

Wyndham Forest HOA Q2 Newsletter 2022

From the Board, on
Common Areas

The HOA has over 60 acres of Common Areas that are for use by everyone. Personal property, however, cannot be stored or kept in the Common Areas. Please also do not dump yard waste or other debris on the Common Areas as that tends to make the entire neighborhood look unsightly.

In our review of the Common Areas, the Board has identified a fort in the northwest corner of the HOA behind Holman Dr, near Shady Grove Rd and the Chickahominy River. The fort is in the HOA Common Area and poses a potential safety issue. Please let us know if you have any information on who built this fort or any other information you may have about it. If the fort is not claimed, the HOA will be required to pay to have it removed. Please contact the Board with any information you have about the fort by June 30, 2022.



Join a Committee	<p>COMMITTEES - PLEASE HELP</p> <p>The Board needs your help. The Wyndham Forest HOA has a 5 member Board of Directors that is elected by you. The Board has a lot of responsibilities and obligations in overseeing HOA business, including finances, grounds of common areas. We would also like to provide other opportunities and services for the community, but the 5 members of the Board need the help of homeowners to do so. <i>Simply put, without more help, we will not be able to support some activities neighbors enjoy.</i></p> <p>The best way for you to provide input is to volunteer for one of the Board committees where you can advise the Board on various issues in the community. Most of the committees are currently understaffed, so we really need your help. Please consider giving back time to help make our neighborhood better. Below is a summary of the various committees and our needs for each:</p> <p>COMMUNICATIONS - Helps to facilitate communication among the members. Publication of newsletters, letting people know about social media groups in the neighborhood, etc.</p> <p>FINANCE - Assists the Treasurer in reviewing the HOA financial information for the HOA and recommending a budget and assessment amounts for the HOA.</p> <p>GROUNDS - Advises the Board on all issues related to the Common Area grounds, including landscaping, maintenance, cleanliness, etc.; advises on issues related to the Clubhouse rental.</p> <p>NEIGHBORHOOD WATCH - [NOTE - we currently don't have any volunteers for this committee] Works with community officers to advise the HOA and homeowners on all issues related to safety, traffic, and other issues.</p> <p>NOMINATING - Recruit and recommend members to run for election to the Board. As of the publishing of this newsletter, we do not have enough members to move forward with this Fall's election.</p> <p>ORGANIZATIONAL REVIEW - Reviewing how our HOA is organized, represented on the Board, and run, by reviewing our 20+ year old governing documents to provide recommendations for revisions.</p>
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	<p>RECREATION - [NOTE -we currently don't have any volunteers for this committee] Plans social and recreational events for the HOA, with options for events for kids, families, and adults.</p> <p>SCHOOLS - Advises the HOA and homeowners on all issues related to the local elementary, middle, and high school.</p>
Schools Committee Report	<p>The WFHOA Schools Committee meets at 1pm on the first Sunday of every month and we welcome new members to join us. For more information, please reach out to our Chair, Miraj Murali at mirajmurali@gmail.com.</p> <p>So far in 2022, the Schools Committee has been working with Community Operations for Henrico County along with Rivers Edge Elementary School's (REES) Henrico Police School Resource Officer (SRO) to evaluate potential ways that we might address unsafe driving in the neighborhood during school drop off and pick up time. We have also been in contact with Henrico County Public School (HCPS) Operations and Planning teams to understand the current capacity numbers at each of our neighborhood schools – Rivers Edge Elementary School, Holman Middle School, and Deep Run High School – along with the expected school enrollment increases as the result of new development in our area.</p> <p>What is the current capacity of the schools for which Wyndham Forest's students are zoned to attend?</p> <p>Per HCPS, schools are designed to operate and function at 100% and can accommodate additional capacity. HCPS has experienced a drop in enrollment since the start of the pandemic, our neighborhood schools have likewise experienced a drop in enrollment since 2020.</p> <p>Currently REES is at 101% capacity which is +9 additional students above the 724 student Functional Capacity. REES is using mobile classrooms despite being only slightly above their full functional capacity because Rivers Edge has a number of programs that require additional space, such as SIS (Social Integrated Services), which also requires a sensory room. The 7 closest elementary schools to REES are all currently under capacity and have space to absorb growth in those schools, though these schools will not be absorbing any additional growth within the REES footprint at this time.</p>

Holman Middle School is currently -223 students its Functional Capacity of 1,058 students for an enrollment capacity of 78.9%. Deep Run High School, like REES, is over its Functional Capacity of 1,850 with an additional +45 students for an enrollment capacity of 102.4%

School	Total Students	Functional Capacity	Enrollment/Capacity
HOLMAN	835	1,058	78.90%
DEEP RUN	1,895	1,850	102.40%

Elementary School	Total Students	Functional Capacity	Enrollment/Capacity
COLONIAL TRAIL	642	690	93.00%
ECHO LAKE	506	668	75.70%
KAECHELE	468	658	71.10%
LONGAN	394	504	78.20%
RIVERS EDGE	733	724	101.20%
SHADY GROVE	576	746	77.20%
SPRINGFIELD PARK	559	670	83.40%
TWIN HICKORY	522	682	76.50%

When asked for more information about capacity and enrollment at Deep Run HS and Glen Allen HS, we were given the figures in the chart below. We asked specifically about rumors of a new high school planned for our area of the county and were told that increased capacity at the high schools should/will be minimized by the growth in seating opportunity in HCPS ACE Centers and Specialty Centers. HCPS is expecting more students from Deep Run and Glen Allen to apply and participate in these programs, thus reducing their enrollment numbers.

High School	Total Students	Functional Capacity	Enrollment/Capacity
DEEP RUN	1,895	1,850	102.40%
GLEN ALLEN	1,978	1,850	106.90%

What are the plans to address overcrowding at REES?

In order to alleviate overcrowding at REES, Longan ES (located to the east of our neighborhood behind Tuckernuck Plaza on Broad Street) will be rebuilt and additional capacity added to that school. This is one of two projects included on the proposed bond referendum that will be voted upon in November 2022 to help with growth in the western part of the county. The second project is a new West End Elementary School, the details of which have not yet been determined/made publicly available.

How will current and planned housing developments in our area impact our schools?


There are two major areas of development in western Henrico that could have the biggest impact on our schools - one on Bacova Road off North Gayton Road and the second in the Innsbrook area. As noted previously, HCPS is currently working to identify the best location to place a new West End Elementary school that will help alleviate any potential capacity concerns.


We have been advised that approximately 30 students are projected to be enrolled at REES from the Stanley Hill development at the end of Opaca. We asked for clarification about the timing of this project and were advised that the thirty students are at buildout. Construction plans are still under review and buildout could take 4-5 years. HCPS is projecting that 19-20 middle school students for Holman and 23-24 students for Deep Run will be added as a result of this development.

Regarding any students who move into the apartments currently being constructed at the intersection of Nuckols and Sadler roads - they are zoned for Rivers Edge ES, Holman MS, and Glen Allen HS. This will be a mixed-use development, which has generated substantially fewer students than other types of development. If this pattern continues, HCPS projects this development will yield far fewer students than other multi-family developments. They provided the following examples - The Flats at West Broad Village currently have 6 elementary students, 3 middle school students, and 8 high school students residing there, and Penstock Quarter, in Libbie Mill, has 0 elementary, middle, and high school students living there. HCPS' planning office expects similar student generation rates for this development.

When will comprehensive school redistricting take place?

Per our School Board representative, at this time there is no specific timeline for revisiting redistricting (HCPS was in the midst of redistricting when the pandemic hit and they wisely decided to delay the process). In our magisterial district, Three Chopt, there are many changes coming due to the new schools, etc. She would not support doing any shifts in boundaries until the plans are solid for the new ES school location and the plans for Longan.

<p>Organizational Review Committee</p>	<p>The Organizational Review Committee recently completed converting most of our governing documents to text documents that can be easily searched and linked. You can find links to the documents below (you must be logged into your WFHOA website portal account to access these links):</p> <p>Articles of Incorporation Bylaws Declaration of Covenants Conditions and Restrictions</p> <p>The original PDF versions of these documents can be found in the member portal at https://www.wyndhamforesthoa.com. The committee is currently developing summary documents on topics that often come up and we're looking at sections that might need to be updated to reflect changes in our neighborhood. If you'd like to help research or improve a topic, come join in on the fun in our committee! We'd love to have new volunteers come in and help.</p>
<p>Arbor Day 2022</p>	<p>Some of you may have noticed a new addition to the neighborhood! To celebrate Arbor day, a Dogwood Tree (which is native to Virginia) was planted near Annabelle's pond. We want to thank the younger members of our neighborhood for a reminder to be kind to Mother Earth, and the importance of supporting our pollinators.</p> 

<p>There's a SNAKE in the Grass!</p>	<p>THAT TIME OF YEAR FOR SSSNAKESS!</p> <p>Virginia Wildlife Management and Control has been getting hundreds of texts and photographs of snakes for them to identify ever since they set up their 24-hour "Snake Identification Hotline."</p> <p>The organization says the purpose is to save the lives of snakes and to stop the "senseless killings all over the state of Virginia."</p> <p>You can reach the hotline at 804-617-7086.</p>
	<p>The Board is installing an additional pet station near Jocie's Jack park. These pet stations cost \$329 to install and \$10 per month to stay stocked with doggy bags.</p> <p>Please pick up after your pets - and remind any of your family/friends/professional dog walkers to do the same. The board is mystified why we need to add this to the newsletter, but neighbors continue to find (and sometimes step in/bike in) pet waste on walking and riding paths around the neighborhood.</p>
<p>Modifying the outside of your home? Submit a Modification Request</p>	<p>Are you planning on planting new flower beds? A vegetable garden? Looking to put in a patio or deck? Don't forget to submit a modification application first. Visit https://wyndhamforesthva.com and click the "Owners Forms" link.</p> <p>Need help creating your owner account? Please reach out to mia@mystreetva.com</p>
<p>Spring has Sprung!</p>	<p>Essentials for Spring - from <i>This Old House</i></p> <p>Below, you'll find This Old House's top tips for sprucing up your lawn in the spring. Some of these tips may not work in tandem—overseeding and applying herbicides at the same time can be counterproductive, for example—but we've outlined them all so you can take your pick of the tips that work best for your lawn.</p> <p>1. <u>Tune Up Your Mower</u></p> <p>By spring, it's definitely time for a tune-up. There's nothing more frustrating than pulling out your lawn mower in the summer and struggling to get it to start up. Tuning up your mower goes beyond merely sharpening the blade—or potentially replacing it, if it's nicked too badly. You'll need to change the oil, spark plug, and filter, and finally, fill the fuel tank.</p>

2. Rake

Next, it's all about getting a clean slate. If you thought raking was just for fall, you have another thing coming. You'll need to rake up any fallen leaves, general debris, and any grass that may have died during winter. Be sure to rake when your soil is dry. If it's too moist, you may pull up healthy grass.

3. Dethatch

This one is more of an as-needed chore, but if you need to take care of it, it's important you do so as soon as you can. If the thatch—a layer of organic matter, made up of primarily dead grass, that sits between the top of your grass and its root system—is more than ½ inch thick, it's time to remove it.

Thatch creates a barrier, stopping your grass roots from getting the water, air, and [nutrients](#) they need to grow strong. If your thatch layer is too thick, it also makes your grass more vulnerable to disease, and may inspire insects to set up shop.

You can use a special dethatching rake to remove thatch if it's too dense for your regular rake. Early spring is the ideal time to dethatch cool-season grasses, while you should wait for late spring if you're caring for a warm-season lawn.

4. Aerate

If your lawn's soil has become compacted, it's time to break it up and give it room to breathe. Soil can become compacted from heavy foot traffic, making it too dense for water, air, and nutrients to reach your grass's roots. In general, it's best to aerate in the fall, but when push comes to shove, you may have to do it in spring. If your soil is clay-heavy, it's more likely to become compacted.

When you [aerate your lawn](#), you introduce thousands of tiny holes into your soil, allowing water, air, and nutrients into your grass's roots. You've got multiple options when it comes to aeration machines. Spike aerators use solid tines to perforate the ground. Plug aerators pull out a plug, or core, of grass and soil. A plus of plug aerators—you can let the core decompose on top of the grass, giving it more nutrients.

You can rent these machines or buy them, but purchasing them can be quite expensive. Professional lawn care companies, like TruGreen, have sophisticated equipment at the ready.

5. Test Your Soil

Lawns thrive when it has the proper soil pH for optimum growth. The ideal soil pH level for most plants ranges from 6.0 to 7.0. If you find moss on your lawn after winter, that's a pretty strong indicator that your soil is too acidic. The solution? A lime amendment.

First, you've got to confirm your fears. You can purchase a soil test kit and send your samples to a company or university for analysis. If it turns out your soil is too acidic, you can apply lime with a fertilizer spreader. Be sure not to overdo it, since overly-alkaline soil can introduce its own issues.

6. Mow High

During this season, try to not take any shortcuts—instead, go high. Most lawns do their best at a grass height of 3 to 4 inches, so cut only $\frac{1}{3}$ of the blades's length. You should adjust your mower to cut at the highest setting for your grass type.

Short grass translates to shallow roots, making drought stress more likely. If you cut your grass too short, that lets too much sunlight in, making your lawn the perfect home for weeds. Tall grass, on the other hand, means deeper roots, which can compete with weeds.

7. Overseed

If winter has left your lawn with bare patches, get ready to overseed. Try to wait until fall since new seeds won't have to compete with as many weeds.

Overseeding can thicken up your grass and return your lawn to its former, lush glory. The turf builder you choose will have a blend of [seed](#) and fertilizer. Different types are suited to cool-season grass and warm-season grass, so be sure to check out the specific type when purchasing your blend. Use a hand spreader to distribute the seed. After overseeding, it's essential to nurture your newly seeded grass for the first few weeks. Take extra care. Apply a slow-release fertilizer to help it grow hardy and healthy. It's okay to be a helicopter plant parent, watering the area every day for the first two weeks.

8. Kill Lawn Weeds

Spring weed control calls for pre-emergent and post-emergent herbicides. That is, if you don't overseed. Overseeding and applying pre-emergent herbicide conflict with one another, since herbicide will halt the germination of new grass seeds.

If you decide against overseeding, put pre-emergent herbicides on the offensive, preventing future weeds that could crop up. If you've spotted weeds like dandelions on your springtime lawn, you can either pull them out by hand—an often tedious and not all that effective task—or apply a post-emergent herbicide. This types on the defensive, wiping out weeds that have already taken root.

9. Fertilize

Like overseeding, don't fertilize your lawn if you've applied herbicides. If you haven't, then slow-release, nitrogen-rich [fertilizers](#) are your lawn's best friend. A top-quality fertilizer will nourish your lawn and help shield it against drought and heat.

[Choose your fertilizer](#) carefully, looking into the product's [NPK](#) value, or the ratio of nitrogen to phosphorus and potassium. Nitrogen stimulates growth, while phosphorus encourages root growth, and potassium promotes flowering in plants. Conducting your soil test will help you determine the best fertilizer for your grass type.

10. Eliminate Grubs

You've done all the heavy-lifting, so what's left? You should check for grubs. These pesky pests—pale, white, ravenous beetle larvae—feast on grass roots during spring. You can combat grubs in a variety of ways.

First, you can opt for traditional insecticides, which use chemicals to kill off these unwanted insects. If you'd like to go green, consider an organic alternative. Applying products with milky spore powder or neem oil, or introducing beneficial nematodes, should do the trick. Milky spore powder is a deadly snack for grubs. After a grub munches on milky spore, a naturally occurring bacteria, the spore reproduces inside of it, killing it from the inside out within three weeks. Neem oil is an organic pesticide that repels grubs and stops mature beetles from feeding and laying eggs.

	<p>You can also introduce beneficial nematodes to get rid of the grubs. These roundworms are a grub's worst nightmare. Their gut contains beneficial bacteria that can kill off a grub within one to two days. Keep in mind these organic measures cost more than their chemical-laden counterparts.</p>
Who do I contact for help?	<p>Mia Long is our Community Manager: mia@mystreetva.com</p> <p>To reach the Board of Directors:</p> <p>Kim Edwards, President (kim.wfhoa@gmail.com)</p> <p>Matt Osenga, Vice President (matthew.osenga@gmail.com)</p> <p>Elliot Kumpe, Treasurer (elliott.wfhoa@gmail.com)</p> <p>Henderson Thomas, Secretary (crestas@gmail.com)</p> <p>Bill Holland, Member at Large (bill.wfhoa@gmail.com)</p> <p>Henrico County Non-Emergency Number: (804) 501-5000</p>