

**Lake Whippoorwill Homeowners Association**  
**P.O. Box 554**  
**Warrenton, VA 20188**

HOA Spring Newsletter

April 1, 2005

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Dear Homeowner,

Welcome to Spring and our first newsletter of the year. What an exciting time of year, the weather is getting warmer, it's light later, and our vacation from yard work has come to an end.

And this is an exciting time for your homeowners association as well. A great deal of activity has taken place over the past several months and much progress has been made on several initiatives. So let's jump right in and introduce the 2005 HOA Board of Directors and share with you some of the news and events planned for the year.

2005 HOA Board of Directors

Jim Riggs, who lives on Kirkland Drive by the lake, was elected to the Board at the Annual Meeting held this past December. Jim has lived in the community for over four years and will serve on the Board as its Treasurer. Owen Schefer, who lives on Whippoorwill Drive, carries over from last year's Board where he graciously volunteered to fill the Secretary position vacated by a previous Board member. Brad Eggers, who completed his three-year term on the Board this past December, agreed to stay on and fill out the remaining term of a previous Board member who moved from the community. This will help maintain some continuity given that Jim and Owen are both new to the Board and the Board's responsibilities and requirements.

On the Covenants Committee this year are Ted Uhler, who will be serving in his fifth year as Chairman of the Covenants Committee, Diane Green, who has actively served for several years, and Fred Carrico, who volunteered his services for 2005.

Lake Whippoorwill Web Site

Another exciting development this year is the new and improved Lake Whippoorwill HOA web site. The site will be used to share information, news and events, points of contact, forms, HOA documents, and much more. Please check out the new site at [www.lakewhippoorwill.org](http://www.lakewhippoorwill.org). This is a great way to ensure that information on upcoming events and news is shared with everyone in the community in a timely fashion. We are always interested in hearing suggestions on how to improve and enhance our website and our community so please try out the new Suggestion Form tab on the web-site if you have any ideas.

Annual Assessment

The Annual Assessment letter went out last month and the deadline of April 10<sup>th</sup> is rapidly approaching. Please do not forget to send in your payment of \$200, \$225 after April 20<sup>th</sup>. For those of you new to the association, the HOA is a non-profit organization designed strictly for the benefit and enhancement of the Lake Whippoorwill subdivision. The assessment amount was discussed at length

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at the 2004 Annual Meeting and approved by election of the HOA homeowners present. The annual assessment is used to fund HOA expenses such as lawn cutting in several common area spaces, fertilizer treatments and weed control, flower bed weeding and mulching, the annual HOA picnic, mailings, sign and fence repair and/or replacement, insurance, electric, reserve funds, and, in the future, possible common lot expenses. Last year's expenses also included significant tree damage and removal from the tornado that swept through the area.

HOA Common Lot

The HOA owns a one-acre lot located on Mint Springs Drive near where Whippoorwill Drive meets Mint Springs at the top of the hill. Resolution on the final disposition of this lot has languished for years due to a lack of volunteers to assist in the research and pricing of the various options. This year, the HOA Board has established a goal to have all the options researched and estimated by June 1<sup>st</sup>. Following disbursement of the package to the homeowners, a special HOA meeting will be held to discuss the pros and cons of each of the options and their associated up-front and ongoing expenses. A ballot will then be mailed to each home within the HOA allowing every household one vote on the final common lot project.

Lake Area

The Board has focused in the past on the area around the lake in an effort to make it a clean and welcome environment for kids and families. We have worked to reduce the number of geese, beaver, and weeds and have increased the cutting, trimming, and upkeep for this area. These efforts will continue this year.

Please remember to tell your families that there is absolutely no swimming, boating, or ice-skating on the lake and that the HOA lake property starts at the green phone box on Whippoorwill Drive and does not include the corner homeowner's side yard.

As always, if you have any ideas to help make this area even better, please contact any member of the Board or Covenants Committee.

Dog Walking

The Board has received some complaints about homeowners walking their dogs without having their pets on a leash and allowing their pets to "mess" in other homeowner's yards or on HOA common property. The Homeowners Association rules specifically address both of these issues and state that dogs must be on a leash and that any "mess" be cleaned-up by the pet owner. Failure to do so is a fineable offense. Please keep your pets on a leash and clean-up any mess they may make.

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Neighborhood Watch Program

The Board was recently approached with the idea of creating a Neighborhood Watch program here in Lake Whippoorwill. Neighborhood Watch programs exist in numerous developments around the County and there are certainly some obvious benefits.

Bearing in mind that the Board represents the interests and wishes of the homeowners, it is imperative that the homeowners share with the Board their thoughts and feelings on this issue. Should the homeowners elect to start a Neighborhood Watch program in the subdivision; the Board will certainly support this decision and coordinate its implementation. Please tell us how you feel on this subject by emailing your comments to [hoa@lakewhippoorwill.org](mailto:hoa@lakewhippoorwill.org). All responses will be kept confidential with the final results posted on our web-site.

Road Changes

The Board was informed by the County that Blantire Road will be renamed due to the fact that there is another Blantire Road already in existence not too far away. The new road name will be Rector Farm Road. If you provide directions to visiting guests, you may want to keep an eye out for this change.

Also on the Road front, the Board re-submitted last year to have the speed limits on Whippoorwill Drive and Blantire Road reduced from 35 MPH to 25 MPH. Almost every other subdivision up and down Route 605 and Route 29 our size and larger have 25 MPH speed limits. We are hopeful that this change will be made before Summer.

Last, but not least, in our conversations with the County there are currently no plans to realign Route 605 through what is today Blantire Road. Even the most recent 605 widening recommendation, associated with the possible building of a new high school down Route 605, showed the widened route 605 along it's current path in front of P.B. Smith Elementary.

As always, the Board will try to stay abreast of any road changes that may adversely affect the neighborhood and we ask the homeowners to alert a Board member should they hear of anything as well.

Covenants Variance Requests

Please remember that when you purchased your home in Lake Whippoorwill you signed and agreed to a number of HOA rules, by-laws, declarations, and restrictions. All exterior projects from significant grading and the removal of large trees to the building of decks, sheds, pools, gazebos, fences, and almost any other exterior project (except landscaping) must be submitted for approval in writing to the Covenants Committee prior to starting the project.

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We remind the residents every year of these rules and for the most part have been very fortunate in having such a great group of homeowners. Over the past two years, we have only had one incident which required the complete removal of an \$8000 fence because the homeowners refused to abide by the rules. Please, don't let this happen to you.

A copy of the Architectural Guidelines, Variance Request Form, and Covenants Violation Form can be found on the HOA web-site. While the Covenants Committee has 60 days to review and return requests, most requests are approved in less than 30 days.

Annual Yard Sale

In the past, the community has elected to hold a community-wide yard sale each Spring. As most yard-salers know, community-wide yard sales tend to draw a much bigger crowd and a lot more traffic than just single homeowner yard-sales. This year's yard-sale is tentatively scheduled for Saturday, April 30<sup>th</sup>, however, we have been unable to gauge the interest level. If you would be interested in participating in a community-wide yard sale, please let us know by emailing [hoa@lakewhippoorwill.org](mailto:hoa@lakewhippoorwill.org). If there is enough interest, we will run the ads in the Citizen and Times-Democrat and organize participants to get signs setup in strategic locations.

Spring Picnic

That's Right!! It's almost that time again!! The Spring Picnic!!!!

Last years picnic was a huge success and had one of the largest turnouts of any picnic to date. This year's picnic should be no different. The date will be Saturday, May 7<sup>th</sup>, starting at 3:00 pm with a rain date of Sunday, May 15<sup>th</sup> (note that's the following weekend so we don't mess up Mother's Day on the 8<sup>th</sup>!). We will once again use the beautiful, treed area behind the front entrance landscaping off Blantire Road.

The HOA provides hamburgers, hotdogs, soft drinks, and condiments while the homeowners provide side dishes, snacks, and desserts. Last year's moon-bounce for the kids was a huge success and we are planning on providing one again this year.

There is a sign-up sheet on the [www.lakewhippoorwill.org](http://www.lakewhippoorwill.org) web-site or you can email [hoa@yahoo.com](mailto:hoa@yahoo.com) to RSVP. Please let us know how many will be joining us, what you will be bringing, and if you can help by providing tables, chairs, or grills or with setup, cleanup, or cooking. There is also a tab on the web-site to see the total number of neighbors signed-up and what others are bringing to help with your decision.

This is going to be a huge and exciting event!!!



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Well that's about all the news for now. Please don't forget to check out the new web-site for news and information, points of contact, Spring Picnic information and signup form, and much, much more. Also, if anyone has any ideas on how to better enhance and utilize the web-site to better facilitate communication and community, please let us know.

The 2005 Board of Directors are looking forward to a great year serving our community. We ask that you please offer your suggestions for making our community a better and sought after place to live and offer your time, even if just a few hours, to help on a particular committee or event. Remember, our community can be as great as we make it.

Sincerely,

*Brad Eggers*

Brad Eggers  
President, Lake Whippoorwill Homeowners Association

**2005 Board of Directors**

Brad Eggers  
President  
540-349-4564

Jim Riggs  
Treasurer  
540-428-1049

Owen Schefer  
Secretary  
540-351-6080

**2005 Covenants Committee**

Ted Uhler, Chairman  
540-349-1692

Diane Green  
540-341-8541

Fred Carrico  
540-341-0430