



Summer 2026 Newsletter

President's Corner

Dear Neighbors,
I hope everyone is having a wonderful start to the summer season.

Well, mother nature certainly didn't cooperate with our plans, and our recent Community Yard Sale was unfortunately a bit of a bust due to the all-day rain. However, I want to extend a massive thank you to the dedicated handful of homeowners who braved the downpour all day anyway and set up their individual sales despite the elements. That is true Westray Downs spirit. Let's keep our fingers crossed for much better weather when we give it another shot for our next community yard sale this fall.

As we move past the rainy weekend, just a couple of quick post-event housekeeping notes to help keep our neighborhood looking its best:

Signage Removal: If you placed any directional signs or banners at the neighborhood entrances or street corners to guide shoppers, please make sure those are pulled up and put away.

Unsold Items: If you have leftover items that you are looking to donate, please remember to keep them stored inside your garage or out of sight until you can

arrange a pickup, rather than leaving them at the curb or in common areas.

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 the Board is currently reviewing competitive contractor bids for our Stormwater BMP project. This major project will ensure our community's retention ponds are structurally reinforced, environmentally compliant, and ready to move cleaner, eco-friendly rainwater into Mill Creek. We appreciate your patience as we complete this critical community preservation project.

3. Annual Inspection Update

Our annual property walkthrough took place on Thursday, May 28th. A big thank you to everyone who used our checklist ahead of time to touch up paint,

power-wash mildew, trim back overgrowth, the neighborhood looks fantastic!

The Board is currently reviewing the walkthrough notes. Over the next two weeks, we will send out standard, brief "Friendly Reminder" letters via email to homeowners whose properties still need a little attention. If you receive a note or have questions about a specific maintenance item, please reach out to the Board, we are always happy to work with you!

4. Board Meeting Schedule: In-Person & Hybrid

To make it as easy as possible for residents to stay informed and involved, the Board will continue to offer both In-Person and Hybrid options for our regular meetings. Whether you prefer to join us face-to-face or log in comfortably from home via video link, your voice matters. Meeting dates, physical locations, and link details will be distributed ahead of each meeting via email and posted on the community website.

Thank you all for your continued help in keeping our community beautiful, and here's to a sunny and bright summer ahead.

Your Neighbor,
Shannon

What's New Around Westray Downs

A Quick Reminder on Furry (and Feathery!) Friends

With the warm weather finally here, it's wonderful seeing so many residents out walking their dogs and enjoying the community. Since this season often brings questions about outdoor pets and backyard projects, the Board wanted to clear up our policies regarding animals.

While James City County permits backyard poultry in certain areas, Westray Downs established more protective rules to ensure everyone can enjoy a quiet, uniform neighborhood. Specifically, Article IV, Section 10 of our covenants outlines that livestock and fowl, including chickens, ducks, or pigs, cannot be kept on our lots.

The good news is that traditional household companions like dogs, cats, and small indoor pets (like fish or hamsters) are always welcome, provided they

are kept strictly as family pets and do not become a nuisance to others.

Share Your Thoughts Backyard Poultry Survey

While our covenants currently restrict these animals, the Board wants to ensure community standards continue to reflect the voice of the residents. We have created a brief, anonymous SurveyMonkey questionnaire to gauge neighborhood interest regarding a potential allowance for chickens under specific, regulated conditions.

Your input is highly valued. Please take two minutes to share your thoughts by clicking the link below:

[Click Here](#) to Take the Westray Downs Poultry Survey

(Please complete the survey by Friday, June 12th)

Keeping Our Drainage Ditches Clear

With summer storms approaching, keeping our front drainage ditches and swales clear of leaves, grass clippings, and debris is critical to preventing neighborhood flooding. Please remember that maintaining the ditch and driveway culvert in front of your home is the individual homeowner's responsibility.

If these areas are left untended, the Association may be forced to hire a professional cleanup company. Because our budget doesn't cover private property maintenance, adding this community-wide expense would require an increase in our quarterly dues. Taking a few minutes to clear the ditch along your property line protects your property and keeps our dues low.



Quick Tips



- **Rake it out:** Regularly clear leaves and debris from your front ditch line.
- **Check culverts:** Ensure the pipes under your driveway are clear on both ends.
- **Don't dump:** Keep yard waste, mulch, and soil out of the swales so they don't wash downstream and clog a neighbor's pipe.

Summer Grass & Mowing Schedules

Summer sunshine means fast-growing lawns. Please remember to keep your grass mowed regularly and edge along sidewalks and driveways. Keeping our

lawns neatly trimmed isn't just about looks, tall grass quickly becomes a breeding ground for summer pests like ticks, bugs, and snakes. Additionally, untreated standing water breeds mosquitoes, please clear out standing water in pots, buckets etc. to reduce the mosquito populations.

Also, a quick reminder to avoid blowing grass clippings into the street or into the drainage ditches, as they can clog our storm drainage lines and cause water to back up.

James City County does one leaf pickup per year, this happens in December, you can find the date on their website. You can also take your leaves to Jolly Pond Convenience Center. Check their site for more information.

Thank you for helping keep our neighborhood beautiful, safe, and pest-free this summer!

Planning a Summer Project? Don't Forget the ARC

If you're planning to take advantage of the warm weather to build a deck, put up a fence, install a shed, or repaint your exterior, remember that an Architectural Review Committee (ARC) application is required before work begins. Getting your approval early ensures your project aligns with community standards and prevents any unexpected headaches down the road.

Summer Fun at the Playground & Picnic Area

Looking for a quick afternoon activity with the kids? Head on down to the neighborhood playground and picnic area! We've made sure the chalk box is fully loaded with fresh, bright sidewalk chalk for our young neighborhood artists, and the "Little Library" is well-stocked with a great selection of children's reading materials.

Feel free to borrow a book, leave a book you've finished, or spend some time creating a sidewalk masterpiece. All we ask is that you please remember to pop the lid back on the chalk box when you're done so everything stays dry and ready for the next family!

Keep Our Park Beautiful: While we love seeing our community spaces used for playtime and summer picnics, please remember not to leave personal items behind in the community park. When your family is

finished enjoying the area, please double-check that you've picked up all toys, sports equipment, lawn chairs, and trash. This keeps our common spaces looking spectacular and safe for the next group of neighbors to enjoy.

Socializing Safely at the Bus Stop

As the school year winds down and neighborhood children gather at our community bus stop or morning pick-up areas, it's a wonderful time for parents and neighbors to socialize and catch up. We just ask everyone to keep safety at the forefront. Please ensure children stay well clear of the roadway while waiting and remind drivers passing through during morning or afternoon hours to keep speeds low and eyes peeled for excited kids.

While waiting for pickup or drop off, please consider turning on your hazard lights so that cars know you are not waiting to exit the neighborhood and can drive around you.

Meet the Pets of Westray Downs

Did you know that the Westray Downs community website features a dedicated Pet Directory? It's a wonderful way to introduce your furry, feathered, or scaled family members to the neighborhood.

Beyond being a fun way to see the neighborhood's companion animals, it's an incredibly helpful community safety tool. If a pet ever accidentally escapes a yard or slips off a leash, neighbors can quickly log in, identify the pet, and contact the owner immediately to get them safely home.



Westray Downs Pet Directory



- **Why join:** If your pet ever slips out of the gate or wanders off, a neighbor can instantly look up their picture and call you directly to get them safely home.
- **How to update:** Just log into your account on the neighborhood website, head to the directory section, and upload your pet's photo and details today!

Community Updates & Feedback: Your Voice Matters

The Board is currently exploring a few new neighborhood improvements and rule discussions, and

we want to hear directly from you. Please keep an eye out for upcoming communications regarding the following topics:

Playground Tree Removal & Safety: The Board is currently reviewing landscaping proposals to remove several damaged and unhealthy trees around the playground and picnic area. Addressing these structural tree issues now is a necessary safety measure to protect families enjoying the park and prevent falling branches during summer storms.

Livestock Survey: Given recent inquiries regarding agricultural rules, the Board will be issuing a survey to gather community-wide feedback regarding livestock and poultry restrictions within the Association.

Our Digital Community is Growing

We now have 119 address accounts registered on the Westray Downs website. It's the fastest way to access meeting minutes, the neighborhood directory, and urgent alerts. If your household hasn't signed up yet, join the conversation at:

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

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:

<https://upa.cincwebaxis.com/>

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

Mark Your Calendars Summer Events & Community Fun

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.

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

Friendly Reminder Check Your Vehicle Registration

Did you know the Commonwealth of Virginia no longer automatically mails out paper reminders when your vehicle's registration is about to expire. Because of this change, it is easy for renewal dates to slip past unnoticed. Take a quick moment this week to check the expiration sticker on your license plate or log into your online DMV account to ensure your vehicle remains properly registered and avoid an unexpected ticket.

James City County Phone Numbers

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

- Stormwater Division: 757-259-1460
- Service Authority (Report Water Leaks): 757-229-7421
- Animal Control Unit: 757-565-0370
- Police Department (Non-Emergency): 757-253-1800
- Fire Department (Non-Emergency): 757-220-0626
- Miss Utility: 811 or 800-552-7001
- Building Safety & Permits: 757-253-6626
- Zoning Enforcement: 757-253-6685
- County Administration: 757-253-6602
- Commissioner of the Revenue: 757-253-6695
- Real Estate Assessments: 757-253-6650
- Treasurer's Office: 757-253-6705
- Voter Registration: 757-253-6868
- James City County Recreation Center: 757-259-4200
- Community Services: 757-259-3123
- Housing & Community Development: 757-259-5340

- Social Services: 757-259-3100
- Child Protective Services: 757-259-3201
- Administration & Customer Service: 757-253-6800
- 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 Andrea Barnes by email at andrea.barners@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

2026 Westray Downs Board of Directors:

President: Shannon Foxx Day
 Vice President: Mike Starry
 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

⚠ Essential Links ⚠

Association Official Website:

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

Community Facebook: Westray Downs

Neighbors:

<https://www.facebook.com/share/g/1C4SMqQLLED/>

Westray Downs Pet Owner's Corner

⚠️ A Friendly Note to Our Dog Owners ⚠️

- *Leash and Control:* Please remember to keep your dog securely under your control while in your yard and ensure they are effectively leashed anytime they leave your property.
- *County Law:* As a reminder, James City County code strictly prohibits dogs from running at large.
- *Safety First:* Keeping our dogs leashed ensures their safety, protects fellow neighbors, and keeps our little buddies out of harm's way!

⚠️ A Friendly Note to Our Cat Owners ⚠️

- *Property Boundaries:* Please remember to keep your feline friends from roaming freely through your neighbors' yards.
- *Neighborhood Impact:* Loose cats can quickly disrupt local wildlife and, unfortunately, frequently end up using neighboring flowerbeds and lawns as their personal bathrooms.
- *Respectful Pet Ownership:* Let's work together to make sure our pets are mindful of our neighbors' properties and landscaping!

