plans to increase lake access with new parking areas on West Queens, and replacing the existing docks at all three locations. Additionally, new steps on the Princess Pond dam and repairs to the wingwalls leading down to the Lake will also be undertaken. We continue to maximize utilize member expertise and rely on volunteers when possible to keep costs manageable. Watch for more details for a volunteer work day this Spring.



## ***Thank You Beautification Committee***

Scott Schreiberstein, 2025 Director

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

**THANK YOU** for all you have done for the Queens Lake Community over the years.. Your time and talent were appreciated!

## Pool

Felicia Brown-Anderson, 2025 Director  
2026 Facility Chairman (TBD)

**Committee Members:** Chair (TBD), Danette Askew, Felicia Brown-Anderson, Jonathan Croly, Mark Downey, Emily Edmonds, Sara Krebsbach, Ted Lynch, Lana Olson, Robert Reining and John Walters

Thanks to Mark Downey, Jonathan Croly, Robert Reining, and John Walters for taking the lead on ensuring the pool was properly closed down and winterized and to all the families who were a part of covering the pools.

Thanks to **Emily Edmonds** and **Mark Downey** coordinating with a tree farm so that we could all enjoy beautiful Christmas trees, wreaths, and greenery in our homes. Thanks to the families who helped unload the truck, set up the trees, and prep for lights. Many thanks to **Emily** for taking the lead on tree sales and offering additional times to meet neighbors to pick out a tree during

Also, thank you to the families who came down to help remove all the remaining trees, stack and prep for pickup, clean off the court, and pack away all the materials. All was cleaned up in record time due to so many helping hands!



### Upcoming projects:

Projects will include water supply well pump, sand filters repair, replace piping and valves, pump and motor drive, and the diving stand.

### Other News:

- **SAVE THE DATE:** The pools open Saturday, May 23rd
- The Summer 2026 **Lifeguard Application** is now open.  
Use this link: [bit.ly/QL-Lifeguard2026](https://bit.ly/QL-Lifeguard2026) or the QR Code.
- **COMING SOON:** The Eagles Swim Team Meet Schedule



The Pool Committee will continue to meet on the **first Tuesday of the month 6:30pm** at the Clubhouse.

*If you would like to join the pool committee, please send an email to [pool@queenslake.net](mailto:pool@queenslake.net) and/or come to a meeting.*

## Finance

Submitted by Tom Cho, Treasurer

**Committee Members:** Kate Helwig-Hobert (Chair), Jack Dooley, Bob Evans, Lana Olson, Sean Askew, Jorie Otterstein, Sally Hewitt, Scott Schriebstein and Bob Gaschen

The finance Committee met for the first session on January 12 to review the end of year financial statements and current status of capital spending. Pending contract for pool chemical management was noted as well as the ongoing negotiation of our current year dam maintenance fee with York County. Our capital contribution of \$110,000 was sent to York County and the dam project is well under way. We were made aware of delays to the Marina bulkhead restoration, more details will follow for us to consider.

Kate Helwig volunteered to chair the Finance Committee for 2026. The committee nominated and voted her into the chair position.

Tom Cho, Treasurer

**Consolidated Profit & Loss by Facility (Unaudited)**  
**Queens Lake Community Association**  
**January - December 2025**

<b>Account</b>	<b>ADMIN</b>	<b>CLUBHOUSE</b>	<b>MARINA</b>	<b>POOL</b>	<b>REC</b>	<b>SWIM TEAM</b>	<b>Total</b>
Total Income	\$ 266,712.08	\$ 22,275.00	\$ 65,478.93	\$ 112,120.90	\$ -	\$ 26,243.68	\$ 492,830.59
Total Expense	\$ 125,290.52	\$ 19,296.59	\$ 36,527.15	\$ 115,338.49	\$ 3,210.53	\$ 25,611.51	\$ 325,274.79
Net Operating Income	\$ 141,421.56	\$ 2,978.41	\$ 28,951.78	\$ (3,217.59)	\$ (3,210.53)	\$ 632.17	\$ 167,555.80
Total Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expense	\$ 201.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201.00
Net Other Income	\$ (201.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (201.00)
Net Income	\$ 141,220.56	\$ 2,978.41	\$ 28,951.78	\$ (3,217.59)	\$ (3,210.53)	\$ 632.17	\$ 167,354.80
Allocation to Reserves							\$ (167,354.80)

**Statement of Financial Position (Unaudited)**  
**Queens Lake Community Association**  
**As of December 31, 2025**

<b>Account</b>	<b>Total</b>
<b>Assets</b>	
Current Assets	
Cash	\$33,990.97
Savings & Short-term Investment	\$313,259.94
Davenport General Reserve	\$591,483.94
Davenport Marina Reserve	\$452,615.33
Total for Bank Accounts	\$1,391,350.18
Accounts Receivable	-
Other Current Assets	\$25,692.63
Total for Current Assets	\$1,417,042.81
Fixed Assets	\$456,260.35
Total for Assets	<b>\$1,873,303.16</b>
<b>Liabilities and Equity</b>	
Liabilities	
Total for Current Liabilities	\$14,597.75
Total for Liabilities	\$14,597.75
Equity	
Total Board Designated Reserves	\$974,255.24
Fixed Asset Equity	717,095.37
Retained Earnings	-
Net Income	167,354.80
Total for Equity	\$1,858,705.41
Total for Liabilities and Equity	<b>\$1,873,303.16</b>

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**Suzanne Maggio—  
Communications**

## Meet Your New Facility Committee Chairpersons

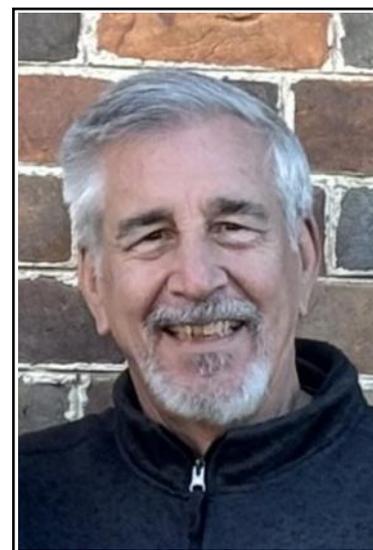
The membership decided, with the approved bylaws changes enacted on 11/11/24, to have the Queens Lake facility committees chaired by members who are not also on the Board of Directors. This change has provided the board members with more time to concentrate on matters important to the operation of the association. It also opened up new opportunities for members to participate in the ongoing business of the community as chairpersons of one of the nine (9) standing facility committees of Queens Lake. Also decided by the bylaws changes, the functions of the Beautification committee have been absorbed into the Maintenance committee and the duties of the Community Affairs committee will most likely be assumed by the Communications committee. The neighbors you see pictured here have stepped up and volunteered to chair one of these important committees. They all would welcome a call from any interested Queens Lake member in good standing to join the committee which interests you (see page 2 for contact information.)



**Mike Turkovich—Marina**



**Chuck Hretz—Clubhouse**



**TJ McGuire—Recreation**



**Julie Dooley—Membership**



**Doug Ellis—Lake**

**Picture yourself in  
this space.**

Editors Note: At the time of this publication, the three committees listed below have not yet voted on a Chairman for 2026

Call and Volunteer

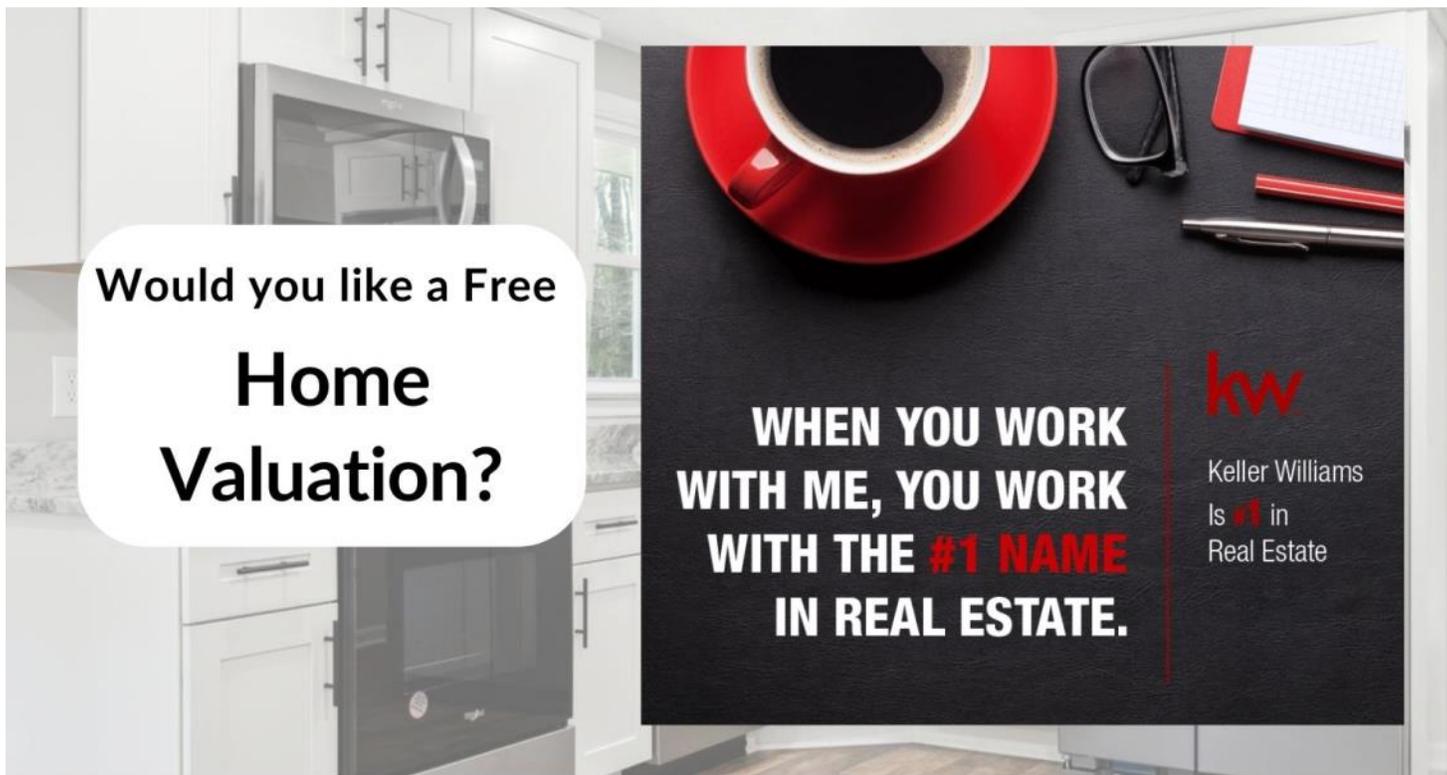
**TBD—Maintenance**

**TBD—Pool**

**TBD—Queens Lake Day**



**Kate Helwig—Hobart  
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# Clubhouse

Submitted By : Chuck Hretz, Chair

**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.



**QUEENS LAKE**  
COMMUNITY ASSOCIATION  
TM

234 East Queens Drive/Williamsburg, VA 23185  
757.229.0973/fax 757.229.2652  
QLCA@queenslake.net

## 2026 Social Calendar

January 31	4-6pm	Nibbles & Sips Happy Hour (Adults)
February 13	6:30-8:30pm	Games with Friends & Neighbors (Family)
March 14	4-6pm	St. PIE-tty's Day (Family)
March 28	11-1pm	Easter Egg Hunt (Family)
April 22	7-9pm	Ladies Night (Adult)
April 26	8:30-10:30am	Men's Breakfast (Adult)
May 9	3-6pm	Mahjong Meetup (Adult)
June 13	3-6pm	Dealing with Dads Poker Night (Adult)
August 19	7-9pm	Ladies Night (Adult)
August 22	8:30-10:30am	Men's Breakfast (Adult)
September 19	10-12pm	Fall Community Breakfast (Family)
October 17	5-7pm	Trunk or Treat (Family)
November 7	9am-5pm	Arts & Crafts Show (Family)
November 14	12-3pm	AutumnFest/BBQ Smoke-Off (Family)
Nov 15 – Dec 5		Community Giving Tree (Family)
December 5	10-12pm	Holiday Brunch (Family)
December 12	2pm, 5pm	Cookies & Caroling (Family)

Join us every Thursday at noon for Yoga, either hosted at the Clubhouse (\$10 per attendee) or online. Contact Ann at [abrownhailey@cox.net](mailto:abrownhailey@cox.net).

We are open to new ideas for events, and welcome gracious host helpers!

Please note all events/dates/times are subject to change. Watch for reminders in the weekly e-news.

# Meet QLCA's New Board of Directors - 2026

Introducing the newly elected Queens Lake Community Association board. We appreciate their stepping up to lead our community.



Pictured from left to right:  
Renny Parziale, Tom Cho (Treasurer), Bruce Keener (Secretary), Scott Schreiberstein (President),  
Monty Fleck (Vice President), Felicia Brown-Anderson, Lee Gibson. Absent: Sean Askew

## 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 Scheduling Update

Weekly yoga with Mary is changing its schedule. Starting February 5th, classes will move from 7pm to noon on Thursdays at the Clubhouse All are welcome!

Contact Mary Joyner at [mjyoga101@gmail.com](mailto:mjyoga101@gmail.com) with questions. Classes are \$10, first class free

## Thank You Community Affairs Committee

Gary Smith, 2025 Director

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

**THANK YOU** for all you have done for the Queens Lake Community over the years.. Your time and talent were appreciated!

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## **General Recreation**

Submitted by T. J. McGuire, Chair

**Committee Members:** Bruce Keener, Marcia DiMattia, Denise Fleck (Vice Chair), John Harding, Bev Webb, Lana Olson, and Linda Waldron

Queens Lake is very proud of its newly renovated racquet courts and the renewed interest it has generated. The picture below shows the 21 pickleball players who showed up to play on Christmas Eve Day 12/24/25. There's a lot of truth to "if we build it they will come." The committee is in the process of compiling the list of members who have signed up and paid for 2026. An email will be sent to these families with the access code for the courts. Those still interested in joining, please contact the QL Office @757-229-0973 to complete the form and make payment. Watch Constant Contact for information on future pickleball and tennis events being planned. Those utilizing the courts are reminded to follow the posted rules and be sure to wear appropriate footwear so as not to damage the court surface.

The committee met on 1/14/26 and reviewed their plans for securing court access, adding security camera coverage for the courts, assessing the condition of the playground equipment and evaluating options to maintain/renovate the ballfield. There is a lot of work to be done and Queens Lake members are encouraged to join the Recreation Committee and pitch in. Anyone interested should contact T. J. McGuire, Chair @ 860-573-1007 or email at [tjandkmcguire@gmail.com](mailto:tjandkmcguire@gmail.com)

The committee is always open to suggestions from the membership on how we can improve your lives through recreation.





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# NIBBLES & SIPS HAPPY HOUR



Saturday, January 31  
4 to 6 pm

- bring a small appetizer to share
- bring your alcohol of choice
- standard mixers provided
- adults only



A QLCA MEMBER EVENT

QLCA MEMBER FAMILY EVENT

**ST. PATRICK'S  
Pi Day  
CELEBRATION**

**SUNDAY, MARCH 14  
4 TO 6 PM - QLCA CLUBHOUSE**

Bring your Irish dinner favorite & any kind of pie (the math teacher's favorite).  
Green Beer, Green Wine, & Green Kool-Aid provided - or bring your own beverage.

QLCA



FRIDAY, FEBRUARY 13

6:30 to 8:30 pm

QUEENS LAKE CLUBHOUSE



- A variety of board & card games will be provided.
- Feel free to share a new game.
- Soda, juice & snacks provided.
- Kids and families encouraged to attend.



QLCA MEMBER EVENT

QUEENS LAKE COMMUNITY MEMBER EVENT

# Egg Hunt

QLCA

**MARCH 28 11 AM -1 PM.**  
AT QUEENS LAKE FIELD  
EGG HUNT & GAMES FOR KIDS  
BYOB (BRING YOUR OWN BASKET)

*Guest appearance by the bunny!*



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# 2025 Queens Lake *Real Estate Recap*

<b>22</b> Homes Sold in 2025	<b>\$350,000</b> Minimum Sale Price	<b>\$1,315,000</b> Maximum Sale Price	<b>\$670,497</b> Average Sale Price
<b>6</b> Homes Sold Were 3 Bed	<b>11</b> Homes Sold Were 4 Bed	<b>5</b> Homes Sold Were 5+ Bed	<b>24</b> Average Days on Market

## 2025 was another great year for real estate in Queens Lake!

2025 was another great year for real estate in Queens Lake! The market has settled down from years past and the very strong sellers market has now become more balanced with only a handful of houses selling over list price. Several sold right at the list price while others sold for below list price with seller paid closing costs. We currently have one active listing on the market, one pending and one that expired this past year without selling. Interest rates have slowly dropped back into the high 5 to low 6% range which should help the market pick up quickly as we welcome in the New Year. If you ever have questions that I can help with, never hesitate to reach out. Queens Lake is not just my home, it's my real estate area of expertise!

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757-349-9735  
garysmith@lizmoore.com  
lizmoore.com/garysmith



DATA REFLECTS SALES IN QUEENS LAKE FOR CALENDAR YEAR 2025, WMLS. 