

Spring 2026 Newsletter

President's Corner

Dear Neighbors,

Spring is officially here! Your Board has been hard at work ensuring Westray Downs remains a beautiful, safe, and financially sound community. Here are the key updates as we move into the second quarter:

1. Financial Health

Thank you for your continued diligence with assessment payments. Our delinquency rate has dropped to a record low of 4%, which keeps our community in a very strong fiscal position. This stability allows us to fully fund our reserves and move forward with major infrastructure projects without delay.

2. Infrastructure & Maintenance

We are focused on our neighborhood's long-term health. We have formally requested VDOT repairs for Bristol Circle and are currently finalizing bids for our Stormwater BMP project. As we experience spring showers, please help us prevent localized flooding by keeping all yard debris and leaves out of street ditches and storm drains.

3. Community Connections

We heard you! Based on feedback from our winter newsletter, we have tentatively scheduled a Community-Wide Yard Sale for Saturday, May 23rd. We also now have 175 registered members on our official website. If you haven't signed up yet, please do so to receive the latest Board alerts and neighborhood news.

4. Final Thought: The Annual Inspection

Our annual property walkthrough is scheduled for Thursday May 28th. Please use the checklist included in this newsletter to touch up paint, remove mildew, or trim overgrowth. Taking a few hours now to tidy up helps us maintain our property values and avoid the need for "Friendly Reminder" letters later this spring! More information about the inspection will follow via email.

Your Neighbor,
Shannon

What's New Around Westray Downs

Roadway Repairs: Bristol Circle

The Board has officially reported the asphalt deterioration on Bristol Circle to VDOT for repair. While we are currently awaiting a response regarding their maintenance schedule, we will continue to monitor the request and advocate for these repairs to keep our streets safe and smooth. We will share any updates on timing as soon as we hear back from VDOT.

The Best Management Practice (BMP) Project

The Board is currently reviewing competitive bids for our stormwater (BMP) maintenance. This major project will ensure our community's drainage system is reinforced and ready to move cleaner, eco-friendly rainwater into Mill Creek.

Save the Date Community Yard Sale

It's official—the neighborhood-wide yard sale is tentatively set for Saturday, May 23rd! Start sorting through your garages and attics now. We'll be sharing more details on how we'll promote the event to the local Williamsburg area soon.

Help Your Neighbors: Keep Drains Clear

Did you know that blowing leaves or grass clippings into street ditches is the leading cause of localized flooding in our neighborhood? To keep the water moving and our yards dry, we ask that all residents ensure yard waste is bagged or moved away from the curb rather than cleared into the street. While the Association maintains a contract to periodically check and clear our storm drains, this service does not include "clean outs" after every individual storm or heavy rain event.

If you have a storm drain in front of your house, please take a moment to ensure it stays clear of debris between professional maintenance visits. It is a shared responsibility to keep these areas open so that rainwater can flow unimpeded. Taking a few minutes to check your curb after a storm is a small act that goes a long way in preventing erosion and protecting both your property and your neighbors' from unnecessary flooding.

Our Digital Community is Growing

We now have 175 neighbors registered on the Westray Downs website! It's the fastest way to access meeting minutes, the neighborhood directory, and urgent alerts. If your household isn't signed up yet, join the conversation at <https://www.westraydownshoa.com/>

Maintaining Our Community: The Importance of On-Time Dues

A huge thank you to the overwhelming majority of neighbors who met the April 1st deadline! Because of your diligence, our delinquency rate is currently at a record low of 4%.

Why On-Time Payments Matter

The Association's budget is built on the assumption of timely payments. When dues are delayed, it creates administrative "roadblocks" that can:

Impact Services

We rely on these funds for essential contracts like trash pickup, playground maintenance, and front entrance landscaping.

Drain Reserves

Late payments sometimes force the Board to pull from our Operating Reserve to cover immediate bills.

Increase Costs

Pursuing late accounts costs the community (and the individual homeowner) extra money in postage, legal fees, and interest.

Set It and Forget It with CINC

To save time and avoid late fees, we highly recommend setting up automatic payments through the UPA CINC web access website. It's the easiest way to ensure your account remains in good standing without having to remember quarterly dates.

⚠️ **2026 Quarterly Schedule** ⚠️
Q1: January 1 (Completed)
Q2: April 1 (Completed)
Q3: July 1
Q4: October 1

Mark Your Calendars: Spring Events & Community Fun

Spring Property Cleanup & Annual Inspection

Our annual spring cleanup is officially underway! This is the perfect time to refresh your landscaping and home exterior. Please refer to the Homeowner Property Checklist included in this newsletter to help you prepare. Thursday, May 28, 2026, will be our annual spring inspection walkaround. A collective effort to keep Westray Downs looking its best while avoiding "Friendly Reminder" letters!

Community-Wide Yard Sale May 23rd

You asked, and we listened! Based on the great feedback from our recent survey and winter newsletter, we have tentatively scheduled a neighborhood-wide yard sale for Saturday, May 23, 2026. If you plan to set up a table or have items to sell, please email Shannon at smfoxxday@gmail.com so we can get an accurate count for promotion. We'll handle the local advertising—you just provide the treasures!

Have an Idea for a Neighborhood Event?

We are always looking for ways to bring the community together. Whether it's a Library Bookmobile visit, a "Community Safety Day" with local first responders, or a seasonal get-together at the playground, we want to hear from you!

Get Involved

Email your suggestions or volunteer to help coordinate an event by contacting Shannon at smfoxxday@gmail.com. Your participation is what makes our community events a success.

Protect Our Infrastructure: Keep Storm Drains Clear

While our landscaping team at N&W Grounds performs periodic cleanouts, spring showers and heavy winds can quickly clog our drainage systems. If you have a storm drain near your property, a few minutes of maintenance can prevent major headaches for the entire street.

Preventing Erosion

When drains are blocked, rainwater overflows and cuts into road shoulders and neighbor's yards.

Avoid Flooding

Clogged drains are the primary cause of water backing up into garages, crawlspaces, and walkways.

Being a Good Neighbor

Remember, your "upstream" debris often becomes a "downstream" neighbor's flood.

⚠️ Pro Tip ⚠️

Please avoid blowing grass clippings or mulching leaves directly into the street or curb line. Keeping these materials on your lawn or in bags ensures our drainage

Thank you for helping keep Westray Downs safe and dry!

Community Safety & Harmony

Paws & Playgrounds

With the warmer weather, our park and playground are getting busy! Please remember that dogs are not permitted in the playground or park areas, as posted on community signage.

Leash Up

Both James City County and Westray Downs guidelines require dogs to be always leashed and under owner control. Did you know you can add your furry friend to our website? Register your pet and share a photo, in case one of our buddies accidentally goes on an adventure!

Scoop the Poop

Help keep our shared spaces clean and enjoyable for everyone by picking up after your pets. Reference: WDCA Declaration of Covenants, Article IV, Section 10.

Fire Safety

Protecting Our Wooded Landscape. To preserve our "neighborhood in the woods" and prevent fire hazards, please remember that burning leaves, branches, or yard waste is strictly prohibited on all lots.

Dense Canopy Risk

Because of our heavy tree cover, even a small yard fire can quickly become a community-wide emergency.

Disposal

All debris must be hauled away for proper disposal. We want to thank those neighbors who recently coordinated with the Board to resolve burning issues quickly! See JCC Land Use Regulations & WDCA Covenants, Article IV, Section 6.

Slow Down: Our Community is Growing

With 131 households, we have at least 150 vehicles moving through Westray Downs daily. As spring brings more neighbors outside, please stay alert:

Watch for Kids

Our cul-de-sacs are favorite spots for basketball, chalk art, and bike riding. We've seen a wonderful increase in young families lately—let's keep them safe!

⚠ Stay Alert ⚠

Please take extra care near school bus stops and when passing neighbors walking or running.

A little extra caution goes a long way in keeping Westray Downs a safe and beautiful place for everyone.

From Our Neighbors

Have an idea, suggestion, or something you'd like to share with the community?

🔔 Want to be featured? 🔔

Send your thoughts to Andrew.guarino@cox.net

James City County Phone Numbers

Below is a list of some of the more used non-emergency James City County phone numbers.

- Service Authority (report water leaks) 757-229-7421
- Commissioner of the Revenue 757-253-6695
- Community Services 757-259-3123
- Housing & Community Development 757-259-5340
- Social Services 757-259-3100

- Child Protective Services 757-259-3201
- County Administration 757-253-6602
- Building Safety & Permits 757-253-6626
- Zoning Enforcement 757-253-6685
- Real Estate Assessments 757-253-6650
- Fire 757-220-0626
- Stormwater 757-259-1460
- Administration & Customer Service 757-253-6800
- Miss Utility 811 or 800-552-7001
- James City County Recreation Center 757-259-4200
- James City County Police 757-253-1800
- Animal Control Unit 757-565-0370
- Sheriff's Office 757-564-2220
- Treasurer 757-253-6705
- Voter Registration 757-253-6868
- VDOT dead animal on the road 1-800-367-7623
- Pipe & Culvert cleaning (VDOT): Contact Andreia Barnes by email at andrea.barnes@vdot.virginia.gov or by phone at 727-253-4832, 757-253-7268, or 757-253-5138
- VDOT Street Sign replacement or repair. Contact Holli Haney 757-359-4085

⚠ Essential Links ⚠

Association Official Website:

<https://www.westraydownshoa.com/>

Community Facebook: Westray Downs Neighbors:

<https://www.facebook.com/share/g/1C4SMqQLED/>

2026 Westray Downs Board of Directors:

President: Shannon Foxx Day

Vice President: Mike Starr

Secretary: Andrew Guarino

Treasurer: Steve Berger

Member At Large: Kristen Guarino

Westray Downs Management

United Property Associates (UPA)

Angela Cleveland

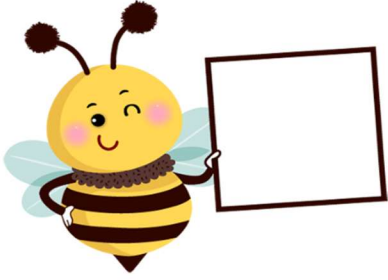
One Old Oyster Point Rd, Suite 140

Newport News, VA 23602-7148

Phone: 757-369-2229

FAX: 757-873-8907

Email: acleveland@unitedpropertyassociates.com



2026 Westray Downs Homeowner's Spring Property Checklist

The Board of Directors and United Property Associates (UPA) provide this checklist as a proactive tool to help homeowners maintain community standards. By performing a seasonal self-check, you can address common maintenance items early and help the Association avoid the administrative time and costs associated with mailing "Friendly Reminder" letters.

Please use this guide to evaluate your property before our Annual Inspection on May 28, 2026.

Household & Outbuildings

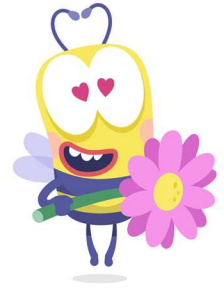
- Surfaces: Inspect painted areas for peeling, blistering, or fading; touch up as needed.
- Cleanliness: Check walls, porches, railings, and fences for mildew or dirt (pressure wash as required).
- Trim & Detail: Check for dry rot around window and door trim; clean, paint, or replace as necessary.
- Gutters: Ensure gutters are clear of vegetation and debris.

Yard & Landscaping

- Vegetation: Trim overgrown bushes and remove dead trees or shrubs.
- Lot Maintenance: Ensure the property is free of debris and maintained all the way to the pavement edge.
- Waste Containers: Verify that trash and recycling bins are stored behind the front plane of the house.
- Lighting: Clean yard lights and posts; remove any rust or mildew.
- Orderliness: Keep yards free of scattered toys or sports equipment (excluding permanent basketball hoops).



2026 Westray Downs Homeowner's Spring Property Checklist (continued)



Driveway & Parking

- Condition: Fill potholes in gravel drives and remove grass or weeds growing through the surface.
- Vehicle Compliance: Ensure all parked vehicles have current registration and inspection stickers.
- Parking Placement: Confirm all vehicles are parked on the driveway surface, not on the grass or alongside the road.

Fencing

- General Upkeep: Inspect for structural integrity and repair any leaning or broken sections.
- Appearance: Pressure wash to remove green mildew or staining.

Mailbox & Miscellaneous

- Stability: Ensure the mailbox post is sturdy and perpendicular to the street.
- Visibility: Clean or replace house numbers so they are clearly readable from the road.
- General Aesthetics: Wipe down the mailbox and post to remove dirt and mildew.
- Street View: Take a moment to evaluate the overall visual appeal of your home from the street.