



Talk of the Woods

Quarterly newsletter of the Monticello Woods Homeowners Association

Winter 2009

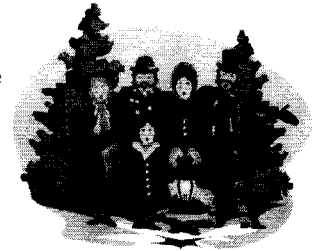
The December 2009 meeting of the MW Board of Directors has been cancelled. Meetings will resume on the 4th Wednesday of the month beginning January 2010. Homeowners are invited to attend.



MW Social Committee Holiday Events

Caroling

On **Saturday, December 5th** all neighbors are invited to participate in Caroling around the Woods. For those who wish to take a stroll around the neighborhood and sing, **please meet at the Clubhouse at 6:30 p.m.** For those who wish to enjoy the festivities from home, please leave your front light on. We will



do our best to visit as many of you as we can. Hot chocolate and cookies will be served to all carolers. **Please RSVP to Nancy Mollner at 220-3578.**

Events Around Town

Grand Illumination

December 6, 2009, 6:15 p.m. candles are lit in public buildings, followed by fireworks launched at the Governor's Palace, Magazine and Capitol.

Holiday Farmers Market

December 12, 8:00 a.m.-12:00 p.m., Duke of Gloucester St.

Neighborhood Adult Holiday Party

Friday, December 11th. Contact person is Lynn Jackson, jacksonlks@aol.com or 645-4416

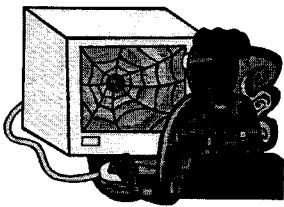
Breakfast with Santa

Saturday, December 19th. Contact person is Heather Onizuk, cosmomama@cox.net or 345-5553

More details to follow by email.

In February we will have our annual children's cookie decorating/card making party. Date and details as we get closer to the event!

Check out our new Website



The new website is now fully operational at www.monticellowoods.org. It is an expansion on the work started by Kelly Adams, and now offers lots of good community information as well as meeting announcements and information from our Social, Pool, and Landscaping committees. Also, check out the Monticello Woods library page (<http://www.monticellowoods.org/Library.html>), where we have downloadable access to

copies of our governing documents, forms, and the minutes of past Board of Directors meetings. Need to contact the association manager, a committee chair or Board member? Just go to www.monticellowoods.org and click on their name!

Next step? We could use a volunteer to collect and post notes for a community bulletin board. If you would like to help, or have any website suggestions, please contact Bob Gasink at 291-2958 or bob@williamsburgproperty.com.



The Monticello Woods Board of Directors and United Property Associates wishes you all a safe and happy Holiday

Architectural Review Board

by Bob Gasink

The purpose of the Architectural Review Board is to set community standards in accordance with the laws and our governing documents. We will do our best to be responsive to our Members, consistent with the limits placed on us by the Board of Directors, our covenants, and our governmental authorities. The ARB will be pleased to consider Member inputs on the standards we are trying to deploy in Monticello Woods.

Our Board of Directors officially approved guidelines for the Architectural Review Board in August of 2009. The ARB guidelines closely follow our covenants and define the way the ARB does business. The Monticello Woods website has copies of the Governing Documents, the ARB Guidelines, and our Water Conservation Rules (originally proffered by the developer to the county). Please familiarize yourself with these, as they apply equally to us all (<http://www.monticellowoods.org/Library.html>).

Examples of things which need ARB approvals:

- New construction or exterior changes to existing building materials, surfaces or colors.
- Structures, buildings, additions, sheds, decks, lockers, doghouses, etc.
- Walls, fences, and driveways.
- Removal of trees larger than 8" in diameter.
- Changes that may alter drainage to and from other properties.

Examples of things which do not need ARB approvals:

- Repairs or maintenance which restores to or preserves property in a previously approved condition.
- Swing sets, sidewalks, and patios.
- Interior changes.
- Trees, shrubs, planting beds and lawns, so long as they do not alter drainage of other properties or violate Monticello Woods Water Conservation rules.

Architectural Review Board Process

The ARB meets to consider applications on an irregular schedule, as needed. All meetings will be announced to the Members on the website not less than 5 days in advance, and shall generally be open to all Members of the Monticello Woods Homeowners' Association. In addition, any Member who would like to place an item on an ARB Meeting Agenda may do so by contacting the ARB Chairman (Bob Gasink, bobgasink@cox.net), who will then arrange to have the item scheduled for a meeting within a reasonable time.

ARB Application Review

ARB Applications should be submitted to the Association Manager by fax, email, or ground mail, and the application will then be forwarded to the ARB for action. It is the duty of the ARB to promptly act upon properly submitted applications, and every effort will be made to complete the review process as early as possible. However, the submittal date of applications lacking critical details (legible drawings, samples, illustrations, locations on the property, etc.) will be considered to be the date the application is eventually complete in the hands of the ARB.

Expedited Review Process

Applications deemed by the ARB to be entirely within published ARB Guidelines may be approved under the Expedited Approval Process by affirmation among ARB members without the necessity of a formal meeting. Applications judged by the ARB to be potentially not within the guidelines will not be eligible for Expedited Review.

Enforcement

Enforcement is handled through the MW Homeowners Association Property Manager as directed by the Board of Directors, and is not the responsibility of the ARB.

Architectural Review Board (con't)

Compliance and Complaint Policy:

1. All actions of the ARB are subject to appeal before the Board of Directors.
2. The MW HOA Property Manager will conduct property inspections as directed by the Board of Directors. These will generally be conducted from public viewpoints (streets, sidewalks, etc.), and do not ordinarily involve entry upon a private property unless invited by the property owner.
3. Special Inspections by the MW HOA Property Manager may be conducted upon a request for a Homeowner Association Disclosure Package, or upon receipt of a complaint from a Member affected by an alleged violation.
4. It is intended that complaints of one Member about another will be kept confidential if possible.



Family Picnic

The threat of rain changed the first date for our end of the summer Family Picnic. Our rescheduled date of Sunday, September 6th was sunny and not too hot. About 30 families joined together at the pool and clubhouse for some relaxation time. The social committee got the grill fired up with hot dogs and hamburgers. We also provided fried chicken, a potato bar and nachos. Families brought either a side dish or dessert to share. If you have not attended a social event yet...we would love to see you. They are a great way to connect with neighbors!

Annual Halloween Party

The annual pre-trick or treat Halloween Party was held on Saturday, October 31. Pizza, drinks, and even pumpkin and ghost grilled cheese sandwiches were served prior to the children canvassing the neighborhood.

Many thanks to Lynn Jackson and Heather Onizuk for organizing the event. A special thank you to Abby O'Neal, Kelsey Jackson, Kevin O'Neal, Jenn McLean, Kirk Weissenfluh, Connie and Ken Jacobs, and many others who helped make the party a huge success.



**MONTICELLO WOODS
BOARD OF DIRECTORS**

President
Ken Jacobs ken-jacobs@cox.net 757-253-2322

Vice President
David Blake dnblake@cox.net 757-645-4757

Secretary
Bob Gasink bobgasink@cox.net 757-564-7985

Treasurer
Larry Washburn washyla@aol.com 757-208-0707

Member at Large
Kevin O'Neal sk2a2005@cox.net 757-645-4770

Standing Committees

Architectural Review Board
Bob Gasink bobgasink@cox.net 757-564-7985

Landscaping Committee
Larry Washburn washyla@aol.com 757-208-0707

Pool Committee
Connie Jacobs jacobscs@cox.net 757-253-2322

Social Committee
Lynn Jackson jacksonlks@aol.com 757-645-4416

Newsletter
Tess Owens owensgt@cox.net 757-258-4828

Website
Bob Gasink bobgasink@cox.net 757-5647985

MONTHLY MEETINGS

4th Wednesday of Month
7 PM
Clubhouse
(Homeowners Welcome)

**MANAGEMENT
INFORMATION**

United Property
Associates
103 Bulifants Blvd.
Suite A
Williamsburg, VA 23188

Gary Garrett
Association Manager
ggarrett@unitedproperty.org
(757) 345-5383, Ext. 491
(757) 345-5385 FAX
Accounting (757) 497-5752
After Hours Emergency
757-497-5752

Welcome

The Monticello Woods community extends a warm welcome to our new neighbors, Claire Sink and Bruce Hill, residing at 3724 Carlas Hope Rd., also to David and Hanna Rose and Family, residing at 4008 Owl Creek.

Congratulations

Congratulations are extended to Ron and Dana Hess on the arrival of twins Dylan and Reghan, born in June, and to Brian and Nicole Samuels, Connor, Jackson and Cate on the arrival William John, born in October.

Neighborhood Directory

If you are not currently in the directory and would like to be, please contact Lynn Jackson either by email jacksonlks@aol.com or by phone, 645-4416. Don't forget that if you have changed email addresses or phone numbers to send Lynn an update. Cell phone numbers can be included.

Clubs and Meetings

Bunco Club—contact Heather Onizuk at 345-5553. Meetings are held at the Monticello Woods Clubhouse the 1st Thursday of the month.

Monticello Woods Business Group—contact Kevin Onizuk at 345-5553. Meetings are held at the Monticello Woods Clubhouse on the 3rd Thursday of the month at 8:00 p.m.

Craft Club—contact Jim or Ann Redford at 229-0844. Meetings are held on Thursdays from 10:00 a.m.-2:00 p.m. at the Monticello Woods Clubhouse.

MW COMMUNITY E-MAIL NOTIFICATIONS

As a means for providing urgent notifications to community residents, Lynn Jackson maintains a listing of e-mail addresses. This listing is treated as confidential information. If you have an urgent, important, community-wide message to convey to MW residents, please contact Lynn at jacksonlks@aol.com or 645-4416.

If your e-mail address is not listed in the community directory and you would like to receive news/messages, contact Lynn.