



# WILLOW OAKS

Willow Oaks Recreational Association • A Covenant Community

2013 Fourth Quarter Newsletter

## Message from the President

*Hello Willow Oaks Residents!*

As I end my two-year term as President, I look back with satisfaction at our accomplishments as a neighborhood organization. The WORA implemented several new programs and social activities to help engage the residents.

Communication and the neighborhood media (i.e. newsletters, website, Facebook and fliers) were expanded to a new creative and informative level. Participation in events vastly improved (and then tapered off), but overall there has been an increase in community involvement. We were able to maintain quorums at each monthly board meeting and at the last two annual membership meetings. That is extremely important, because the WORA was able to continue representing the interests of Willow Oaks in accordance with the by-laws.

As I look at my future involvement with the WORA, I have concerns regarding long-term sustainability of the leadership. In order to maintain this wonderful neighborhood, it is imperative that the residents become involved with the association. We all have very busy schedules and adding another task to our "to do list" seems daunting, but we need to stop asking what our neighborhood association has done for us, and start thinking about how we can improve our neighborhood. And that means getting involved.

The 2010 Census shows that 23% of the residents in Willow Oaks are less than 18 years old. That is an important statistic, because it suggests that this is a family dominated neighborhood, which is very attractive to homebuyers in our desired economic setting. When considering the adult population in Willow Oaks, 20% are between the

ages of 18 and 34 (the starters), 57% are between the ages of 35 and 64 (the established) and 23% are older than 65 (the retired). The age distribution is very healthy for long-term sustainability of the neighborhood. Interestingly, the demographics of the current WORA board are closely aligned with the neighborhood age statistics.

However, the participation in the last annual meeting was heavily weighted to "the retired" age group. More than 70% of those in attendance were older than 65 and have in effect – "paid their dues" literally and figuratively, when it comes to the business aspects of the WORA. As a result, the annual meeting closed with three vacant board positions.

The WORA Board cannot sustain itself as a healthy organization and fully represent the interests of the neighborhood with five members. To best represent the neighborhood, the WORA needs participation from "the starters" and "the established" members of our community.

I have thoroughly enjoyed serving as president of the WORA and I look forward to participating on the Board during the next two year term in whatever capacity the Board chooses in January! Please step up and join me on the WORA Board as we work towards sustaining Willow Oaks as the best neighborhood in Hampton!

*- Rebecca Francese, WORA President*

### **What's Inside? A lot!**

*Read on for important information about the Annual Membership Meeting, neighborhood events, and more!*

## Board of Directors

### **President**

Rebecca Francese  
(757) 537-5401  
francese3713@cox.net

### **Vice President**

Please consider  
volunteering for this critical  
WORA position!

### **Treasurer**

Lynn Butler  
(757) 848-1599  
lynnbutler76@gmail.com

### **Secretary**

Richenda Sandlin-Tymitz  
(505) 359-1887  
richenda\_s@hotmail.com

### **Membership**

Melissa Savage  
(757) 251-2428  
melissa@melissasavage.com

### **Architectural Control**

Bob Hudgins  
(757) 851-3532  
jbfrogger1@gmail.com

### **Grounds**

Liz Morris  
(757) 850-7996  
morrislj@msn.com

### **Social**

Jean Manfred  
(757) 851-6054  
rmanfred@cox.net

*The WORA Board of Directors meets monthly, usually on the first Tuesday of the month, at 6:30 p.m. in the Willow Oaks Branch Library. WORA members in good standing are welcome to attend any meeting with prior notice to the president.*

## Board Member Reports

### *Treasurer*

WORA ends the year in the black despite not quite making budget on membership dues. We hope to have the funds to publish a new neighborhood directory soon. Look for that in 2014!

*-Lynn Butler*

### *Membership Committee*

Usually when I sit down to write my quarterly report I have a very clear idea of what I want to share with the neighborhood. This time... not so much. I am torn between being very excited about this past year and being disappointed at the same time. Excited because so many wonderful things have taken place in 2013. When our neighbors came to the WORA Board with ideas or suggestions, we did our best to implement them. Because of those ideas, we now have the ability to pay for membership and pool dues online with PayPal™, we started toddler/parent swim classes at the pool, and we held a “Dog Days at the Pool” with the proceeds going to the Animal Aid Society of Hampton (collecting over \$200 in monetary and food donations). These are only a few of the exciting things that took place last year and I am very proud to have played a part in implementing them. We also had 34 new families pay their Membership Dues this year. To our new and returning families, we thank you. Because of your investment in Willow Oaks, the WORA Board is able to continue to fulfill our commitment to the neighborhood and community.

But I also can't help but feel disappointed as well. While we gained 34 new Members in Good Standing, or MIGs as I like to refer to them, we lost just as many in 2013. We have 426 households in this neighborhood, yet despite our efforts to reach out to the entire community and express the importance of paying membership, only 240 households, or 56.3%, participated. It cost less than one dollar a week to support your neighborhood, yet almost half chose not to pay. Participation is crucial to maintaining our neighborhood. Please encourage your neighbors to support WORA next year. Lets shoot for 100% participation. Think of all the wonderful things we could accomplish...

*- Melissa Savage*

### **2013 Membership Breakdown**

#### **Resident Members**

- 240 Resident Members - 56.3%  
(2012 - 249 members)
- 77 Joined the pool (2012 -80 joined)
  - 34 New this year
  - 18 Used PayPal™

#### **Non-Resident Pool Members**

- 134 Non-Resident Members  
(2012 - 136 members)
  - 39 New this year
  - 18 Used PayPal™

## Board Member Reports

### *Architectural Control Committee*

In 2013 five fences, one shed, and one new siding with gutters were approved. Before you begin any project on your home, be sure to contact ACC to have your plans approved. Also, check out the common Willow Oaks codes compliance issues (see page 4). They are a good reminder to keep the neighborhood both safe and good-looking.

-Bob Hudgins

### *Grounds Committee*

Thanks to all property owners and/or renters who did an excellent job maintaining their yard this past spring/summer! Fall is upon us and it's the time of year leaves start to change color and fall! Enjoy the color for as long as it lasts because soon fall will turn into winter. Below are some tips on getting your yard ready for the chilly season:

- Fall over seeding helps to maintain a green lawn throughout the winter.
- Rake up the thick layers of leaves that settle on lawn surfaces and put in the compost pile or use as a mulch.
- Keep an eye on browning needles on conifers.
- Remove dead annuals and mulch hardy perennials.
- Prepare tender and hardy plants in containers.
- Prepare and monitor the progress of the compost pile.

-Liz Morris

### *Social Committee*

We held our Halloween party at Friendship Island on Saturday, October 26. It was open to all children 12 and under. The kids all came in costumes and we had lots of fun. That same night we roasted hot dogs and s'mores around fire pits at the pool. We all sat around the fire pits under the stars. It got a little chilly, so the fires felt good.

I have one more party left this year. Our Christmas party for children 12 and under will be held December 14 in front of the pool. It will start at 1 p.m. Santa will be there so bring your cameras to take pictures. Please call Jean Manfred at 851-6054 if you can bring Christmas cookies for the party. Juice and cookies will be served.

Thank you to all for the help and support you have given me this year. Social will open the 2014 activities with our annual food drive for H.E.L.P. in February. Please let me know if you can help pick up food donations.

-Jean Manfred

## Calendar of Events



### ***Kid's Christmas Party***

*Saturday, December 14 • 1 pm*

*Willow Oaks Pool*

Santa himself is coming to visit Willow Oaks! Bring the kids to see Santa at the annual Kid's Christmas Party. Juice and cookies will be provided (please let Jean Manfred know if you can donate a few sweet treats). All children ages 12 and younger are welcome.

***And look forward to the next Willow Oaks event in February 2014!***

Willow Oaks Recreational Association



*Want to know more about neighborhood events between newsletters and flyers?*

*Willow Oaks is online! Like us on Facebook to see the most up-to-date goin's on around Willow Oaks.*

## Playing by the Rules: Common Codes Compliance Issues in Willow Oaks

The board hears many concerns from residents: Neighbors not picking up after their dogs, parking boats or RVs in their driveways, cars blocking sidewalks. The Willow Oaks covenants cover architectural standards (like the type of fences that can be built), but are mum on some of those other common complaints. Luckily, those complaints *are* covered under Hampton's zoning rules. ***These infractions should be reported to the city (311).***

Below are the common codes compliance issues in our neighborhood: For a full list, go to the Architectural Control tab on [www.willowoaks.org](http://www.willowoaks.org) and click on "ACC Guidelines.

• **Sec. 5-8. Allowing animals to go on land of another and damage property.** "No person shall suffer or permit any animal belonging to him or under his control to go upon the land of another person and damage or destroy any garden, shrubs, grass or other property thereon."

• **Sec. 5-8.1. Removal of dog excrement required; exceptions.** "It shall be unlawful for any person owning, keeping or having custody or control of a dog to fail to remove immediately the dog's excrement from any public or private property[...] Any person who shall violate this section shall be guilty of a Class 4 misdemeanor[...]"

• **Sec. 5-9. Noisy animals or birds.** "Any person who shall own, permit, keep or harbor, on or about any premises, any animals or birds which, by causing frequent or long-continued noises, seriously disturb the reasonable enjoyment, sleep, rest and comfort of persons with normal nervous sensibilities[...] shall be guilty of causing or permitting a public nuisance[...]"

• **Sec. 18.3. Major recreational equipment, parking and storage requirements.** "Such major recreational equipment shall not exceed [28 feet] in length, [8] feet in width, and [10] feet in height[...]"

• **Sec. 34-6. Sidewalks.** "It shall be unlawful for any person to obstruct any sidewalk[...]. This also applies to residents with a short driveway who park their vehicle in their driveway and the vehicle blocks the sidewalk."

## "Blessing Bags" Neighborhood Project

A few weeks ago an email was sent to WORA residents and pool members with information about creating "Blessing Bags," or care packages, that are kept in your car and given to a person in



need. The bags are filled with nonperishable food and personal hygiene items. Many of you liked the idea so much that you wanted to take it on as a community project.

Below is a list of suggested items for the Bags. The Dollar Tree is a great place to purchase these items, or if you would prefer, you can give a monetary donation and WORA will purchase the needed items.

A large box will be on the porch of **303 Tenderfoot Ct.** for pre-stocked bags or purchased items, and monetary donations can be left in the white "WORA Membership" lock box on the front porch (please make checks payable to WORA, memo Blessing Bags). WORA will partner with a local organization to get the Blessing Bags into the hands of those in need.

**The deadline for donations is Saturday, December 7.** If you have questions or would like to volunteer to help put the bags together, contact Melissa Savage at (804) 251-2428 or [melissa@melissasavage.com](mailto:melissa@melissasavage.com).

### Stock gallon-size Ziploc bags with:

Chapstick, small packages of tissues, toothbrush and toothpaste, comb, soap, hotel size shampoos, trail mix, granola bars, crackers, pack of gum, band aids, mouthwash, hand wipes, a warm pair of socks, gloves and/or hat, a pocket rain poncho, sanitary napkins for women.

*The ideas are endless!*

## Neighborhood Watch Updates

First a very big THANK YOU to the Willow Oaks residents who were able to join us on our 2nd Annual Neighborhood Walk. Your support of Neighborhood Watch is very much appreciated!

New activity that happened this quarter:

- Approx 7/18 a bicycle was stolen from a residence on Wilderness Ave.
- On 9/17 a portable toolbox that was in the back of a truck on Little Round Top was broken into and several tools taken.

There was a possible scam reported in October. A resident on Seminary Ridge was approached. He was asked to give a ride to a man who said he had a dead battery and to needed to get his vehicle a jump-start. The man proceeded to tell the resident he lived at an address also on Seminary Ridge. The resident was busy, but said if the man would wait he would give him a ride and help start his vehicle. By the time the resident was available to help, the man who had approached him was gone. The resident went to the house the man said he lived in and was told no man lived at that residence. This is a scam that has occurred in our area before so please be aware of it.

Regarding stories you may have heard recently on TV or read in the paper about vehicles being broken into in the Howe Farm and Willow Oaks Area, after talking with my source at the Hampton Police Department, I found out the cars were not in Willow Oaks, but were in Howe Farms and River Point Subdivison (off of Little Back River).

Just a reminder: Last year during the Christmas holidays we had a number of outdoor Christmas decorations that were either stole, damaged, or attempted to be damaged. Please be aware of this and let your block captains know of any suspicious activity.

- Julie Parsons, Neighborhood Watch Coordinator

### **Julie Parsons**

*Neighborhood Watch Coordinator*

Phone: 848-1591 (home) • 850-774-5662 (cell)

### **Hampton Police Department**

Non-Emergency Line: 727-6111

HPD Community Relations: 727-6574



### **Congratulations!**

*Willow Oaks Morning Garden Club  
Yards of the Month*



**April** - Margary Seitz - 112 Seminary Ridge

**May** - John Paulus - 113 Wilderness Rd.

**June** - H.L. & Debbie Ware - 2 Kanawha Court

**July** - Kevin & Suzy Spence - 101 Five Forks

**August** - Tom & June Howard - 301 Rapidan Rd.

**September** - Mark & Gail Platt - 312 Beauregard

**October** - Anthony Parker - 308 Gaines Mill Lane

## 2013 General Membership Meeting

WORA held a successful annual membership meeting on Thursday, October 17. With 31 members in good standing in attendance, quorum requirements were met and business could be conducted. And conduct it we did! Thank you to Sandra King-Medina, District 4 Commissioner for the Hampton Neighborhood Commission, for attending. And thank you to the members in good standing who took two hours out of their Thursday night to give their opinions and share their ideas for making Willow Oaks even better. If you disagree with the actions taken (below), consider attending next year. Your vote really does matter!

### By-Law Changes

The membership voted to make the below by-law changes. Changes were recommended after a lawyer-review of WORA documents revealed inconsistencies with the Deed of Trust. The Article V change clarifies the source of authority for the Architectural Control Committee. The changes made to Article VI clarifies the type of meeting

- Article V, Section 7 now reads. "The ACC Chairman shall be responsible for making architectural control decisions authorized by Protective Covenants in accordance with the Deed of Trust."
- Article VI, Section 1 now reads, "The Annual Membership Meeting..."; Section 2 now reads, "The Special Membership or Board Meeting..."; Section 3 now reads, "...Annual Membership or Special Meeting..."; Section 5 now reads, "At Annual Membership or Special Meeting..."

### Children's Event Attendance

The membership discussed whether or not to open free WORA kids' events (like the Christmas party, Easter Egg Hunt, and Halloween party) to all children in the community. Money to pay for these parties comes from membership dues, but the board has never asked families who attend to show they live in the neighborhood and have paid their dues. The membership voted to open kids' events to all children in the community regardless of membership in WORA.

### Neighborhood Watch Signs

The membership approved the purchase of two new Neighborhood Watch signs (that say this is a community with an active Neighborhood Watch program, similar to image on page 5).

## Say Hello to Our District 4 Commissioner!



*People. Partnerships. Possibilities!*

Hello everyone! My name is Sandra King-Medina, District 4 Commissioner, and I am a volunteer through the Hampton Neighborhood Office here to serve YOU. The Hampton Neighborhood Initiative is a partnership that engages all the resources of the community in a partnership relationship to make all Hampton neighborhoods places we proudly call home. The Commission recognizes that the vitality and health of Hampton's neighborhoods is furthered when all sectors of the community—citizens, neighborhood organizations and leaders, non-profit organizations, businesses, schools, the faith community, the military, and local government—work in partnership and contribute to the well-being of neighborhoods. Our goals are to maintain and enhance neighborhood quality, appearance and pride while providing more opportunities to engage, respond, and inform citizens on community issues by use of multiple means of communication. I look forward to meeting EVERYONE!

- Sandra King-Medina,  
District 4 Commissioner

### How can YOU plug into Hampton City?

- Review and respond to emails - *your voice matters!*
- Sign up for E-News on [www.Hampton.gov](http://www.Hampton.gov)
  - If you have any city-related question, call 311 or 727-8311
  - Be active - *volunteer!*



## **We Really Need You! Make Your Voice Heard by *Joining the WORA Board***



We're not kidding when we say that we **really need** you. At the start of 2014, **three** critical board positions will be vacant: Vice President, Treasurer, and Secretary. Each of these positions is important to the board and to the neighborhood.

To help you make the decision to volunteer for one of the vacant positions, we thought you could use a little more information about the positions and what is really required of the people who fill them. Along with the responsibilities listed, board members also attend a monthly board meeting (typically no longer than two hours), the annual membership meeting, and any social events they can.

Now, if your first reaction is "I don't have time! I can't put one more thing on my plate!" remember this: All of the past and current board members had work and family commitments while serving on the board, but ***the desire to take an active role in keeping this wonderful neighborhood we all call home the best it can be*** was what persuaded them to step up. Take a moment to look around Willow Oaks: It's neighborly, safe, beautiful and well kept. It won't stay that way without a full and active WORA board.

***If you want to take an active role in keeping Willow Oaks wonderful by serving on the WORA board (and/or if one of the positions sounds especially appealing to you...like if you're a numbers person who enjoys balancing spreadsheets, or if you're a hands-on person who likes the challenge of maintaining a pool facility, or if you're a person who loves to make newsletter layouts...) please contact:***

Rebecca Francese, WORA President  
537-5401 or francese3713@cox.net.

Still not sure? All WORA board members receive ***a complimentary family pool membership!*** It's a BIG perk for those who are willing to give back to the neighborhood!

### **Vice President**

*The Role:* Supervises the pool, serves as a liaison between pool manager and the WORA board.

*The Responsibilities:* Oversees seasonal opening and closing of the pool, coordinates pool work party, helps pool manager with maintenance issues when necessary, helps set efficient SOPs. Please note that it is the *pool manager* who is responsible for the day-to-day running of the pool and managing the staff, not the VP.

*The Reality:* Busiest in May when prepping the pool facility to open on Memorial Day, and relatively busy through summer till closing weekend before Labor Day (like making concession runs, grilling, handling minor repairs). It averages out to be a moderately time-heavy position, three months busy, and nine months less so.

### **Treasurer**

*The Role:* Manages WORA money (both for the association and for the pool).

*The Responsibilities:* Keeps WORA books, does the budget (which is approved by the board), pays all bills (insurance, utilities, taxes, grounds contract), coordinates pool staff payroll with outside payroll service, takes in and deposits money from the pool and from membership dues.

*The Reality:* Busiest when bills come and while the pool is open from June through August. This position requires a heavy time commitment (several hours per month), but the books and accounts you'll take over are perfectly in order and easy to understand (thanks to *Lynn Butler!*).

### **Secretary**

*The Role:* Recordkeeping and newsletter maker.

*The Responsibilities:* Take minutes at all meetings, ensures meetings conduct according to Robert's Rules, keeps official WORA records, and produces the quarterly newsletter (including layout, content, and coordinating printing).

*The Reality:* Busiest during the newsletters (takes about five hours from start to distribution), and when working on minutes (two hours per month).

### WILLOW OAKS ~ HOMES FOR SALE

Address	Bedrooms	Baths	Sq. Ft.	List Price
3 Susquehanna Ct.	3	2.5	2,449	\$234,900
106 Willow Oaks Blvd.	4	3.0	2,450	\$203,000
318 Orange Plank Rd.	4	2.5	1,862	\$200,000

### RECENTLY SOLD

Address	BR / Baths	Sq. Ft.	Date Sold	Sold Price
304 Rapidan Rd.	4 / 2.5	1,994	07/18/13	\$160,179
61 Artillery Rd.	3 / 2.5	1,842	09/25/13	\$190,000
312 Orange Plank Rd.	3 / 2.0	1,714	08/01/13	\$210,000
200 Manassas Ct.	5 / 3.5	2,865	09/19/13	\$254,000
201 Cannister Ct.	4 / 3.0	2,800	11/07/13	\$285,000

Information deemed reliable but not guaranteed. Source: Real Estate Information Network

### Hampton Real Estate Statistics Single Family Homes

Homes for sale: 723 / Under Contract: 142  
Sold / Closed 2013: 1204 / Average 2013 Sales Price: \$152,696

**Home Ownership is still the American Dream!**

**Monthly Payment on a \$250,000 Mortgage (Principle & Interest)**

**Cost Then vs. Now**

**1983 ~ 2812.47**

**1993 ~ 1715.63**

**2003 ~ 1471.66**

**2013 ~ 1266.71**

Thinking about making a move... I'm happy to help! *Tina*

### Your Neighborhood REALTOR



**Tina Chrismon**

Associate Broker, CRS

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