



Witchduck Lake Condominium Association



See Something, Say Something

Management cannot see what happens in the community 24 hours a day/7 days a week; therefore, you are our eyes and ears.

It's important that owners, residents and management work together as a team for the betterment of Witchduck Lake.

If you notice a common element concern, such as street lights out, etc., please contact your Association Management Team at 757-486-6000.



Of course, if you ever notice any illegal or suspicious activity, call 911 or your local non-emergency Police Department, 385-2800.

In Case of Emergency

Can management reach you in the event of an emergency involving your unit?



If you rent your unit, it is imperative that you not only provide management with a copy of the lease as required by the rules and regulations, but also current contact information for your tenant and if you have one, your managing agent.

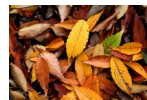
Also, have you changed your phone number or email address? Does management have that change?

Make sure that management has the most current contact information for your unit.

“Spring Cleaning”

Time to do some Spring Cleaning! The warmer weather is a good time to perform some maintenance on the outside of your unit.

Spring dumpsters will be delivered for residents to use on April 18, 2019!



- Remove any leaves and debris around your unit
- Make sure your flowerbeds are free of weeds and debris.
- If you have trees in the fence line of your unit, make sure they are trimmed regularly to keep them completely within your fenced area.



- Take a look at your unit and see if it needs to be power washed! Walk completely around the unit and don't just look at the front.
- Any trees overhanging the Baker Road fence must be trimmed back immediately to prevent further damage to the common property.



Calling All Cars

There have been numerous complaints about vehicles parking randomly throughout the community. People are letting guests park in front of their neighbors homes, blocking driveways and mailboxes.

There have also been many vehicles parking on the streets with expired decals, inspection stickers and even flat tires.

These are all in violation of the Association rules. The Board has approved a regular towing patrol for the community. The towing times will be random and around the clock so please make sure your vehicle is “street legal” and that you/guests are not disrespecting your neighbors right to the peaceful enjoyment of their property by dominating parking spaces or blocking driveways.

PLEASE CALL MANAGEMENT IF YOU HAVE QUESTIONS!

*Save
The Date*

All owners are encouraged to attend the Association Board Meetings. The meeting dates for the remainder of 2019 are May 16th, June 20th (annual meeting), October 17th, and December 19th.

No Soliciting In the Community

Witchduck Lake Condominium community is private property and for the use and enjoyment of its members, residents, guests or invitees only.

The Association does not permit door-to-door solicitation in the community.

**NO
SOLICITING**

If you have received a flyer on your door, please forward the flyer to Management so that the offending company may be notified accordingly.

VOLUNTEERS NEEDED

Our Association depends on volunteers! Each member of the Board of Directors is a volunteer that takes time to conduct the routine business of the Association. Just like at your home, the Association has a budget to create, bills to pay, landscaping to maintain, and general maintenance to upkeep the property values of Witchduck Lake.

Other volunteers are needed to assist the Board in making decisions that affect each and every homeowner. They need your help and your input. Consider volunteering a small bit of time to work on the following committees:

Architectural Committee: This committee is responsible for maintaining the aesthetic and structural integrity of the community and reviews applications to make exterior changes to units.

Social Committee: This committee can perform a myriad of duties, but generally plans/coordinates events of interest to the community. This committee could even welcome new residents, which creates a strong sense of camaraderie among neighbors.

*"Volunteers are not paid
-- not because they are
worthless, but because
they are priceless."*

We ALL have a talent that someone could benefit from. When many hands work together, no one person is overwhelmed. Please consider being a volunteer. We need you!

COME ONE COME ALL WE ARE HAVING A COMMUNITY MEAT & TREAT



What is a "MEAT & TREAT"? It's a great way to meet your neighbors and enjoy some good ole fashioned hamburgers, hot dogs, cupcakes, and conversation! This event is only open to residents living in the community. Bring your family to the community clubhouse on:

SATURDAY, MAY 4, 2019

RAIN DATE:

SATURDAY, MAY 11, 2019

12:00 to 2:00 pm

This is a great time to bring your annual meeting proxy and turn it in so we ensure there is a quorum for the annual meeting on June 20, 2019 Want to be a Board Member? Let us know...

Professionally Managed by:

The **SELECT**
Group, Inc.

The Face of Community Management

Andrea Gunter, CMCA[®], AMS[®]

Association Manager

agunter@theselectgroup.us

Medina Romero

Assistant Manager

mromero@theselectgroup.us

2224 Virginia Beach Blvd., Suite 201

Virginia Beach, VA 23454

757-486-6000 fax: 757-486-6988

on the web: www.theselectgroup.us