

THE VILLAGES AT



WEST NECK

An Active Adult Community

December 5, 2023

Click [HERE](#) to Visit our Website & Community Calendar (Resident Login required for calendar)

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Notes from the WN Board President...

Click [HERE](#) to print notes (below)

Notes to the Community from the President

12-5-23

****** I have been asked to share my comments from our last Board meeting for those who may be interested. ******

First the Federal lawsuit.

It has now progressed to the interrogatory and production of documents stage with an approximate 2 day bench trial set to commence at 10am February 6, 2024.

I've been sent some copies of social media from a few outspoken homeowners which highlight a lack of understanding of how we got here. At least one blames me personally for engaging and paying lawyers handling the lawsuit. Let me attempt to set the record straight.

The lawsuit is the result of homeowners stating their desire to keep the community maintained. There were scores of complaints to the city after the new owner of the golf course property failed to maintain it in accordance with City Code or our standards.

Then the city filed suit against the owner in Virginia Beach General District Court which the golf course owner had transferred to Federal Court in Norfolk. When it became obvious that the city couldn't prove they enforced their grass/weed ordinance consistently throughout the city, they settled. The settlement was not advantageous to West Neck homeowners.

Then with the support of the homeowners your Board filed suit in Virginia Beach General District Court for the property owner to maintain the golf course in accordance with our community standards, remove both the trees that were planted on the 10th fairway and the spite fences behind three Arthur Parke homeowner properties.

The golf course property owner then challenged the Virginia Beach court as having jurisdiction and when the Virginia Beach General District Court confirmed that they in fact had jurisdiction, the golf course property owner filed a suit against us in Federal Court. This action resulted in our suit being moved to the Federal Court, then both suits were combined by the Court into one suit.

So, our original suit to cut the grass and weeds, remove the little trees they planted and take down the spite fences morphed into a full-fledged federal civil suit which has presently generated over a half a foot of legal filings and now includes the property owner's contention that JBWK, LLC, is our Declarant. This after, Dickie Foster's, Baymark Construction Corporation went inactive, and we removed the Declarant from the West Neck Covenants, Conditions and Restrictions.

We have since been informed that JBWK, the golf course property owner, reinstated Baymark Construction back to an active status, then purchased what they believe is the Declarant rights from Dickie Foster and now have their lawyer designated as Baymark Construction's Registered Agent.

The suit goes on.

Harrison & Lear's potential development of the golf course property.

Recently Harrison & Lear had their "community engagement" at the golf course clubhouse. I didn't attend but reports to me from a score or more that did, indicated it didn't amount to much of anything. They are still trying to win over the 'hearts and minds' of the homeowners, and they say they will keep modifying their plan based on whatever, they say, the West Neck and Indian River Plantation homeowner's want. The event was covered by the Princess Anne Independent News which published an article on the preceding's and reported the Harrison & Lear president said they would make application to the city for a zoning change by December 1. They have been hinting at submitting a rezoning application since May.

I then covered that newspaper article in a letter to the editor in the next edition of the PAIndyNews. Harrison & Lear's emphasis seems to continue at providing an

increasing number of small amenities for the proposed 157 homeowners, one on top of another, and saying that the 180 plus acres that will remain after their development will be nice and well maintained and therefore, we should be happy.

As for the new HOA they are proposing they will, they state, be providing funding in perpetuity, i.e., forever, so the 157 new homeowners assessment will be \$100 a month. As I said in my letter to the editor, that's really suspect. We all know, and we've all experienced, what happens when the land isn't maintained, which under their plan will be all around us, and up and down our property lines.

But that isn't the real issue.

The real issue remains that all the developable land on the golf course property was originally counted under the city's Comprehensive Plan and its Transition Area rules against the density requirements to build our Villages at West Neck homes. Any change to this zoning ordinance by any city council will change the entire density rule requirement for the Transition Area. A "nut", I believe, that is impossible to "crack" as long as our community stays united in opposition to any Transition Area density change.

To the 450 folks who attended one of the informational sessions held months ago and wanted to know what they could do, who may remember me saying, over and over, wait until we have a target. Well, we may have a target soon. Standby.

Now, a couple related items that were on social media and were passed to me since I don't participate in "Nextdoor".

The first concerned an uninformed homeowner who wrote about the Council's approval of a development along Princess Anne Road adjacent to Ashville Park. His contention being that this was a bad thing and would set a stage for the approval of Signature Meadows. Well, nothing could be further than the truth. It is, however, a development by a farmer, Mr. Robert White, to build 38 homes on 38 acres he owns with 50% open space and storm water retention in accordance with the new strict city guidelines, all in accordance with the Transition Area rules and the Comprehensive Plan's vision for this strategic buffer area of the city. I had a copy of the plan available for interested homeowners to view after the meeting.

The second were discussions that the approval of the Silo at Southern Pines apartment complex along Princess Anne Road by City Council ensured Harrison & Lear promised rezoning request would be approved. First, we are talking about raw land unincumbered by any approved zoning which already counted the property in a major development's density calculation. Second, any thought that Council's decision was predicated on the long-term political contributions of the Silo project's developers who are a Virginia Beach company has nothing in common with Harrison & Lear, a Hampton company, heretofore not involved in Virginia Beach politics. Thirdly, there is no "workforce housing" component to hide behind, that was the stated basis for the majority of Council's vote to approve. And finally, and most important was the Community outcry concerning attempts to develop an area partially within the ITA (Interfacility Traffic Area) and below the "Green Line" and the continuing pressure now being felt by city staff and elected official for their actions concerning the Silo at Southern Pines project.

Finally.

I recently granted the city an easement so their contractor can construct a through sidewalk to the entrance of West Neck. The Board previously voted to allow the President to take this action when it became time to do so. You may remember we have been working to get the city to fund a sidewalk for several years to provide homeowners a safe route to the new multi-purpose path currently under construction along West Neck Road.

Tom

Please direct any comments/responses you may have
directly to Board of Directors members.

You can locate their addresses at:

www.westneckvillages.com >

[Resident Login](#) > [Contacts](#) > [Board of Directors](#)

Using the eNews 'reply' will only reach the eNews inbox.

Thank you. eNews Editors

Upcoming West Neck Events...

[Click HERE to print flyer \(below\)](#)

This TOY DRIVE is being sponsored by the West Neck Educators Club to benefit the yearly Virginia Beach Dept. of Human Services Holiday Project.

A box will be placed inside the front door of the Village Hall where toys can be deposited.

Your support will help make hundreds of little ones happy over the holidays!
Thank you in advance.

A flyer for a Holiday Toy Drive. At the top, it features the logos for 'City of Virginia Beach Human Services' and 'SALON Mosaic'. The main title 'Holiday TOY DRIVE' is written in a mix of white cursive and bold red and white block letters against a dark blue background with white snowflakes. Below the title is an illustration of three nutcracker figures, a yellow drum, and a blue toy car with a green gift box on top. At the bottom, a white box contains the text: 'Until December 13th', 'Toys needed for ages newborn to age 7 years old.', 'Collecting items such as dolls, action figures, blocks, Legos, etc.', and 'To Benefit Virginia Beach Dept. of Human Services Holiday Project'.

[Click HERE to print flyer \(below\)](#)



california
pizza kitchen

PIZZA WITH A PURPOSE

Show this flyer or mention the organization listed below
on your visit, and California Pizza Kitchen will
DONATE 20% OF ALL FOOD & BEVERAGE SALES
on your check to the organization listed below. Purchases include
dine-in, take-out, catering, and online orders at CPK.com
when you enter **BACK20%** at checkout.

Fundraiser in support of:
West Neck Educators Club
December 5th
(All Day)

Valid at the following location

CALIFORNIA PIZZA KITCHEN
Virginia Beach, 207
200 Central Park Ave.
cpk.com

Fundraiser valid only on the date(s) and at the CPK location(s) identified on this flyer. Only 501c organizations and non-profit schools are eligible to participate in CPK's fundraiser program. CPK will donate 20% (twenty percent) of all food and beverage sales to the organization. Tax, gratuity, gift card and retail sales are excluded from the donation. Valid for dine-in, takeout, online, catering, curbside or delivery orders placed directly with CPK. Not valid for orders placed or fulfilled through third-party delivery. Void if flyer is distributed in or near restaurant. For more information about the 501c organization participating in the fundraiser, please contact the organization directly. Not valid at franchise locations in Guam, stadium, university, international, airport locations, or the Grand Sierra Resort and Casino.

Click [HERE](#) to print flyer (below)

**Buy your holiday treats at the
West Neck Educators Club's
COOKIE WALK
Wed., Dec. 6 from 9:00am - noon
at the Village Hall**



**First come,
first served!**

**More than 100 varieties
baked by WNEC members!**

**\$5 for a
Baker's Dozen!**

Holiday Gifts!

Raffle Items!

**Candy
&
Holidays Snacks**



Click [HERE](#) to print flyer (below)

West Neck Educators Club (WNEC)
Scholarship Fun(d)raiser

BINGO

WINTER

BINGO

\$10.00 person

(\$5.00 goes to the WNEC Scholarship Fund)



December 6 (Wednesday)

6:30 pm

Come join us for an evening of
FUN & CASH PRIZES

at the Village Hall

Please bring your own drinks, snacks and friends

\$10.00 person (half goes to the WNEC Scholarship Fund)

...there will also be a 50/50 raffle...

Please call the Village Hall at 757-689-4189 to reserve seats.

The WNEC is a 501(c)(3) charitable nonprofit organization supporting education in one local high school. Since inception in 2011, the WNEC has awarded \$191,000.00 in scholarships to 82 Kellam High School students.

Click [HERE](#) to print flyer (below)



Let's paint this Winter Scene! This 11"x14" canvas will be painted with acrylic paints. All supplies included. No experience required. Just bring whatever you would like to sip on!

Where: Village Hall/West Neck

When: Monday, December 11th

Time: 6-9 P.M.

Cost: \$ 35 each

Please RSVP to Pat Plebani at Pplebani2@gmail.com or 757-615-7178 to reserve your space.

Click [HERE](#) to print flyer (below)



WEST NECK SIP & SAVOR



Sip & Savor potluck dinners are fun and enjoyable evenings with your neighbors. The next potluck dinner of Sip & Savor has been scheduled for Friday, December 15, from 6:00 to 8:00 p.m. at the Village Hall. Plates, cups, cutlery and napkins will be provided. To help defray costs and restock items, we will be selling tickets for a 50/50 raffle.

Please call the Village Hall (757.689-4189) from 9:00 am until 5:00 pm on Mondays through Fridays for reservations. The meeting room in our Village Hall can comfortably accommodate 100 residents at this event. Your reservation allows us to purchase adequate amounts of plates, cups, napkins, etc. and set up the correct number of tables and chairs in advance. Staff at the Village Hall will let you know whether to bring a **pizza, salad or dessert**. This balances the buffet for everyone. Please identify what you bring using a small card that can be placed by your item.

A special thank-you is extended to Kris Ganley and Ellie Weingaertner, our hostesses, and Bill Rosenow for selling tickets with Tom Rayburn. Next month's hostess is Anne Murphy. We hope to see you there!

Sincerely,
Francie Rayburn



Click [HERE](#) to print flyer (below)



NEW YEAR'S EVE DINNER/DANCE

AT THE VILLAGE HALL

SUNDAY, DECEMBER 31ST 2023, 5:30–10:30 PM

**ENJOY A BUFFET DINNER BY SOCIABLY QUAIN T CATERERS
WITH A BEEF TENDERLOIN CARVING STATION,
GREEK ORZO CHICKEN, SPINACH AND RICOTTA RAVIOLI,
GARDEN SALAD, MASHED POTATO BAR,
SEASONED GREEN BEANS, MINI CHEESECAKES,
CHAMPAGNE AND WINE**

**AFTER DINNER DANCE TO THE MUSIC OF
ASTRO DJ**

\$35.00 PER PERSON

**PAYABLE BY CHECK ONLY TO "WNCA"
DROP OFF YOUR REGISTRATION AND CHECK
AT THE VILLAGE HALL**

NOT LATER THAN TUESDAY, DECEMBER 12TH 2023

12/31/2023 NEW YEAR'S PARTY

NAME(S) _____

PHONE # _____ VILLAGE _____

NUMBER ATTENDING _____ X \$35= _____

Click [HERE](#) to print flyer (below)



**KEEP 'EM COMING!
THERE'S NO LIMIT / NO DEADLINE!**

**WEST NECK EDUCATORS CLUB
has collected 27 bags (324 pr of sneakers) so far and
is still collecting OLD sneakers!**

**Your donation of sneakers will
provide \$\$\$ for its
SCHOLARSHIP FUND!**

**Simply deposit your sneakers
in the box at the Village Hall and
WNEC will do the rest!**

**NO sneakers w/ties are too old. ALL are worth \$\$\$
Check with relatives & grandkids for additional sneakers.
Questions? Email frnsdejute@cox.net for answers.**

**The Villages at West Neck
Marketing Committee**

Your West Neck
eNews delivered
directly to your inbox!



The Villages at West Neck | 2580 Signature Drive, Virginia Beach, VA 23456

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