LAKE OF THE WOODS ASSOCIATION, INC.

LAND USE STUDY 2016-2020
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INTRODUCTION

According to the LOWA Planning Committee Charter, “Every five (5) years, or earlier at the request of the BoD, the Planning Committee will update the LOWA Land Use Study to identify future replacement, expansion, acquisition or disposal of land facilities that promote the general welfare of LOWA.” Specifically, this study:

- Reviews the current use of LOWA properties and evaluates, where applicable, their revenue potential and contributions to the total welfare of the Association.
- Identifies alternative uses of or modifications to some properties.

The members of the Planning Committee’s 2016 Land Use Study Subcommittee are Neil Buttimer, Dave Kraus, Eldon Rucker and Jennifer Zukowski. Following LOWA Board of Directors [BoD] approval, the Planning Committee will publish the Land Use Study on the LOWA website and make paper copies available in the Holcomb Building for member review and comment.

Land Use Study Options for Consideration or Modification Adopted by the Board since 2011

- Converting maintenance area on Mt. Pleasant Dr. into two sellable private lots
- Disposing of “Roundhouse” on Lakeview Parkway
- Enlarging and improving Main and Small Marinas
- Adding space to Holcomb Building
- Adopting an energy conservation policy for LOWA-owned buildings
- Hiring an engineer to develop long-term and short-term plans for managing traffic at the front entrance
- Completing new walking trails from the Clubhouse to the Main Marina and from the marina to Wakefield Dr.
- Reducing the number of campsites from 43 to 12.
- Beautifying landscaping of LOWA common areas
- Hiring firm to prepare conceptual designs for Pool/Fitness Center/Outdoor Recreational Area/Parking on Clubhouse Point

Land Use Study Options for Use or Modification for LOWA Board Consideration

The Lakes/Lakes/Main Lake:

- Routinely post on the LOWA website monthly lakes reports and semi-annual Lakes Management Improvement Plan [LMIP] updates.
- Increase focus on the threat posed by invasive species and possible preventative measures.
- After completion of the LMIP, reassess water quality and recommend possible additional measures.
The Lakes/Lakes/Keaton’s Run Lake:
- Routinely post on the LOWA website monthly lakes reports and semi-annual Lakes Management Improvement Plan [LMIP] updates.
- Increase focus on the threat posed by invasive species and possible preventative measures.
- After completing the LMIP, reassess water quality and recommend possible additional measures.

The Lakes/Beaches:
- Install at least one grill at the beaches that lack them (Cumberland, Edgemont, Harper’s Ferry, Mt. Pleasant, Pleasant Grove)
- Repair/replace Cornwallis portable toilet enclosure.

The Lakes/Marinas and Other Docks, Ramp, and Access Areas/Access Areas
1807 Lakeview Dr. (Section 6/Back Gate):
- Repair or replace privacy fence.
- Repaint benches.

Roads, Entrances, & Large Parking Lots/Entrances:
Four suggestions for new entrances/exits:
- Rapidan Road and Route 3 (Welford Engineering Associates design)
- RV/Boat Storage Area off of Route 3
- Off Rt. 601 through Life Estates
- Exit onto Rt. 3 from Section 13.

Recreation Areas and Green Space/Campgrounds:
- Hold a referendum to convert Campground A into sellable lots.
- Use part of Campground B as a community garden.
- Use part of Campground B as a dog park.

Recreation Areas and Green Space/Clubhouse Point Outdoor Recreation Area
Create a new complex that would address the following:
- Additional parking (including ADA) for all Clubhouse Point facilities.
- A pool that would service lap swimmers, teens, children up to age 12, toddlers, and seniors.
- A new, larger, standalone fitness center with a separate room for exercise classes.
- New restrooms for beach users.
- Snack bar.
- A new standalone bathhouse with womens/mens showers, lockers, offices, and a mechanical/storage area

Recreation Areas and Green Space/Equestrian Center:
Add covered ring so that shows and lessons do not have to be canceled due to inclement weather.
Recreation Areas and Green Space/Golf Course:
Widen the fairways to make the course easier to play.

Recreation Areas and Green Space/Woods Center/Fareways/Fareways:
If use increases as expected, upgrade Fareways kitchen.

Recreation Areas and Green Space/Parks/Greensprings:
Expand basketball half-court to a full court.

Recreation Areas and Green Space/Parks/Sweetbriar:
Build a new fitness center adjacent to the Community Center, separated by a firewall.

Recreation Areas and Green Space/Walking Trails:
Add three walking trails over the next five years:
- Harper’s Ferry Dr. to Harper’s Ferry Mail Station to Hillside Dr.
- Birchside Cr. to Fairway Dr.
- Spotswood Park to Mt. Pleasant Dr. to Fairways Dr.

LOWA-Owned Lots:
Sell:
- 210 Riverdale Ln. (11/399) - contingent upon relocating walking trail.
- 1708 Lakeview Pkwy. (7/005) - If Rt. 601 is realigned.
- 1706 Lakeview Pkwy. (7/006) - If Rt. 601 is realigned.
- 1702 Lakeview Pkwy. (7/007) - If Rt. 601 is realigned.
- 1700 Lakeview Pkwy. (7/008) - If Rt. 601 is realigned.
- 417 Westover Pkwy. (13/038) - Abuts Rt. 3; would require variance from Orange County.
- 419 Westover Pkwy. (13/039) - Abuts Rt. 3; would require variance from Orange County.
- 421 Westover Pkwy. (13/040) - Abuts Rt. 3; would require variance from Orange County.
- 423 Westover Pkwy. (13/010) - Abuts Rt. 3, would require variance from Orange County.

LOWA-Owned Lots/Germanna Building:
Sell when market situation improves (e.g., if zoned commercial).

LOWA-Owned Lots/Goodwin Property, North Leach Property, South Leach Property:
- Sell
- Convert to RV Storage Area
- Consolidate Maintenance facilities
- Relocate Equestrian Center

LOWA-Owned Lots/Life Estates:
- Dog park
• Possible third entry/exit gate
• Community garden

**Land Use Classification**
LOW property is classified as either R-3 (residential) or A-1 (agricultural). The 31 acres of the combined Goodwin, North Leach, South Leach and Germanna properties are A-1 (agricultural). The remaining property is R-3 (residential).

**Physical Geography**
The LOW community covers approximately 2,600 acres, with 4,256 lots (850 with lake frontage) distributed among 16 sections. The community has more than 41 miles of paved, private roads.

**Topography and Drainage**
LOW is in an area of moderately rolling hills and valleys. The maximum range of elevations in LOW is from approximately 420 ft. in Section 5 to 270 ft. at Flat Run below Veterans Memorial Dam. The average lake elevations are approximately 318 ft. for the Main Lake and 284 ft. for Keaton’s Run Lake. Almost all of the land in LOW slopes toward the lakes. There is higher ground between Sections 2 and 13 and Route 20 (Keaton’s Run Lake (shed) and a large area (about 2,400 acres) above the Main Lake between Rt. 601 and the Locust Grove community area. This topography dictates adequate drainage measures throughout LOW to protect the water quality of the lakes, minimize dredging of the lakes, protect the integrity of road structures, and protect LOWA common grounds and private property from damage. Runoff from outside LOW also affects the lakes. (See documents by Frank Jacobeen at the Maintenance office for more details.)

**Geology, Soils and Subsurface Drainage**
LOW surface material is composed of varying mixtures of clays and silts. Bedrock is generally several feet below the surface and is very shallow in some areas. There are structurally detrimental "shrink-swell" soils in a few areas. These soils do not drain well vertically but generally provide good bearing for structures except when saturated naturally or from exposure to surface water. The soils are subject to minor to severe erosion depending upon the slope and the volume and velocity of runoff. Vegetation support quality varies from poor to good depending upon the amount of organic soil and the type of vegetation/trees being grown. Subsurface water exists in underground channels in the soils above the bedrock and in springs from rock fractures under artesian pressure. (See documents by Frank Jacobeen on geology and shrink-swell soils at the Maintenance office. The 1971 Orange County Soil Survey provides extensive details on LOW surface materials.)

**Water Supply and Sewage Disposal**
The source of domestic water for LOW and the towns of Orange and Gordonsville is the...
Rapidan River. (Most other Orange County water consumers draw from wells.) The amount of water in the river varies based on the combination of precipitation and the drawdown demands of new development. Orange County is currently doing a study of potential alternative water sources to keep pace with growth. LOWA is aware of and should monitor the situation and cooperate as is feasible to ensure a sufficient water supply for the community, including any increased demand. (See the 2013 Orange County Comprehensive Plan and the County’s 2015 Germanna Corridor Plan.)

Maintaining adequate water pressure and volume in areas such as the higher ground of Sections 3, 5 and 6 is being addressed by the Rapidan Service Authority (RSA) and LOWA. The proposed 12-inch main from Section 8 to Section 3 may help, but a new storage tank may be required. LOWA might be able to provide land for the tank. Sewage disposal is via RSA’s vacuum/pumping system. Property needs to be identified for additional pump stations. Septic tanks/fields are not viable in LOW because of the soil types and/or shallow rock. The wells in LOW are low-yielding and not connected to a treatment plant.

The current RSA water system supplies approximately 800,000 gallons per day to LOW, the businesses along Route 3, Wilderness Shores, Somerset Ridge and Germanna Community College. The water purification plant can process about twice that amount. RSA currently has a permit to draw up to 3.0 million gallons per day from the Rapidan River. The water supply will last several years, given the current rate of business and population growth in the area served.

The county’s plan for the Germanna-Wilderness area over the next 50 years would provide for more growth, especially of businesses. The county is using a consultant to help define future needs and how those needs can be met. As plans are being developed, they are being made available for public review.

The county cannot develop beyond its water supply. If the county cannot achieve capacity for expansion, development will slow or halt. Current users are protected by this county policy.

LOWA remains diligent in enforcing its Covenants and Regulations regarding drainage channels and sediment control on private property. The LOWA Environmental Resources Manager provides monthly updates on the health of the lakes. The Director of Facilities oversees maintenance and improvements on common grounds to facilitate drainage and control sediment. LOWA monitors proposed activities in the watersheds to help prevent pollution and continues to work with the county, RSA and the State to assure adequate water supply and sewage disposal capacity. (Information provided by Lee Frame, May, 2016.)
THE LAKES

Lakes

Main Lake

LOCATION & ACCESS: The lake occupies a large portion of the northwestern two-thirds of LOW and runs almost the entire length of the community.

DESCRIPTION (Purpose/function/current use): The Main Lake is approximately 500 acres large. The lake’s depth ranges from two feet in the southwestern cove where Flat Run feeds the lake to 45 feet near Veterans Memorial Dam. The lake’s total drainage area is 4,557 acres (7.12 square miles).

Two marinas sit on the Main Lake. The Main Marina is located near the dam on the lake’s west side. The Small Marina also is located on the lake’s west side and toward the lake’s south end. A large dock is located at the Clubhouse, and boats may tie up there temporarily when the area is not the site of any organized activity. Nine beaches and six non-beach accesses dot the Main Lake’s shoreline. Boating with gasoline engines is permitted only on the Main Lake.

KEY DEVELOPMENTS SINCE LAST LUS:

- Roadside ditch reconstruction, intended to improve the lake’s water quality, began in 2012 and is projected to continue indefinitely.

- In October, 2012, the BoD accepted the Williamsburg Environmental Group water quality report, launched the Lakes Management Improvement Plan, and allocated funding for its initial projects.

- A bathymetric study of the lake was performed in late 2012.

- A SutronWIN System was installed near the dam in 2013 to provide weather-related measurements and to monitor the water level.

- In late 2014, the BoD sent a letter to the Orange County Board of Supervisors regarding the Germanna-Wilderness Area Plan for development of the portion of the county in which LOW lies. The letter stated, in part, that “We support development guidelines aimed at protecting Flat Run and LOWA’s Main Lake from sedimentation and pollutants.

- A portion of 120 new fish structures was deployed in late 2014. Additional structures
were added in early 2015. An integrity analysis was performed on the Berkley fish habitat structures installed in the lake 15 years ago, and only one was found to be structurally unsound and was removed.

- The planning and design phase of the Flat Run forebay project began in mid-2015. Funding for the project is included in the Repair & Replacement Reserve for 2015-16.

- Dredging has continued per the approved schedule.

CURRENT CONDITION: In 2012, LOWA received a “Lake of the Woods Lake Management Plan” from the Williamsburg Environmental Group, Inc., (WEG) that was the result of a WEG-led analysis of water quality problems in the Main Lake and Keaton’s Run Lake and that made recommendations for remediating these problems. The LOWA BoD accepted the recommendations and titled its action plan the “Lakes Management Implementation Plan” (LMIP). A summary of the water quality and plant/fish habitat issues for the Main Lake and Keaton's Run Lake identified by WEG as well as a summary of the LMIP are located in the Appendix.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2016-20: Roadside ditch reconstruction. [$120,000/year, except 2018, $60,000]
2017: Culp’s Cove stream restoration (including planning and design). [$332,250]
2018: Culp’s Cove stream restoration (including planning and design). [$284,750]

OPTIONS FOR USE OR MODIFICATION:
- Routinely post monthly lakes reports and semi-annual LMIP updates on the LOWA website.
- Increase focus on the threat posed by invasive species and possible preventative measures.
- Reassess water quality and recommend possible additional measures, after completing the LMIP.

SIZE: 500 acres.

ATTACHMENTS:
Summary of the water quality and plant/fish habitat issues for the Main Lake and Keaton’s Run Lake identified by WEG and LMIP summary.

Keaton’s Run Lake

LOCATION & ACCESS: Section 13, in the far southeast portion of LOW.

DESCRIPTION (Purpose/function/current use): Keaton’s Run Lake, sometimes referred to as
“The Fishing Lake” is 24 acres large. The lake’s average depth is seven feet. At normal level, it is 284 feet above sea level. The lake’s total drainage area is 755 acres (1.18 square miles).

Cumberland Beach, the lake’s only beach, is located on the lake’s west side, about halfway along the western shoreline. A boat ramp and dock are located at the lake’s south end off Eastover Parkway. Only electric-, wind-, and manually-powered watercraft are permitted on the lake.

KEY DEVELOPMENTS SINCE LAST LUS:

● Roadside ditch reconstruction, intended to improve the lake’s water quality, began in 2012 and is projected to continue indefinitely.

● A Phoslock (phosphorous reduction) treatment was completed in early 2012.

● About 1800 native aquatic plants were planted along the shoreline with the help of volunteers from Friends of the Rappahannock in mid-2012. Within a year, most of the plants had failed or been consumed by turtles and fish.

● In October, 2012, the BoD accepted the Williamsburg Environmental Group water quality report, launched the Lakes Management Improvement Plan, and allocated funding for its initial projects.

● A bathymetric study of the lake was performed in late 2012.

● A SutronWIN System was installed near the dam in 2013 to provide weather-related measurements and to monitor the water level.

● A portion of 120 new fish structures were deployed in late 2014.

● A project on the 13th Fairway to restore the stream and reduce sediment flowing into the lake was completed in early 2015. Warranty repairs were completed in mid-2015.

● Planning and design for the Eastover Park Water Quality Retrofit project were completed in early 2016. Funding for the project is included in the Repair & Replacement Reserve for 2015-16. However, construction was postponed until mid-September, 2016, while LOWA renegotiated the original contract offer.

● In mid-2016, the state approved a new Dam Safety Regular Operation & Maintenance Certificate, which will expire in mid-2022.
- Dredging has continued per the approved schedule.

- The lake has received algaecide treatments on an as-needed basis.

CURRENT CONDITION: In 2012, LOWA received a "Lake of the Woods Lake Management Plan" from the Williamsburg Environmental Group, Inc., (WEG) that was the result of a WEG-led analysis of water quality problems in the Main Lake and Keaton’s Run Lake and that made recommendations for remediating these problems. The LOWA BoD accepted the recommendations and titled its action plan the “Lakes Management Implementation Plan” (LMIP). A summary of the water quality and plant/fish habitat issues for the Main Lake and Keaton’s Run Lake identified by WEG as well as a summary of the LMIP are located in the Appendix.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2016-20: Roadside ditch reconstruction. [$120,000/year, except 2018, $60,000]
2016: Eastover Park Water Quality Retrofit construction [$120,000]
   14th Hole pond forebay, shoreline, and culvert w/ bridge construction and stream restoration/construction. [$167,188]
2019: 13th Fairway-K7 extended daylighting. [$61,250]
   15th Fairway stream daylighting. [$124,500]

OPTIONS FOR USE OR MODIFICATION:
- Routinely post monthly lakes reports and semi-annual LMIP updates on the LOWA website.
- Increase focus on the threat posed by invasive species and possible preventative measures.
- Reassess water quality and recommend possible additional measures, after completing the LMIP.

SIZE: 24 acres.

ATTACHMENTS:
Summary of the water quality and plant/fish habitat issues for the Main Lake and Keaton’s Run Lake identified by WEG and LMIP summary.

**Entrance Pond**

LOCATION & ACCESS: Along Rt. 3 just east of the main entrance.

DESCRIPTION (Purpose/function/current use): The Entrance Pond is approximately three acres large and is maintained primarily for aesthetics and as a sediment pond for surrounding properties. Watercraft are not permitted on the lake. Fishing is only permitted on special
occasions approved by the GM. For many years, the only permitted fishing has been the annual Children's Fishing Tournament. The pond contains a fountain in the deeper, west end for aesthetics and aeration. Treatment to reduce watermeal and duckweed vegetation was completed in mid-2015.

CURRENT CONDITION: Meets or exceeds LOWA standards.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: None.

SIZE: 2 acres.

**Dams**

LOCATION & ACCESS:
Veterans Memorial Dam (Main Lake) – On Lakeview Parkway, one-eighth mile west of the main gate.
Keaton’s Run Lake Dam – Where Westover Parkway becomes Eastover Parkway near Rt. 3 in the southeast corner of LOW.
Enterance Pond Dam – just east of the main gate.

DESCRIPTION (Purpose/function/current use): Two earthen dams contain the Main Lake (Veterans Dam) and Keaton’s Run Lake. Veterans Memorial Dam is 1,450 feet long and 60 feet tall. Keaton’s Run Dam is 450 feet long and 34 feet tall. Both dams have concrete spillways that were part of the dams’ original construction. In 2010, the State of Virginia upgraded the dams to Class 1 high-hazard dams based on planned development of the Route 3 corridor and increased traffic flow through it.

An independent engineering firm annually inspects dam components, including the embankments, spillways and valve controls. In the past, these inspections have identified needed repairs. Each month, LOWA’s Director of Environmental Resources conducts a comprehensive inspection of both dams. These inspections include readings of Association-installed piezometers, which measure hydraulic pressure in the dam soils and the possible need to reduce lake water levels in inclement weather.

The Entrance Pond has a small earthen dam with an overflow drain system on the dam’s west end.

KEY DEVELOPMENTS SINCE LAST LUS:
- An emergency inspection following the August, 2011, earthquake showed no damage to the dams.
● Repairs to and maintenance on the Keaton’s Run Dam spillway were completed in early 2012.

● The culvert in the Veterans Dam spillway channel was replaced in early 2012.

● Toe drain repair and culvert replacement work at Veterans’ Dam was completed in late 2014.

● Repair of the sluice gates at both large dams was completed in late 2014.

● Replacement of peeling portions of the Sani-Tred waterproofing material on the Keaton’s Run Lake Dam spillway was completed in late 2015.

CURRENT CONDITION: Fully operational with no repair needs.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2016: Renew the Main Lake Dam 6-year Operation and Maintenance Permit with the state. [$46,000]
2019: Replenish rip-rap/stabilize slopes. [$18,000]

OPTIONS FOR USE OR MODIFICATION:
Re-seed/re-sod brown areas on the face of Keaton’s Run Lake Dam.

**Beaches**

LOCATION & ACCESS: See chart below.

DESCRIPTION (Purpose/function/current use): The main lake has nine beaches, and Keaton's Run Lake has one. All are included in the chart below. All beaches are used by members and guests. Crowding at any of the beaches is rare, and during at least the past two years the administration has received no complaints about insufficient parking space. All beaches have green space, except Harper’s Ferry. All have portable toilets, except four on the Main Lake: Edgemont, Mt. Pleasant, Pleasant Grove, and Skyline.

<table>
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<tr>
<th>Beach</th>
<th>Section</th>
<th>Street Location</th>
<th>Size (Sq. Ft.)</th>
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</thead>
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<tr>
<td>Clubhouse</td>
<td>18</td>
<td>Lake of the Woods Parkway immediately southeast of Clubhouse</td>
<td>Not measured</td>
</tr>
<tr>
<td>Cornwallis</td>
<td>8</td>
<td>210 Cornwallis Ave.</td>
<td>24,566</td>
</tr>
<tr>
<td>Cumberland (Keaton’s Run Lake)</td>
<td>13</td>
<td>124 Cumberland Cr.</td>
<td>12,900</td>
</tr>
<tr>
<td>Edgemont</td>
<td>5</td>
<td>142 Edgemont Cr.</td>
<td>12,000</td>
</tr>
</tbody>
</table>
Harper's Ferry | 11 | 208 Harper's Ferry Dr. | 15,000
Mt. Pleasant | 1 | 306 Mt. Pleasant Dr. | 15,475
Pleasant Grove | 3 | 113 Pleasant Grove Rd. | 14,890
Ramsay | 7 | 108 Ramsey Rd. | 22,675
Sailboat | 18 | Lake of the Woods Parkway immediately southeast of Clubhouse Beach | Not measured
Skyline | 1 | 203 Skyline Rd. | 14,475

KEY DEVELOPMENTS SINCE 2011 Land Use Study:
- The Cumberland Beach bulkhead was replaced in late 2015.
- E coli testing results at the beaches were consistently negative since the previous LUS.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2016: Mt. Pleasant bulkhead replacement. [$4840] (BoD approved contract in mid-2016.)
2018: Harper’s Ferry bulkhead replacement. [$14,630]
      Sailboat bulkhead replacement. [$69,300]

OPTIONS FOR USE OR MODIFICATION:
- Install toilet facilities at the beaches that lack them (Edgemont, Mt. Pleasant, Pleasant Grove, Skyline).
- Install at least one grill at the at the beaches that lack them (Cumberland, Edgemont, Harper’s Ferry, Mt. Pleasant, Pleasant Grove)
- Repair/replace Cornwallis portable toilet enclosure.

SIZE: See appendix.

TOPOGRAPHY: See appendix.

APPENDIX: Beach details

**Marinas and Other Docks, Ramp, and Access Areas**

**Main Marina**

LOCATION & ACCESS: Riverdale Ln.

DESCRIPTION (Purpose/function/current use): This marina can accommodate up to 47 boats, but berth spaces are too small to accommodate more than one large boat. Thus the marina routinely hosts fewer than 47 boats. Even at 47, the Small Marina has a larger capacity (55). The marina’s docks and bulkheads were replaced by early 2016. The docks now feature
composite planking.

The moderately-sloped ramp is located to the left of the marina proper as one looks toward the lake. The ramp is wide enough for two vehicles with boat trailers to launch at the same time.

The parking area is immediately adjacent to Riverdale Ln. and sits well above the marina proper. It includes seven vehicles spaces, six pull-through trailer spaces, and 12 head-in/back-in trailer spaces. An overflow parking area that can accommodate approximately 15 trailers is located adjacent to and northeast of the marina on Riverdale Ln.

Two buildings sit on the marina site. The larger (approx. 900 square feet) is located adjacent to the vehicle parking area and houses:

- an office for the Environmental Resources Manager.
- the laboratory and equipment used for quarterly water quality testing and monthly bacteriological testing.
- storage for Environmental Resources files, signage, maps, etc.
- space for activities of the LOW Sailing Club during competitions.
- restrooms.

The smaller building, essentially a “shack”, is located on the dock that separates the marina proper from the lake and is used for selling boat gasoline, bait, and miscellaneous supplies.

CURRENT CONDITION: Excellent.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: None.

TOPOGRAPHY: The marina proper lies well below the parking area and is accessible via steps and the launching ramp. The parking area essentially is flat.

Small Marina

LOCATION & ACCESS: 1345 Lakeview Parkway adjacent to a mail station.

DESCRIPTION (Purpose/function/current use): This marina can accommodate 55 boats, regardless of their sizes. Each berth space can accommodate two large pontoon boats. Thus the Small Marina has a larger capacity than that of the Main Marina (47). The marina’s docks and bulkheads were replaced by mid-2013. The docks now feature composite planking. The facility has a boat ramp and, to its right, a floating dock. Unlike at the Main Marina, gasoline and other provisions are not available at the Small Marina.
An L-shaped, paved parking area is adjacent to the mail station. It has 13 vehicle spaces, room for 8 to 10 boat trailers and sits higher than the marina. Steps and a sloped green space provide pedestrian access to the marina.

CURRENT CONDITION: Excellent

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: None.

SIZE: Approximately 19,000 square feet (.4 acres).

TOPOGRAPHY: The parking area sits at a level higher than that of the marina. Steps and a sloped green space provide pedestrian access to the marina.

Other Docks

LOWA maintains four non-marina docks:

Clubhouse: This L-shaped dock is used for a wide variety of activities including boat parking for Clubhouse patrons, Ski Club practices and competitions, and fishing. The longer segment of the dock runs parallel to the Clubhouse’s northwest side and has a total length of 221 feet. The central portion of this segment is 114 feet long and 12 feet wide, with end portions measuring 88 x 6 feet and 19 x 6 feet. The smaller segment of the dock runs parallel to Veterans Memorial Dam and is 79 feet long and 6 feet wide.

Sailboat Beach: A small, two-segment, floating T-dock provides watercraft tie-up and a fishing platform. The segment adjacent to the bulkhead is 20 ft. long and extends outward 10 ft. The perpendicular segment is 20 ft. long and six ft. wide, giving the dock a total projection into the lake of 30 ft.

1007 Lakeview Dr. Access Area (Section 10; Harpers Ferry mail station): This small, L-shaped dock (originally T-shaped) is intended for launching/retrieving personal watercraft. In mid-2016, the BoD approved a contract for its replacement with a new T-shaped dock that will include a ramp for making easier watercraft launching/retrieving. The new dock will be 37 feet long, including the “T”, which will be 13 feet wide.

Keaton’s Run Lake: This small dock is located at the lake’s south end off Eastover Parkway. It extends 66 feet northward from the end of the boat ramp along the east shoreline. It is five feet wide. The dock is used almost exclusively for fishing. The dock and the bulkheads that support it and the boat ramp area were rebuilt by early 2016.

Other Ramp
In addition to the marina boat ramps, a third ramp is located at the south end of Keaton’s Run Lake at 904 Eastover Parkway adjacent to an RSA pumping station. It is moderately sloped. Any size watercraft may be launched there as long as it is not powered by a gasoline engine. The ramp is predominantly used to launch smaller fishing boats. An adjacent parking area can accommodate up to five vehicles or vehicles with trailers. One small watercraft storage rack sits behind the adjacent dock. A SutronWIN weather station sits on the lake side of the parking area.

OPTIONS FOR USE OR MODIFICATION: None.

Other Access Areas

In addition to the two marinas and the Keaton’s Run Lake ramp, there are six public areas on the Main Lake where small watercraft can be launched and people may fish from the shoreline. Two are on the west side of lake, and four are on the east side. None of these access areas have boat ramps. With the exception of the access area at 2805 Lakeview Dr., these areas are mostly parking lot.

Access Areas on Main Lake West Side:

1007 Lakeview Dr. (Section 10)
Adjacent to Harpers Ferry mail station; a small, L-shaped dock intended for launching/retrieving personal watercraft; one small watercraft rack, a bench, and parking for several vehicles without interfering with mail station activity. In mid-2016, the BoD approved contracts for replacement of the dock and the bulkhead. (See “Other Docks” above for dock details.)

1807 Lakeview Dr. (Section 6/Back Gate)
One picnic table, two benches, and parking for up to 15 vehicles.

OPTIONS FOR USE OR MODIFICATION:
● Repair or replace privacy fence.
● Repaint benches.

Access Areas on Main Lake East Side:

2805 Lakeview Dr. (Section 5)
This is by far the largest access area. It extends some 300 feet beyond the parking area and the RSA pumping station at the head of the area. Most of the area is a peninsula. One picnic table and a bench are located at the far end of the peninsula.

3611 Lakeview Dr. (Section 4)
A bench and large parking area, likely larger than ever would be needed.
200 Birchside Cir. (Section 3)
A bench and parking for up to six vehicles.

204 Edgehill Dr. (Section 1)
Adjacent to a mail station; parking for up to about six vehicles as long as they are parallel-parked so as not to interfere with mail station activity. The low railing between the bulkhead and parking lot is in an early to mid-stage of deterioration.

RECREATION AND GREENSPACE

Campgrounds

LOCATION & ACCESS: Section 12 on Seven Pines Drive. Heading south on Seven Pines, Campground A is on the left; Campgrounds B and C are on the right.

OWNER: LOWA; Deed Book 266, Page 18

DESCRIPTION (Purpose/function/current use) Campground A is used for RV storage, Campground B for park and green space, and Campground C for camper stations. The 12 stations in Campground C have water and 50-amp metered electric hook-ups. Gray water must be properly disposed of at the dump station located adjacent to the handicap-accessible bathrooms. Campground C is open from March 1 to November 30. Campground B includes a picnic pavilion, swings and slides, a volleyball court, playground, and bathroom/laundry facilities. Tent camping is allowed in front of the pavilion.

CURRENT CONDITION: Landscaping maintained at Level C. (See “Grounds Priority Landscape Area” under Appendices.) Pavilion and park equipment in Campground B and Campground C on regular maintenance schedule.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2018: Campground building shower rooms repair/replacement [$40,000].

OPTIONS FOR USE OR MODIFICATION:
- Hold a referendum to convert Campground A into sellable lots.
- Use part of Campground B as a community garden.
- Use part of Campground B as a dog park.

Notes: The benefits of a community garden include health and well-being, sustainable ecology, building on existing assets, and connecting people. They provide greater access to food, community engagement and empowerment, neighborhood development, leadership development, sustainable land management, stewardship, youth development and employment. Maintenance would provide ground preparation for garden plots; volunteers
would be in charge of caring for the gardens. (Community gardens is also listed as an option under Life Estates.)

A dog park is a fenced area that would allow members to exercise their dogs in a controlled, safe environment. Water should be available. Current small dog park adjacent to Ferris Building could be retained or converted to a community garden. (Dog park is also listed as an option under Life Estates.)

SIZE: 29.03 Ac.

TOPOGRAPHY: Slightly sloping to east; partially wooded. Drainage is satisfactory.

Aerial view: Campgrounds drawing

**Clubhouse Point Outdoor Recreation Area**

OWNER: LOWA; Deed Book 266, Page18

LOCATION and ACCESS: Section 18 off Lake of the Woods Pkwy.

Note: The Ad Hoc Committee for the Pool/Fitness Center Outdoor Recreation Complex was instructed to provide recommendations for BoD consideration on upgrading or replacing the
Pool/Fitness Center building, the Clubhouse Pool, Clubhouse Beach restrooms and on providing additional parking spaces near the Clubhouse. Committee recommendations were presented to the Board on July 19, 2016, by Chairman, Cliff Wilks. Lukmire Partnership, the design consultant, presented a conceptualization based on Ad Hoc Committee recommendations at a Special Meeting of the BoD on July 27. (See “Options for Use or Modification” below.)

DESCRIPTION (purpose/function/current use): This parcel is the single largest piece of LOWA-owned property. It encompasses Veterans Memorial Dam, the Clubhouse plaza, the Main Lake cove, the intersection at Lakeview Parkway and Lake of the Woods Way, and the wooded common areas to the east. The area includes the Clubhouse, Clubhouse Beach, Clubhouse Pool and restrooms, the combined Pool/Fitness Center building, three basketball courts, a multipurpose court, picnic tables, grills, playground, asphalt walking path, and an access roadway from the Clubhouse to the Pool/Fitness Center building. The property is used for weddings, concerts, Fourth of July celebrations, Halloween Trick or Treat, general recreation, fitness, dining, and much more.

CURRENT CONDITION: The grounds are maintained at Level A. (See “Grounds Priority Landscape Areas” under Appendices.)

OPTIONS FOR USE OR MODIFICATION:
- Shift the footprint of the pool to the east by relocating two of the three basketball courts.
- Provide up to 50 additional Clubhouse Point parking spaces (including ADA) for all Clubhouse Point facilities.
- Build a six-lane, 25-meter lap pool, three and a half- to eight- feet deep, with zero-depth entry.
- Build a leisure pool with a maximum depth of 3.5 feet, zero-depth entry, splash pad for toddlers, removable volleyball/basketball equipment, and a vortex area for exercise.
- Build a single facility that would house a new, larger, fitness center with a room for exercise classes and a bathhouse with womens/mens showers, lockers, offices, and a mechanical/storage area.

SIZE: 39 acres

TOPOGRAPHY: Flat, sloping down into the woods to the east and to the parking area to the north.

TAX ID: 012A01A00000E0
Building/Amenities on Clubhouse Point

Clubhouse

DESCRIPTION (Purpose/function/current use): The Clubhouse continues to be one of the most popular amenities in LOW. It is used for dining, banquets, weddings, meetings and other social activities.

CURRENT CONDITION: The Clubhouse is in good condition. Modifications in recent years include a larger Members’ Lounge, main floor restrooms upgrade, new carpet and furniture in the dining areas, new drapes in the Presidents’ Room and main dining room, ceiling insulation, LED lighting, and handicap-accessible entry to the lower level. No further major additions to the building are needed at this time. Additional parking continues to be a concern and is under BoD consideration.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2016: Replace fire suppression system [$197,942]. (BoD approved $216,133 contract in mid-2016.)

OPTIONS FOR USE OR MODIFICATION:
● Expand deck with a fire pit.
● Install an awning over part of the outdoor dining area.
● Install outdoor heaters on deck
● Install a back-up generator to prevent food spoilage during extended power outages.

Clubhouse Beach Restrooms

DESCRIPTION (Purpose/function/current use): The Clubhouse Beach restrooms, located near the small, handicap parking area at the Clubhouse, are primarily for Clubhouse Beach users.

CURRENT CONDITION: The restrooms are in poor condition, and beach users prefer using the Clubhouse restrooms, tracking sand and water into the building. The restrooms are poorly lit, difficult to keep clean, sometimes have standing water on the floors and have worn toilets and sinks.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2018: Repair/replacement [$25,000].

OPTIONS FOR USE OR MODIFICATION:
The consultant’s conceptualization places the restrooms outside of a new building housing the fitness center and bathhouse on the side facing the beach.

Pool/Fitness Center Building

DESCRIPTION (Purpose/function/current use): The building houses the Fitness Center and a bathhouse, life guard station, snack bar and storage area for the Clubhouse Pool. The original facility was built for the Clubhouse Pool in 1969. Three extensions were added over the years. In addition to accommodating pool equipment, the storage area also holds equipment and supplies for the Clubhouse, Fitness Center and LOW Garden Club.

CURRENT CONDITION: The building does not meet current building codes, is not ADA compliant and does not fully meet Clubhouse Pool or Fitness Center needs. The men’s showers were eliminated to accommodate growth of the Fitness Center. (The CDC recommends cleansing showers for both genders.) The storage area has a dirt floor, and water seeps under the door during heavy rain, which contributes to mold and mildew build-up in the women’s showers. Over 20% of LOW families hold Fitness Center memberships, and would benefit from an expansion of the Center.

OPTIONS FOR USE OR MODIFICATION:
Build a single facility that would house a new, larger fitness center with a room for exercise classes and a bathhouse for pool users with womens/mens shower, locker facilities, offices, and a mechanical/storage area.
Clubhouse Pool

DESCRIPTION (Purpose/function/current use): The Clubhouse pool was built in 1969. Its primary function is recreational, but it is also used for wellness and therapy and swimming lessons.

CURRENT CONDITION: The pool is nearing the end of its normal economic life.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2017: Repair concrete pool deck [$115,000].
2019: Repair/replace coping stones, waterline tile and white coat/expansion joint [$24,140].
2020: Repair/replace Ultra Max pool cleaner [$6,000].

NOTE: Upcoming repair/replacement expenditures are on hold pending a Board decision to move forward with building a new pool or pool complex. If the Board decides the Clubhouse Pool is to be repaired, the wading pool will be used for housing the pool filter and pumps, price undetermined.

OPTIONS FOR USE OR MODIFICATION:
- Build a six-lane, 25-meter lap pool, three- to eight-feet deep, with zero-depth entry.
- Build a leisure pool with a maximum depth of 3.5 feet, zero-depth entry, splash pad for toddlers and young children, volleyball/basketball equipment, and a vortex area for exercise.

Equestrian Center

OWNER: LOWA, Deed Book 266, 18

LOCATION and ACCESS: The Equestrian Center is in Section 4 on Tally Ho Ln., off the 3600 block of Lakeview Pkwy. It is bordered by the Lake of the Woods Church property to the northwest and the National Park Service Wilderness Battlefield property to the southeast. Tally Ho Ln. follows part of its southeast border.

DESCRIPTION (Purpose/function/current use): The Equestrian Center offers LOWA members and their guests full care boarding, guided trail rides, pony rides, riding lessons, summer pony camps, four Hunter- and Jumper-class horse shows, an open house, and clinics. Income is generated from boarding, lessons, trail and pony rides, summer camps, shows and special events. The Equestrian Center has a main stable, lower paddock barn, an outdoor practice ring, a show ring, five paddocks, five run-in sheds, three storage sheds and a parking lot. Lights were installed in early 2016 that will extend operation hours.

CURRENT CONDITION: Parking is inadequate for shows and special events. No pastureland is available; all feed must be delivered.
OPTIONS FOR USE OR MODIFICATION:
The gap between income from the Equestrian Center and expenses continues to widen due to a limited market and the high cost of operation. Ideally, the Equestrian Center would be relocated outside of LOW to a cleared piece of land that would provide suitable acreage for all facilities and pasture. Such a move would not require a referendum unless the Center were to be opened to non-members. In 2014 the BoD considered moving the Equestrian Center to the Goodwin Leach property. The initial cost estimate was $3,000,000, later reduced to $1,500,000.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
- 2016-2020: Add one riding horse each year [$4,000 each].
- 2017: Upgrade equestrian ring, including adding a cover [$93,600]. Replace run-in sheds [$16,050].
- 2018: Purchase 2000 Dodge 2500 pickup [$45,000].

SIZE: 5.65 acres.

TOPOGRAPHY: Hilly, sloping down toward Lakeview Pkwy. Some of the land has been leveled for buildings, riding rings and horse turn-out areas.

TAX ID: 012A00040000A

Aerial view: Orange County, VA Geographical Information System
**Golf Course**

OWNER: LOWA, Deed Book 266, Page 19

LOCATION & ACCESS: The golf course spans Sections 1, 2, and 3. The Pro Shop and first tee are located in and adjacent to the Woods Center, respectively.

DESCRIPTION (Purpose/function/current use): The golf course is an eighteen-hole PGA, par 71 course with four sets of tees for each hole to accommodate multiple levels of play. It offers a variety of slopes, sand and water. No two fairways adjoin. Rounds played in 1992 were 35,798; 21,617 in 2009-10; 18,206 in 2014-15. The cart paths serve as walking trails during off hours.

CURRENT CONDITION: The course is in good condition, the cart barn is relatively new, and the putt and chip area is adequate. At times parking capacity is insufficient, and the lot has some rough spots/potholes that need repair. A new course irrigation system was installed by mid-2014.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):

- 2016-2020: Add three forward tees per year [$48,000 each year].
Replace equipment [$543,100, 5-year total].
- 2019: Repair golf cart paths, holes 1-9 [$214,740].
- 2020: Repair golf cart paths, holes 10-18 [$238,410].

OPTIONS FOR USE OR MODIFICATION:
- Widen the fairways to make the course easier to play.
- Allow outside golfers to use the course without member sponsorship. (A referendum empowering the BoD to issue such a policy passed in mid-2016.)

SIZE: 153.6 acres

TOPOGRAPHY: Varies, depending hole design.

Visual representation of golf course:

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Wood Center/Fareways

LOCATION & ACCESS: Section 2, across 107 Fairway Dr.

DESCRIPTION: The Woods Center, built in 2007, includes the golf Pro Shop, meeting space,
and Fareways Café. Fareways Cafe is open to all residents and serves a varied menu of breakfast and lunch items throughout the day.

In May, 2016, the Woods Center was renovated to improve overall operations. The Pro Shop was divided into two areas: a smaller Pro Shop and a new conference room called the Trophy Room. The dining area was enlarged and a full-service bar was added. In mid-2016, the bar became fully operational after the acquisition of a liquor license and hiring of personnel. These modifications are expected to increase revenue and lower the subsidy by improving traffic patterns for golfers and attracting more non-golfers to Fareways.

CURRENT CONDITION: Excellent.

OPTIONS FOR USE OR MODIFICATION:
If Fareways’ business increases, upgrade the kitchen.

Aerial view of Woods Center: Google Earth

Parks

LOWA has seven parks and one garden: Campground B, Clubhouse Point, Greensprings, Hollyfield, Memorial Garden, Spotswood, Keaton’s Run Lake and Sweetbriar.

Campground B
LOCATION & ACCESS: Section 12 on the northwest side of Seven Pines Dr.

DESCRIPTION (Purpose/function/current use): General use park with playground equipment, picnic tables, hibachi grills, restrooms, water fountain, pavilion, and a basketball half-court.

CURRENT CONDITION: Maintained at Level C.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital)
2019: Repair/replace playground equipment [$38,500].

OPTIONS FOR USE OR MODIFICATION: None.

Aerial view of Campground B: Google Earth

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Clubhouse Point Park:

OWNER: LOWA, Deed Book 266, page18

LOCATION and ACCESS: Section 18, adjacent to the Clubhouse, Clubhouse Pool, and Clubhouse Beach.

DESCRIPTION (Purpose, function, current use): The park has enclosed tot-lot playground equipment, picnic tables, hibachi grills, three basketball courts, a multipurpose court and restrooms.

CURRENT CONDITION: Good
OPTIONS FOR USE OR MODIFICATION: Add three or more hibachi grills.

NOTE: The disposition of the Clubhouse Point Outdoor Recreation Area conceptual design proposal may bring changes to the park.

SIZE: Clubhouse Park is included in the 39 acres of Clubhouse Point.

TOPOGRAPHY: Flat

Aerial view: See Clubhouse Point

**Greensprings Park**

OWNER: LOWA, Deed Book 252, page 544

LOCATION & ACCESS: Section 7 between Harrison Circle and Stratford Drive with access from Cavalier and Clover Hill Courts.

DESCRIPTION (Purpose/function/current use): General use park with playground equipment, picnic tables, hibachi grills, restrooms, water fountain, gazebo, a .43-mile walking trail, and a basketball half-court.

OPTIONS FOR USE OR MODIFICATION: Expand basketball half-court to a full court.

CURRENT CONDITION: Good

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2020: Renovate restrooms [$18,500].

SIZE: 6.2 Acres

TOPOGRAPHY: Flat and slightly rolling

TAX ID: 012A0000700

Aerial view: Orange County, VA, Geographical Information System
Hollyfield Park

OWNER: LOWA, Deed Book 252, page 544

LOCATION & ACCESS: Section 9, off Yorktown Blvd. between Patrick Henry Ct. and Constitution Blvd.

DESCRIPTION (Purpose/function/current use): General use park with playground equipment, gazebo, picnic table, fenced tennis courts with lighting, restrooms, baseball/softball field, batting and pitching cage, T-ball field and horseshoes pits. Four of the tennis courts are hard surfaced and two are soft surfaced. The tennis court area has awnings over four benches. Two solid walls provide individual tennis practice.

CURRENT CONDITION: Good.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2017: Renovate restroom [$18,500].
    Replace tennis court fence [$16,560].
2018: Refurbish tennis courts 1-4 [$66,000].
    Resurface tennis courts 5 and 6 [$11,220].
2019: Repair tennis courts storage shed [$13,500].
    Repair softball storage shed [$8,500].

SIZE: 7.19 Acres

TOPOGRAPHY: Generally flat

OPTIONS FOR USE OR MODIFICATION: None.

TAX ID: 012A000090084A
Keaton’s Run Lake Park

OWNER: LOWA, Deed Book 266, page 18

LOCATION & ACCESS: Section 13, below Keaton’s Run Lake Dam where Eastover Westover Parkways meet.

DESCRIPTION (Purpose/function/current use): Enclosed general playground equipment, gazebo, picnic table, and two portable toilets.

CURRENT CONDITION: Good

OPTIONS FOR USE OR MODIFICATION: None.
SIZE: 8.14 acres, Keaton's Run Lake Dam Area including park.

TOPOGRAPHY: Rolling with an adjacent small stream.

TAX ID: 012A000013000A, Deed Book 266, page 18

Aerial view: Orange County, VA Geographical Information System

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Memorial Garden

OWNER: LOWA, Deed Book 266, Page 9.

LOCATION & ACCESS: Section 18, Lakeview Parkway, across from the Fire House, adjacent to Clubhouse Lower-Level Parking Lot.

DESCRIPTION (Purpose/function/current use): Small flower garden for aesthetics and meditation. The LOW Garden club maintains the park.

CURRENT CONDITION: Good.

OPTIONS FOR USE OR MODIFICATION: None.

TOPOGRAPHY: Steep on back side and flat on front side, with a small stream running through it.

Aerial view: See Google Earth Clubhouse Point GIS imagery.

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Sweetbriar Park

34
OWNER: LOWA, Deed Book 252, Pages 544.

LOCATION & ACCESS: Section 10 off Freedom Road.

DESCRIPTION (Purpose/function/current use): General use park and Community Center location with playground equipment, swimming pool, five soccer fields, Lions pavilion, picnic tables, two sets of bleachers, parking lot, and a quarter-mile physical fitness trail with exercise stations.

CURRENT CONDITION: Good

OPTIONS FOR USE OR MODIFICATION: Build a new fitness center adjoined to the Community Center with a firewall in between.

SIZE: 9.9185 acres

TOPOGRAPHY: Flat

TAX ID: 012A000100000A

Aerial view: Google Earth
Buildings/Amenities in Sweetbriar Park

Community Center

DESCRIPTION (Purpose/function/current use): The Community Center was built in 2006 and is home for many LOW activities, including LOW Players productions, LOWA BoD meetings, club meetings, committee meetings, craft fairs, community yard sales, pickle ball, basketball, exercise classes, and voting in county, state, and national elections. The building houses a large multi-purpose room/hall, meeting rooms, and two LOWA Community Operations offices. In mid-2016, the BoD named the multi-purpose room Marion Pronk Hall.

CURRENT CONDITION: Good

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2018: Athletic protective pads [$16,000].
   Stage platforms [$18,500].
OPTIONS FOR USE OR MODIFICATION: Build a new fitness center adjoined to the Community Center with a firewall in between.

Sweetbriar Pool

DESCRIPTION (Purpose/function/current use): The Sweetbriar Pool serves three functions: competitive pool for the Barracudas swim team, wellness and therapy, and recreation. The bathhouse also serves as a lifeguard station and office where pool users sign in. A round wading pool for toddlers sits near the entrance.

CURRENT CONDITION: The pool is in unusable condition. Two cracks were discovered in the pool in May, 2016. In mid-2016, the LOWA BoD voted to replace the pool and awarded a contract for build/design consulting services. The insurance company will cover the cost of this project up to $510,995. The bathhouse is in good condition.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2017: Repair/replace pool pump and filter system [$16,000].

OPTIONS FOR USE OR MODIFICATION: Add more shade for pool users.

Spotswood Park

OWNER: LOWA, Deed Book 252, page 544

LOCATION & ACCESS: Section 14, on Lakeview Pkwy. between Spotswood Rd. and Musket Ln.

DESCRIPTION (Purpose/function/current use): General use park with playground equipment, gazebo, picnic tables, hibachis, restrooms, walking trail and the Spotswood Historical Site. A mail station is adjacent to the park and shares the parking area.

CURRENT CONDITION: Good.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2020: Repair/replacement restroom [$18,500].

OPTIONS FOR USE OR MODIFICATION: None.

SIZE: 3.12 Acres
TOPOGRAPHY: Gently sloping along Lakeview Pkwy. in both directions from park center.

TAXID: 012A000140036A,

Aerial view: Google Earth

**RV/Boat Storage**

OWNER: LOWA

LOCATION & ACCESS: Section 11 across from the eastern intersection of Lakeview Pkwy. And Riverdale Ln.

DESCRIPTION (Purpose/function/current use): The RV/Boat Storage Area was originally intended for boat storage only. During the 1990’s, the lot was opened to RV storage as well. The area’s slots are rented on an annual basis
CURRENT CONDITION: The lot is on top of an old soil dumpsite, and its stability is vulnerable to the weight of large RV's. The existing surface is tar and chip and difficult to maintain because the lot cannot be completely cleared. It is unsightly in spite of the landscaping outside the fence created to block the area from being seen from Lakeview Pkwy. The gate is not large enough to easily accommodate the largest RV's, and its opening causes traffic on Lakeview Parkway to back up. Security is compromised when users fail to close the gate.

OPTIONS FOR USE OR MODIFICATION:
- Expand the lot to create more storage spaces by annexing Lot Number 415, Section 11 on its eastern border.
- Move the lot to the Goodwin property. Boats would still be close to the marina, and the opening of the storage area gate would no longer cause traffic back-ups.
- Use for recreational purposes.

SIZE:  4.26 Acres

TAX ID:  012000011000A

Aerial view: Orange County, VA, Geographical Information System

Walking Trails

LOCATION & ACCESS: Lake of the Woods has created walking trails in four Core Areas: Clubhouse/ Main Marina, Sweetbriar Park, Greensprings Park and Spotswood Park. These core walking trails are:
• Sections 18 to 14, Main Marina/Spotswood Park, 2.58 miles
• Section 18, Main Marina/Clubhouse, 1.73 miles
• Section 14, Spotswood Park, .21 miles
• Section 10, Sweetbriar Park, .46 miles
• Section 7, Greensprings Park, .43 miles
• Sections 18 to 11, Riverdale Ln. at the Main Marina to Lakeview Pkwy. to Wakefield Dr., .25 miles

Walkers can extend the distances of these paths by continuing onto LOW roads. The paths are listed on the LOWA website under “Amenities, Walking Paths”.

The National Park Service offers a two-mile hiking trail which can be accessed from the Equestrian Center and the LOW Church grounds. Parking at the Equestrian Center is limited. The LOW Church allows parking except on Sundays or when other large events are scheduled.

DESCRIPTION (Purpose/function/current use): Walking trails are used for walking, jogging and biking. The original developer’s plans did not include space for walking trails.

CURRENT CONDITION: All walking trails are in good condition.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2018: Resurface Entrance Pond trail [$70,395].
      Resurface bottom of Veterans Memorial Dam trail [$16,425].

OPTIONS FOR USE OR MODIFICATION: The LOWA 2016-2020 Five Year Plan includes three walking trails:
• 2016: Harper’s Ferry Rd. to Harper’s Ferry Mail Station [$5,000]
• 2018: Birchside Cr. to Fairway Dr. [$30,000].
• 2020: Spotswood Park to Mt. Pleasant Dr. and along Mt. Pleasant Dr. to Fairways Dr. [$160,000].
  Note: Financing this trail would be discussed in a town hall meeting because its cost exceeds $100,000.

### Sizes of Recreation Areas and Green Space

<table>
<thead>
<tr>
<th>Clubhouse Point (Including Clubhouse Park)</th>
<th>39 acres</th>
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<tbody>
<tr>
<td>Golf</td>
<td>153.6 acres</td>
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<tr>
<td>Woods Center</td>
<td>11.6 acres</td>
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<td><strong>Total Golf</strong></td>
<td><strong>165.2 acres</strong></td>
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<td>Parks</td>
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<td>Hollyfield</td>
<td>7.2 acres</td>
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<tr>
<td>Sweetbriar</td>
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<td>Keaton’s Run Lake Dam</td>
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<td>Campgrounds (including Campground B Park)</td>
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<td>Other Property</td>
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<td>Eight Access Areas</td>
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<td>Nine Beaches</td>
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<td>Boat/RV Storage</td>
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<td>Germanna House</td>
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<td>Holcomb</td>
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<tr>
<td>Lower Shoosmith</td>
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<td>Life Estates</td>
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<td>Leach</td>
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<td>Greensprings Park</td>
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**BUILDINGS/AREAS (Non-Recreation)**
**Maintenance Headquarters**

**LOCATION & ACCESS:** Section 2. on Fairway Dr., adjacent to Woods Center parking lot.

**DESCRIPTION (purpose/function current use):** The Maintenance Headquarters includes offices for Maintenance personnel and the Environmental Control staff. Adjacent are several vehicle/equipment buildings.

**CURRENT CONDITION:** Adequate but needs renovation.

**KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT REESERVE EXPENDITURES (Capital):**
- 2018: Renovate Maintenance Headquarters Building [$40,700].

**OPTIONS FOR USE OR MODIFICATION:** Previous land use studies recommended consolidating Maintenance Headquarters in one location. The first option was the Shoosmith Maintenance/compactor site, the second the Goodwin/Leach properties. The 2016 Land Use Study Subcommittee reviewed both options with the Director of Facilities and learned that:
  1. The Shoosmith site is not large enough, even if the trash compactor and recycling area were moved. The close proximity of the Veterans Memorial Dam inundation zone precludes expanding the Shoosmith footprint.
  2. Consolidating Maintenance at the Goodwin/Leach properties is an expensive option. Ten years ago, the estimated cost of the buildings was $2.8 million. Clearing, utilities and fencing would have added $1.9 million, for a total cost of $4.7 million.

**Ferris Building**

**LOCATION & ACCESS:** Section 18, off Lakeview Pkwy. across from Veterans Memorial Dam.

**DESCRIPTION (purpose/function/current use):** The Ferris building is used by the Lions and Lionesses Clubs for eyeglass recycling and the monthly book sale and book storage. One room is used by the LOW Players for costume storage. The Players are looking for a different storage area, and the Lionesses would help them move.

**CURRENT CONDITION:** The building is in adequate condition and maintained by volunteers.

**KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):**
- 2020: Vinyl siding [$8,240].
  - Windows/doors [$7,840].
  - Bathroom [$6,500].
  - Heat pump [$4,500].

**OPTIONS FOR USE OR MODIFICATION:** None.
Holcomb Building

LOCATION & ACCESS: Section 2, on Lakeview Parkway, between the front entrance and the LOW Fire & Rescue buildings

DESCRIPTION (purpose/function/current use): The Holcomb Building provides administrative space for key LOW staff operations. Modifications made in 2014 reduced conference room space but provided new offices for administration personnel. (Additional meeting space is available at the Woods Center and Community Center.) No more additions are expected, unless security operations are expanded and moved to the Holcomb Building to consolidate staff.

CURRENT CONDITION: Good

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: None.

Shoosmith Area

LOCATION & ACCESS: Section 18, off Lakeview Parkway across from the Veterans Memorial Dam.

DESCRIPTION (purpose/function/current use): The Shoosmith site includes an Orange County Trash Compactor & Recycling Center; LOWA Maintenance Grounds Operations equipment parking and storage sheds for sand and salt; and the Velona-Long Building.

CURRENT CONDITION: Good

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: Previous Land Use Studies suggested consolidating Maintenance Grounds Operations with Maintenance Headquarters at the Goodwin/Leach properties, removing the trash compactor and recycling center to another location in Orange County, and using the space for recreational purposes. Most residents, however, preferred keeping the trash/recycling center at Shoosmith. Expanding the area to consolidate Maintenance is not an option because the area below Shoosmith is in the Veterans Memorial Dam inundation zone.

Velona-Long Building

LOCATION & ACCESS: Section 18, off Lakeview Parkway at the Shoosmith site.
DESCRIPTION (purpose/function/current use): The Velona Building is used by the Lions Club as a storage space for its Saturday morning yard sales. The Lions have a five-year lease on the building, which is renewable. Access and parking are often a problem on Saturdays.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital).
2020: Roof [$8,950].
       OSB siding [$12,160].

OPTIONS FOR USE OR MODIFICATION: None.
LOWA-OWNED LOTS

Lots By Section

Front Gate Area (incudes lots from section 18, 16 and 14)

1. Holcomb Building/Administration
   PARCEL ID: 012A00018A0040; Deed Book 252, Page544
   LOCATION and ACCESS: On Lakeview Pkwy. adjacent to main entrance. Fire and Rescue facilities are located on the northwest side, and Rt. 3 is immediately behind the building on its northeast side. Pkwy.
   SIZE: 2.156 Ac.
   TOPOGRAPHY: Slopes uphill from Lakeview Pkwy. with mature trees between the building and Rt. 3.

2. Entrance Pond (012A01A00000E0): See The Lakes/Lakes/Entrance Pond

3. Section 14, Lot 54 - 4627 LAKEVIEW PKWY
PARCEL ID: 012A0001400540
OWNER: LOWA
LOCATION and ACCESS: At the corner of Lakeview Pkwy. and Lake of the Woods Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Buffer area and contains a portion of the Walking Trail.
SIZE: 126x184x65x188; 20,976 sq. ft.
TOPOGRAPHY: Wooded lot which slopes from the high point to the Rd. level.
OPTIONS FOR USE OR MODIFICATION: Hold for future use.

4. Section 14, Lot 55 (Bought by LOWA) (012A0001400550) - 4625 LAKEVIEW PKWY

PARCEL ID: 012A0001400550
LOCATION AND ACCESS: 4625 Lakeview Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Common area, parking for security vehicles.
CURRENT CONDITION: Good.

5. Clubhouse, Clubhouse Point, Veterans Memorial Dam, Main Marina (012A01A00000E0)

Lot 18/12 - 202 Lakeview Pkwy.
Lot 18/13 - 204 Lakeview Pkwy.
Lot 18/14 – 206 Lakeview Pkwy.
Lot 18/15 – 208 Lakeview Pkwy.
Lot 18/16 – 210 Lakeview Pkwy.
Lot 18/17 – 212 Lakeview Pkwy.
3638 Germanna Highway (Ferris Building)
PARCEL ID: 12A00018A00010 - Shoosmith Area
PARCEL ID: 12A00018A00110 – emergency exit
PARCEL ID: 012A00011000AO - Boat/RV Storage
PARCEL ID: 12A0001600110 – 11 Rapidan Rd. (Section 16)

Section 18, Lot 12
PARCEL ID: 012A0001800120
OWNER: LOWA
LOCATION and ACCESS: Located off of Lakeview Pkwy. The lot is adjacent to Lot 13 on its west side and Lot 11 on its east side.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Vacant lot. SIZE: 53’x160’x53’x156’; 8,019 sq. ft.
TOPOGRAPHY: A wooded, rectangular lot sloping up from Lakeview Pkwy.
CURRENT CONDITION: Unsuitable for a residential lot because it lies within the inundation zone of the dam.
OPTIONS FOR USE OR MODIFICATION: Convert to recreational or open space.

Section 18, Lot 13
PARCEL ID: 012A0001800130
OWNER: LOWA
LOCATION and ACCESS: Located off of Lakeview Pkwy. Adjacent Lot 14 on its west side and Lot 12 on its east side.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Vacant lot.
SIZE: 53’x187’x53’x160’, 9,196 sq. ft.
TOPOGRAPHY: A wooded, rectangular shaped lot that slopes up from Lakeview Pkwy.
CURRENT CONDITION: Unsuitable for a residential lot because it lies within the dam inundation zone.
OPTIONS FOR USE OR MODIFICATION: Convert to recreational or open space.

Section 18, Lot 14
PARCEL ID: 012A0001800140
OWNER: LOWA
LOCATION and ACCESS: Located off of Lakeview Pkwy. This lot is adjacent to lot 15 on its west side and lot 13 on its east side.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Vacant lot.
SIZE: 53’x187’x57’x175’, 9,955 sq. ft.
TOPOGRAPHY: A wooded, rectangular shaped lot inclined up from Lakeview Pkwy.
CURRENT CONDITION: Unsuitable for a residential lot because it lies within the dam inundation zone.
OPTIONS FOR USE OR MODIFICATION: Convert to recreational or open space.
Section 18, Lot 15
PARCEL ID: 012A0001800150
OWNER: LOWA
LOCATION and ACCESS: Located off of Lakeview Pkwy. This lot adjoins the Shoosmith Maintenance area on approximately 72 feet of its northwestern boarder and the Yates property on its northern border. The Yates property lies outside of LOW.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Buffer to the Shoosmith upper-level area. SIZE: 54'x202'x57'x187'; 10,698 sq. ft.
TOPOGRAPHY: A wooded, rectangular shaped lot inclined up from Lakeview Pkwy.
CURRENT CONDITION: Unsuitable for a residential lot because it lies within the dam inundation zone.
OPTIONS FOR USE OR MODIFICATION: Convert to recreational or conservation space.

Section 18, Lot 16
PARCEL ID: 012A0001800160
OWNER: LOWA
LOCATION and ACCESS: Located north of Lakeview Pkwy. adjacent to the Shoosmith Maintenance, compactor and recycling area. Access from Lakeview Pkwy. or the Shoosmith Maintenance, compactor and recycling area.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Buffer to the Shoosmith area. A steep, rectangular shaped lot. Its lower section, nearest Lakeview Pkwy., is in the dam inundation zone.
SIZE: 75'x141'x78'x162'; 11,370 sq. ft.
TOPOGRAPHY: A wooded lot sloping up from Lakeview Park.
CURRENT CONDITION: Unsuitable for a residential lot. The upper section of this lot adjoins the Shoosmith area and the lower part lies within the dam inundation zone.
OPTIONS FOR USE OR MODIFICATION:
- Expand the Shoosmith Maintenance, compactor and recycling area.
- Convert to recreational or conservation space.

Section 18, Lot 17
PARCEL ID: 012A0001800170
OWNER: LOWA
LOCATION and ACCESS: Located north of Lakeview Pkwy. adjacent to the Shoosmith Maintenance, compactor and recycling area on its north border. Access from Lakeview Pkwy. or the Shoosmith Maintenance, compactor and recycling area.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Buffer to the Shoosmith area. A steep, triangular lot. The lower section of this lot, nearest Lakeview Pkwy., is in the dam inundation.
SIZE: 221'x226'x141'; 20,027 sq. ft.
TOPOGRAPHY: A wooded lot sloping up from Lakeview Park.
CURRENT CONDITION: Unsuitable for a residential lot. The upper section of this lot adjoins the Shoosmith area.
OPTIONS FOR USE OR MODIFICATION:
● Expand the Shoosmith Maintenance, compactor and recycling area.
● Convert to recreational or conservation space.

Section 16, Lot 011
PARCEL ID: 012A0001600110
OWNER: LOWA
LOCATION and ACCESS: Located off Rapidan Rd.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Vacant lot.
SIZE: 152x616x518x696 ft.; 5.508 acres
TOPOGRAPHY: Below road level, swampy, does not perk.
OPTIONS FOR USE OR MODIFICATION: Convert to a driving range. A large amount of fill dirt is needed to increase the property’s elevation.

Back Gate Area (includes lots from sections 7 and 6)

NOTE: Section 7, Lot 1 owned by RSA; Lots 2, 3, 4 privately-owned; Lots 5, 6, 7, 8 LOWA-owned. Section 6, Lots 46, 47 & 47A LOWA-owned.

SECTION 7, LOT 5: MAINTENANCE AREA
PARCEL ID: 01200007000050
OWNER: LOWA Deed Book 543, Page 377.
LOCATION and ACCESS: On Lakeview Pkwy.; backs up to Rt. 601.Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Maintenance Dept. road material storage.
SIZE: 80x180x95x135 ft.; 12,922 sq. ft.
TOPOGRAPHY: Below road level; collects runoff water.
CURRENT CONDITION: Vacant. Non-buildable due to Rt. 601 setbacks.
OPTIONS FOR USE OR MODIFICATION: None.

SECTION 7, LOT 6: MAINTENANCE AREA
PARCEL ID: 0120000700060
OWNER: LOWA; Deed Book 604, Page 513.
LOCATION and ACCESS: Located on Lakeview Pkwy.; backs up to Rt. 601. Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Maintenance.
CURRENT CONDITION: Vacant. Non-buildable due to Rt. 601 setbacks.
SIZE: 123x135x132x88 ft.; 13,120 sq. ft.
TOPOGRAPHY: Below road level; collects runoff water.
OPTIONS FOR USE OR MODIFICATION: Convert to road materials storage facility.
Would require landscaping, internal road improvements, and security. (Potential impact on neighborhood if further developed.)

Section 7, Lot 7: Maintenance Area
PARCEL ID: 0120000700070
OWNER: LOWA; Deed Book 266, Page 8.
LOCATION and ACCESS: On Lakeview Pkwy. near Harrison Cr. and Stratford Cr.; backs up to and contains a locked gate to Rt. 601; Near Flat Run.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Dumping/storage area for sludge dredged from lakes. After sludge dries it is used as fill dirt. Location keeps dredge spillage off of LOW roads and reduces sludge transportation costs.
SIZE: 140x88x101x140 ft.; 12,525 sq. ft.
TOPOGRAPHY: Half hilly and wooded, half excavated; slopes north to south; drainage poor to fair.
CURRENT CONDITION: Non-buildable due to Rt. 601 setback. Non
OPTIONS FOR USE OR MODIFICATION: Convert to road materials storage facility.
Would require landscaping, internal road improvements, and security. Easy access from back gate for deliveries. If ever built upon, LOWA would owe utility company two-years' back availability fees, per Mar 17, 1978, agreement with LOWA. (Potential impact on neighborhood if further developed.)

Section 7, Lot 8: Maintenance Area
PARCEL ID: 012A0000700080
OWNER: LOWA; Deed Book 266, Page 8.
LOCATION and ACCESS: On Lakeview Pkwy.; backs up to Rt. 601.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Dumping/storage area for sludge dredged from lakes. After sludge dries it is used as fill dirt. Location keeps dredge spillage off of LOW roads and reduces sludge transportation costs.
SIZE: 129x102x129x146 ft.; 16,009 sq. ft.
TOPOGRAPHY: Level with Lakeview Pkwy. Drainage poor to fair.
CURRENT CONDITION: Non-buildable due to Rt. 601 setback. Location keeps dredge spillage off of LOW roads and reduces sludge transportation costs.
OPTIONS FOR USE OR MODIFICATION: Convert to road materials storage facility. Would require landscaping, internal road improvements, and security. Easy access from back gate for deliveries. If ever built upon, LOWA would owe utility company two-years’ back availability fees, per Mar 17, 1978, agreement with LOWA. (Potential impact on neighborhood if further developed.)

SECTION 6, LOT 46
PARCEL ID: 0120000600460
OWNER: LOWA; Deed Book 266, Page 8.
LOCATION and ACCESS: Lakeview Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Mail box station.
SIZE: 117x154x96x147 ft.; 15,901 sq. ft.
TOPOGRAPHY: Flat and level with Lakeview Pkwy.
CURRENT CONDITION: Good

SECTION 6, LOT 47
PARCEL ID: 012000060470
OWNER: LOWA; Deed Book 339, Page 562.
LOCATION and ACCESS: Between Lakeview Pkwy. and Rt. 601 at Flat Run.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): LOWA rear entrance/exit.
SIZE: 100x155x80x166 ft.; 15,926 sq. ft.
TOPOGRAPHY: Flat.

SECTION 6, LOT 47A
PARCEL ID: 012A000060047A
OWNER: LOWA
LOCATION and ACCESS: Off Lakeview Pkwy. toward Main Lake, across from mail box station.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Parking for fishing in Main Lake.
TOPOGRAPHY: Flat
LOCATION and ACCESS: Behind a mail station (Section 7, Lot 11) to the east; adjacent to Rt. 601 to the west. Access is from Lakeview Parkway.

DESCRIPTION (Purpose/function/current use): Life Estates consists of four pieces: A vacant east parcel (3.54 acres), a vacant west parcel (1.54 acres), an RSA-owned well lot (100 x 100 sq. ft.) within the west parcel, and the mail box station.

CURRENT CONDITION: The two large parcels are vacant and generally cleared of trees.

OPTIONS FOR USE OR MODIFICATION:

- **Dog Park**: Fenced area that would allow members to exercise their dogs in a controlled, safe environment. Water should be available. Current small dog park adjacent to Ferris Building could be retained or converted to a community garden. (Dog park is also listed as an option under Campground B.)

- **Community garden**: The benefits of a community garden include health and well-being, sustainable ecology, building on existing assets, and connecting people. They provide greater access to food, community engagement and empowerment, neighborhood development, leadership development, sustainable land management, stewardship, youth development and employment. Maintenance would provide ground preparation for garden plots; volunteers would be in charge of caring for the gardens. (Community gardens is also listed as an option under Life Estates.)
• **Possible third entry/exit gate:** Life Estates has a 266-foot border on Rt. 601 (366 feet if LOWA can get an easement from RSA). The distance from Rt. 601 through Life Estates to Lakeview Pkwy. is approximately 525 feet. The width of this Access area is 280 feet, enough space for an entrance/exit road, turn-around and stacking area, and a guard shack. Most of Life Estates is shielded from residents by trees. Two drawbacks are: 1) Life Estates was once used as a construction dumping site, and buried material may have to be removed; 2) the Life Estates mail box station would have to be moved to the station at the Small Marina (less than ¼ mile away). Landscaping would be needed to shield two houses from the site. Community Garden: The benefits of a community garden include health and well-being, sustainable ecology, building on existing assets, and connecting people. They provide greater access to food, community engagement and empowerment, neighborhood development, leadership development, sustainable land management and stewardship, and youth development and employment. Maintenance would provide ground preparation for garden plots; volunteers would be in charge of caring for the gardens. (Community gardens is also listed as an option under Campground B.)

**SIZE:** Approximately 6 acres.

**TOPOGRAPHY:** Relatively flat and generally cleared of trees.

**TAX ID:** 012A00009000A0

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**Section 1**

PARCEL ID: 012A000010291A: Beach area
PARCEL ID: 012A000010352A: Lake access area
PARCEL ID: 012A000010415A: Beach area

**Section 1, Lots 27A, 27B, 28A (Mt. Pleasant Drive):** Portion of former golf course maintenance area converted to lots offered for sale to private buyers.
PARCEL ID: 012A000020161A: Lake Access area.

Section 3

PARCEL ID: 012A000030129A: Beach area
PARCEL ID: 012A000030186A: Access area
SECTION 4, Lot 24: Exodus Way
PARCEL ID: 012A0000400240
OWNER: LOWA; Deed Book 637, Page 109.
LOCATION and ACCESS: Between LOW Church and Lakeview Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Exit road from LOWA Church.
SIZE: 75x223x109x203 ft.; 19,278 sq. ft.
TOPOGRAPHY: Generally level with Lakeview Pkwy.
CURRENT CONDITION: Good

Section 5
Section 6

Section 6, Lots 46, 47, 47A (See LOWA-Owned Lots/Back Gate Area)

Section 6, Lot 198
PARCEL ID: 012A0006A01980
OWNER: LOWA; Deed Book 266, Page 8.
LOCATION and ACCESS: On Birch Ct. with side/rear of lot bordering Rt. 601.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Emergency gate.
SIZE: 125x201x70x175 ft.; 19,055 sq. ft.
TOPOGRAPHY: Flat, wooded lot with slight rise toward Rt. 601.
CURRENT CONDITION: Vacant.
OPTIONS FOR USE OR MODIFICATION: Sell to private buyer. One-foot perimeter strip requires proper placement of house If built upon, LOWA would owe utility company back availability fees, per Mar 17, 1978, agreement with LOWA. This may not be the case with RSA.
Section 6, Lot 199
PARCEL ID: 012A0006A01990
OWNER: LOWA; Deed Book 266, Page 8.
LOCATION and ACCESS: On Birch Ct. with one side parallel to Rt. 601.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Vacant wooded lot; emergency
SIZE: 125x225x95x176 ft.; 21,021 sq. ft.
TOPOGRAPHY: Generally flat; wooded.
CURRENT CONDITION: Vacant.
OPTIONS FOR USE OR MODIFICATION: Sell to private buyer. One-foot perimeter strip
requires proper placement of house. If built upon, LOWA would owe utility company back
availability fees, per Mar 17, 1978, agreement with LOWA. This may not be the case with RSA.

Section 7

Section 7, Lot 5  Maintenance Area
Section 7, Lot 6  Maintenance Area
Section 7, Lot 7  Maintenance Area
Section 7, Lot 8  Maintenance Area
(See Back Gate Section)
PARCEL ID: 012A00007000A0 - Greensprings Park
PARCEL ID: 012A000070116A - Ramsey Beach
PARCEL ID: 012A000070116B - Ramsey Beach
Section 7, Lot 36
PARCEL ID: 012A0000700360
OWNER: LOWA
1440 Lakeview Pkwy.
TOPOGRAPHY: Not buildable due to stream
CURRENT CONDITIONS: Obtained by LOWA December 2015 for sediment and pollution removal of the Main Lake

Section 8
PARCEL ID: 012A000080055A - Cornwallis Beach
Section 9

PARCEL ID: 012A000090084A - Hollyfield Park
PARCEL ID: 012A00009000A0 - Life Estates
PARCEL ID: 012A0000900110 - Life Estates mail box station

Small Marina, Section 9, Lot 277
PARCEL ID: 012A0000902770
OWNER: LOWA
LOCATION and ACCESS: Off Lakeview Pkwy. at small marina. Access from Lakeview Pkwy...
SIZE: 89x200x100x200; 18,962 sq. ft. ft.
TOPOGRAPHY: Flat paved lot adjoins the Small Marina Access area.
CURRENT USE: Parking Lot for Marina and Mail Box station.

Section 9, Lot 278
PARCEL ID: 012A0000902780
OWNER: LOWA
LOCATION and ACCESS: Located on Lakeview Pkwy.; Access from Lakeview Pkwy.
SIZE: 66x200x171x234 ft.
TOPOGRAPHY: Flat paved lot with boat ramp, mail box station, RSA pump station and
parking.
CURRENT USE: Parking lot for marina and mail box station and RSA pump station.

**Section 9, Lot 278A**
PARCEL ID: 012A000090278A
OWNER: LOWA
LOCATION and ACCESS: Located on Lakeview Pkwy.; Access from Lakeview Pkwy. and parking lot.
TOPOGRAPHY: Flat paved lot with boat ramp, mail box station, RSA pump station and parking.

**Section 10**

PARCEL ID: 012A0001000130 – well lot
PARCEL ID: 012A000100157A - Harpers Ferry Mail box station, access area
PARCEL ID: 012A000100263A – Sweetbriar Park
PARCEL ID: 012A000100263B – well lot
Section 11, Lot 1
LARGE MARINA
PARCEL ID: 012A0001100010
OWNER: LOWA
LOCATION and ACCESS: is from Riverdale Lane.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): All that remains of the original Lot 1 is a very thin strip of land along its western border that runs along the east side of Lot 2 from Riverdale Lane south, down to the lake. Also, Lot 1 has a small, irregular shaped parcel of land that is attached to the thin strip of land on its northeast side. A small, white LOWA building that currently houses restrooms and the LOW sailing club sits on the northern edge of what remains of Lot 1. What little remains of lot 1, has no residential value and in reality is just a part of the total marina area. Originally the marina was to have been located at the Clubhouse along the dam but at some point was moved to its present location. There is a moderately steep boat launching ramp, wide enough for two cars with boat trailers to launch at the same time.
TOPOGRAPHY: The Lot slopes toward the lake from Riverdale Lane.
CURRENT USE: The marina has a boat ramp with a dock on both sides and another dock with a marine gasoline pump and utility shed on its lake side, a dry sail storage and wet boat storage mentioned above. A small white building presently houses the Sailing Club, and restrooms.
OPTIONS FOR USE OR MODIFICATION: Include Lot 1 in the large marina’s overall area.

Section 11, Lot 354
PARCEL ID: 012A0001103540
OWNER: LOWA
LOCATION and ACCESS: Located at the corner of Yorktown Blvd. and Seven Pines Drive. Access to the lot is from Yorktown and Seven Pines.
SECTION 11, LOT 399
PARCEL ID: 012A0001103990
OWNER: LOWA
LOCATION and ACCESS: Located on the east side of Riverdale Lane past the marina. Access from Riverdale Lane.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE):
SIZE: 70’x200’x127’x213’. 20,007 sq. ft. ft.
TOPOGRAPHY: Grassy lot sloping down away from the road. LOWA common space on South side of lot is part of the marina.
CURRENT CONDITION: A desirable residential building lot.
CURRENT USE: Vacant, clear lot.
OPTIONS FOR USE OR MODIFICATION: Consider sale as a residential lot; however, current walking train would need to be relocated.

SECTION 11, LOT 410
PARCEL ID: 012A0001104100
OWNER: LOWA
LOCATION and ACCESS: Located on Lakeview Pkwy. West of the RSA sewer pumping station. Access is from Lakeview Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE):
SIZE: 90’x215’x200’x50’. 14,319 sq. ft.
TOPOGRAPHY: Wooded lot on steep slope to the East.
CURRENT CONDITION: Unsuitable for a residential lot because it lies approximately 47 feet below the top of the dam for the LOWA main lake and is within the inundation zone of the dam. Also, it is next to the sewer pumping station.
CURRENT USE: Vacant lot.
OPTIONS FOR USE OR MODIFICATION: This lot could be used for any future expansion of the sewer pumping station or a common area by LOW.

SECTION 11, LOT 411
PARCEL ID: 012A0001104110
OWNER: LOWA
LOCATION and ACCESS: Located on Lakeview Pkwy. and adjoins lot number 412 to the West. The back of the lot boarders on Route 3. Access to the lot is from Lakeview Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Vacant wooded lot.
SIZE: 81’x180’x114’x140’. 14,947 sq. ft.
TOPOGRAPHY: Wooded lot that slopes from West to East.
CURRENT CONDITION: It is an undesirable building lot because of Route 3 setbacks and it
lies within the inundation zone of the dam for the large lake. If ever built upon, LOWA would owe utility company several years back availability fees, per a March 17, 1978 agreement with Utility Co. and LOWA. There is an Emergency Exit from LOW to Route 3 to the East of this lot. CURRENT USE: Vacant lot.
OPTIONS FOR USE OR MODIFICATION: Retain as buffer area or use for any expansion of roads or the emergency exit.

Section 11, Lot 415
PARCEL ID: 012A0001104150
OWNER: LOWA
LOCATION and ACCESS: On Lakeview Pkwy. on the east side of the LOW Boat/RV Storage Lot. Access is from Lakeview Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): The lot is overgrown with a heavy growth of small trees and brush. It is located between the fenced LOW Boat/RV storage lot and residential lot number 414. This residential lot has a house on it.
SIZE: 75’x 248’x 97’x 182’. 15,960 sq. ft. ft.
TOPOGRAPHY: The lot sits below Rd. level and gently slopes down, away from the Rd. to the back of the lot. A little fill dirt would help sale ability of lot.
CURRENT USE: Empty, vacant lot.
OPTIONS FOR USE OR MODIFICATION: Has access to commercial space with access to Route 3 and existing turn lane. Possible location for Third Gate in conjunction with Boat/RV parking lot. Also, expansion of the adjoining LOWA Boat/RV Storage Lot by approximately 23 spaces. Up to 2 spaces would be lost in the existing storage lot by providing access to the new lot. There would be a net gain of 21 storage spaces. The development of this lot will require clearing, some fill, tile for drainage, tar and gravel, security lighting, fencing, and some natural screening between it and Lot number 414. Development costs for this site would be less than for another, more remote, undeveloped sites because of the lot’s location, availability of electricity for security lighting, fencing and a gate associated with the existing storage lot, and its proximity to security patrols originating at the front gate. Lot also could be sold as a residential housing lot if a buyer could be found who would not mind that the lot is next to the LOWA Boat/RV Storage Lot.
Section 12

PARCEL ID: 012A00012000BO – Campground Section A
PARCEL ID: 012A00012000CO – Campground Section B and C plus 9.9 Area
PARCEL ID: 012A0001200190 – Goodwin/Leach
PARCEL ID: 012A000120020A – Goodwin/Leach

9.9 Area

LOCATION & ACCESS: Adjacent to and northwest of the campground area. Access is from Yorktown Blvd. to Seven Pines to 9.9 Rd., through Section C of the Campgrounds.
DESCRIPTION (Purpose/function/current use): Mulch, brush, leaves, and dirt are received and stored here. A grinder mulches brush, leaves and small branches, which can be used by homeowners and Maintenance. Some users dump virtually anything else here. Those items must be removed at the Association’s expense. Maintenance stores road materials, culvert pipe, and rip rap stone here and dumps sediment from lake dredging and manure from the Equestrian Center. The composition of the subsoil is unknown, and borings would be needed to determine any limitations to property development. Together, the Goodwin, Leach, and 9.9 parcels form a contiguous tract of land containing approximately 40 acres.
CURRENT CONDITION: Unsightly, but not readily visible from residences and campgrounds.
OPTIONS FOR USE OR MODIFICATION: Previous Land Use Studies have suggested using 9.9 for consolidating Maintenance.
SIZE: 9.9 acres
TOPOGRAPHY: Variably sloping from east to west and north to south. Good to fair drainage.
Section 13, Lot 25
PARCEL ID: 012A0001300250
OWNER: LOWA (RSA well lot deeded to LOW: Deed Book 605, P.170)
One of 16 lots converted by referendum June 1987 to common property, in
The 2006 Referendum was returned to lot 25, sec 13.
LOCATION and ACCESS: On Chesterfield Ct. and south of Rt. 3 on backside of lot.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): This is a flat wooded lot
SIZE: 52x147x163x206; 16,932 sq. ft.
TOPOGRAPHY: Wooded lot is not very deep and backs up to Route 3.
CURRENT CONDITION: Too small for a lot; needs to be 2,000 sq. ft. ft.
CURRENT USE: None
OPTIONS FOR USE OR MODIFICATION: Make an entrance only off Route 3

SECTION 13, LOT 38
PARCEL ID: 012A0001300380
OWNER: LOWA
LOCATION AND ACCESS: At 417 Westover Pkwy. near the Keaton's Run Dam. Access from
Westover Pkwy.,
DESCRIPTION: Vacant, wooded.
SECTION 13, LOT 39
PARCEL ID: #: 012A0001300390
OWNER: LOWA
LOCATION and ACCESS: Located on Westover Pkwy. near the Keaton’s Run
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Vacant, wooded
SIZE: 77x155x77x149; 11,714 sq. ft.
TOPOGRAPHY: Wooded lot backing up to Route 3 – approximately level with Westover Pkwy.
CURRENT CONDITION:
CURRENT USE: Vacant wooded lot.
OPTIONS FOR USE OR MODIFICATION: Sale. Plant Eland trees as noise barrier from Route 3 to make lot more saleable. A variance of the 100 Ft. setback would be needed.

SECTION 13, LOT 40
PARCEL ID: #: 012A0001300400
OWNER: LOWA
LOCATION AND ACCESS: Located at 421 Westover Pkwy. near the Keaton’s Run Dam. Access from Westover Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Vacant wooded lot.
SIZE: 80x150x80x144; 11,440 sq. ft.
TOPOGRAPHY: Level, shallow wooded lot backing up to Rt. 3
CURRENT CONDITION:
OPTIONS FOR USE OR MODIFICATION: Sale. A variance of the 100 Ft. setback would be needed.

SECTION 13, LOT 41
PARCEL ID: 012A0001300410
OWNER: LOWA
LOCATION AND ACCESS: From 423 Westover Pkwy. near the Keaton’s Run Dam.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Vacant, wooded.
SIZE: 85x144x85x138; 12,002 sq. ft.
TOPOGRAPHY: Level, shallow wooded lot backing up to Rt. 3
CURRENT CONDITION:
OPTIONS FOR USE OR MODIFICATION: Sale. Plant Eland trees for a sound barrier to Route 3. A variance of the 100 Ft. setback would be needed.

SECTION 13, LOT 347
PARCEL ID: MAP #: 012A000130347
OWNER: LOWA
LOCATION and ACCESS: On Eastover Pkwy. across from the boat launch area.
SIZE: 134x200x198x239; 37,573 sq. ft.
TOPOGRAPHY: Wooded lot with Keaton’s Run flowing through the center of the lot. Across the street from boat ramp.
CURRENT CONDITION: This lot is designated for flood control and building a settlement pond.
CURRENT USE: Site for Flat Run forebay construction.

Section 14

PARCEL ID: 012A000140036A SPOTTSWOOD PARK
PARCEL ID: 012A000140036B SPOTTSWOOD PARK

SECTION 14, LOT 054
PARCEL ID: 012A0001400540
OWNER: LOWA
LOCATION and ACCESS: On the corner of Lakeview Pkwy. and Lake of the Woods Pkwy. Access from Lakeview Pkwy. or Lake of the Woods Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE):
SIZE: 126x184x65x188; 20,976 sq. ft.
TOPOGRAPHY: Wooded lot which slopes from the high point to the Rd. level.
CURRENT USE: Buffer area and contains a portion of the Walking Trail.
OPTIONS FOR USE OR MODIFICATION: Hold for future use.

SECTION 14, LOT 055
PARCEL ID: 012A0001400550
OWNER: LOWA
LOCATION AND ACCESS: 4625 Lakeview Pkwy.
DESCRIPTION (PURPOSE/FUNCTION/CURRENT USE): Common area; parking for security, materials vehicles.
NOTE: LOWA no longer has any connection with Sections 15 and 17, the commercial lots between the community and Rt. 3.
### Maintenance List of Lots by Section

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*Updated 8/7/2016*
LOW has limited access to these four parcels, creating a landlocked environment and restricting development. Access is currently from 9.9 to the southeast and Peppy's Lane to the north. Size of combined properties is 40.735 acres. Governance has had many discussions over the years about possible uses, including consolidating Maintenance, moving the Equestrian Center and residential development. In 2006, the estimated cost of consolidating Maintenance at 9.9 was over four million dollars. In 2014, the estimated cost of moving the Equestrian Center to Goodwin Leach properties was initially three million dollars and later reduced to 1.5 million. They remain options for use or modification.

**Goodwin Property**
LOCATION & ACCESS: Lies adjacent to and north of 9.9; adjacent to and east of the South Leach Property and adjacent to and west of A&K Corp. properties. The property can be accessed from Rt. 601 via Peppy’s Ln. and the North Leach Property. There is no road from Peppy’s Ln. across North Leach to the Goodwin property. Access is not possible from Burnt Mills Rd. which runs from Rt. 3 to the north border of the North Leach Property because it is a private driveway.
DESCRIPTION (Purpose/Function/Current Use): Essentially a vacant tract with a utility easement running along the property’s southern boundary. The easement is occupied by REC power lines, which constrain residential development in the surrounding area. The property
was obtained by LOWA via a quit claim deed from Goodwin in 2001. Together, the Goodwin, Leach, and 9.9 parcels form a contiguous tract of 40.735 acres. CURRENT CONDITION: Vacant; thick stand of pine and mixed oak. OPTIONS FOR USE OR MODIFICATION:
  ● Build an access road from 9.9 to Peppy’s Lane so the property could be used/developed.
  ● Sell.
Size: 12.73 acres. TOPOGRAPHY: Gentle slope from northwest to southeast. TAX ID: 01200000000020A

North Leach Property
LOCATION & ACCESS: Adjacent to and north of the South Leach Property and northwest of the Goodwin Property. The property can be accessed from Rt. 601 via Peppy’s Ln. Access is not possible from Burnt Mills Rd. which runs from Rt. 3 to the north border of the North Leach Property because it is a private driveway.
DESCRIPTION (Purpose/Function/Current Use): Vacant. Together, the Goodwin, Leach, and 9.9 parcels form a contiguous tract of land containing approximately 40 acres. CURRENT CONDITION: Vacant; thick stand of pine and mixed oak. OPTIONS FOR USE OR MODIFICATION:
  ● Since LOWA acquired the property, many discussions have been held by governance regarding possible uses, including the consolidation of Maintenance.
  ● Build an access road from 9.9 to Peppy’s Lane so the property could be used/developed.
  ● Sell.
SIZE: 10.075 acres. TOPOGRAPHY: Slopes down from the northwest and southeast to form a shallow valley. TAX ID: 120000000000240

South Leach Property
LOCATION & ACCESS: Adjacent to and south of the North Leach Property. South Leach is adjacent to the Goodwin Property and 9.9 to the east. Access is through Campground C, via the 9.9 road, and from Rt. 601 via Peppy’s Ln. and the North Leach Property. There is no road from Peppy’s Ln. across North Leach to the South Leach property.
DESCRIPTION (Purpose/Function/Current Use): Vacant. A cleared cemetery sits on the middle east side and is accessible via the 9.9 road. There is a cemetery on the east side, near the middle of the property. Together, the Goodwin, Leach, and 9.9 parcels form a contiguous tract of land of 40.735 acres. CURRENT CONDITION: Vacant; thick stand of pine and mixed oak. OPTIONS FOR USE OR MODIFICATION:
  ● Since LOWA acquired the property, many discussions have been held by governance regarding possible uses, including the consolidation of Maintenance.
  ● Build an access road from 9.9 to Peppy’s Lane so the property could be used/developed.
  ● Sell.
SIZE: 8.03 acres.
TOPOGRAPHY: Slopes northwest to southwest.
TAX ID: 120000000000210
## LOW Mail Stations

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**Mail Station 1 (Spotswood)**
LOCATION: Section 14 off Lakeview Pkwy. between Musket Ln. and Spotswood Rd.
DESCRIPTION: 429 boxes. Spotswood Park and a rest room lie north of the station.
CURRENT CONDITION: Good.
SIZE: Approximately 90 x 200 ft. (18,000 sq. ft.), including the surrounding paved area/parking spaces.
TOPOGRAPHY: The lot slopes up from Lakeview Pkwy.

**Mail Station 2 (Edgehill)**
LOCATION AND ACCESS: Section 1 off Edgehill Dr., south of Greenspring Rd.
DESCRIPTION: 156 boxes. Adjacent to a lake access area.
CURRENT CONDITION: Good. There is minimal turn-around space on the paved area.
SIZE: Approximately 165 x 60 ft. (9,900 sq. ft.), including the surrounding paved area.
TOPOGRAPHY: Slightly irregular shape. The lot slopes gently from north to south.

**Mail Station 3 (Mount Pleasant)**
OWNER: RSA
LOCATION AND ACCESS: Section 1 on Mt. Pleasant Dr. between Fairway Dr. and Meadowview Ln., adjacent to the 16th fairway.
DESCRIPTION: 325 boxes.
CURRENT CONDITION: Good.
SIZE: Wedge-shaped, approximately 5,000 sq. ft., including the surrounding paved area.
TOPOGRAPHY: Gently sloping up from Mt. Pleasant Dr.

Mail Station 4 (Fairway)
LOCATION AND ACCESS: Section 2 on Fairway Drive, adjacent to the golf course parking lot and the Maintenance Area.
DESCRIPTION: 494 boxes.
CURRENT CONDITION: Good.
SIZE: Irregular shape. Approximately 60 x 170 ft. or 10,000 sq. ft., 7,000 of which are paved.
TOPOGRAPHY: Slopes down gently towards Fairway Dr.

Mail Station 5 (Tallwood)
LOCATION AND ACCESS: Section 2 on Tallwood Trail, between Birdie Rd. and Eastover Pkwy.
DESCRIPTION: A golf cart path runs through the station between the 13th and 14th holes. 182 boxes.
CURRENT CONDITION: Good.
SIZE: Irregular shape; approximately 90 x 160 ft. or 14,400 sq. ft., 6,000 of which are paved.
TOPOGRAPHY: Flat.

Mail Station 6 (Sussex)
OWNER: RSA
LOCATION AND ACCESS: Section 4 on Lakeview Pkwy. between Sussex Rd. and Exodus Ln.
DESCRIPTION: 629 boxes.
CURRENT CONDITION: Good.
SIZE: Approximately 80 x 285 ft. or 22,800 sq. ft., 12,000 of which are paved.
TOPOGRAPHY: Moderately sloping towards Lakeview Pkwy.

Mail Station 7 (Flat Run)
LOCATION AND ACCESS: Section 6 on Lakeview Pkwy. between Cavern Ct. and the back gate.
DESCRIPTION: 403 boxes.
CURRENT CONDITION: Good.
SIZE: Approximately 100 x 145 ft. or 14,500 sq. ft. of which 8,500 are paved.
TOPOGRAPHY: Flat.

Mail Station 8 (Life Estates)
LOCATION AND ACCESS: Section 9 on Lakeview Pkwy. near Fairfax Ln.
DESCRIPTION: Provides access to the adjacent Life Estates property. If the property is ever developed, the mail box station may have to be moved. 429 boxes.
CURRENT CONDITION: Good.
SIZE: Approximately 75 x 150 ft. or 11,200 sq. ft., 7,000 of which are paved.
TOPOGRAPHY: Gently sloping up from Lakeview Pkwy.
Mail Station 9 (Small Marina)
LOCATION AND ACCESS: Section 9 on Lakeview Pkwy. adjacent to the Small Marina, near Fairfax Ln.
DESCRIPTION: 474 boxes. A drainage easement runs to the lake under the paved area of the station.
CURRENT CONDITION: Good.
SIZE: Approximately 180 x 210 ft. or 37,800 sq. ft., 30,000 of which are paved.
TOPOGRAPHY: Flat.

Mail Station 10 (Harpers Ferry)
LOCATION AND ACCESS: Section 10 on Lakeview Pkwy. between Hillside Dr. and Harpers Ferry Dr.
DESCRIPTION: 325 boxes. Adjacent to a lake access area. Very narrow for parking and turning.
CURRENT CONDITION: Good.
SIZE: Approximately 70 x 140 ft. or 9,800 sq. ft., 8,000 of which are paved.
TOPOGRAPHY: Generally flat; slight slope towards the lake.

Mail Station 11 (Boat Storage)
LOCATION AND ACCESS: Section 11 on Lakeview Pkwy., on the west side of the Boat/RV Storage Area.
DESCRIPTION: Provides access to the REC substation on its northwest side. 441 boxes.
CURRENT CONDITION: Good.
SIZE: Irregular shape; approximately 12,000 sq. ft., 11,000 of which are paved.
TOPOGRAPHY: Gently sloping down from Lakeview Pkwy.

Mail Station 12 (Section 16)
LOCATION AND ACCESS: Section 16 on Rapidan Rd. off Rt. 3, in front of Lot 2.
DESCRIPTION: 16 boxes. All are smaller than those in the other stations.
CURRENT CONDITION: Good.
TOPOGRAPHY: The shoulder adjacent to the station is smooth and level.

RSA Well Lots (from 2011 Land Use Study)

<table>
<thead>
<tr>
<th>SEC/ WELL #</th>
<th>LOT #</th>
<th>OWNER</th>
<th>CONDITION</th>
<th>DEED BOOK</th>
<th>PAGE</th>
<th>LOCATION</th>
<th>TAX ID.</th>
<th>SQ FT</th>
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<td>RSA</td>
<td>G</td>
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<td>107</td>
<td>RSA</td>
<td>G</td>
<td>401</td>
<td>734</td>
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</table>

| Section 3 | well 1  | 8A   | RSA  | GC | 401 | 743 | 2 fairway | 012A00003008A |
| well 2   | 56A     | RSA  | GC  | 401 | 750 | by lot 56 | 012A00003056A |
| well 3   | 25A     | RSA  | GC  | 401 | 734 | 3 green   | 012A00002025A |

| Section 4 | well 1  | 107A | RSA  | G   | 401 | 750 | Madison Circle | 012A00003008A |
| well 16  | 16      | RSA  | G   | 329 | 536 | Mail box station | 012A000040016 |
|          |         |      |     |     |     |               |              |

| Section 5 | well 3   | 206A | RSA  | 1/2 PR | 401 | 743 | back 1/2 of 206 | 012A000050206A |
| well 2   | 141A    | RSA  | 1/2 PR | 401 | 743 |               | 012A000052141A |
| well 1   | 32A     | RSA  | G   | 245 | 265 |               | 012A000050032A |

| Section 6 | well 1  | 17   | RAS  | IR  | 401 | 730 | Interior       | 14925 |
| well 2   | 26A     | RSA  | G   | 329 | 580 | 601 exterior | 012A000060026A |
| well 3   | 336     | RSA  | G   | 251 | 510 |               | 012A006A0336A |

| Section 7 | well 1  | 261A | RSA  | 1/2 PR | 401 | 744 | lot261        | 13030 |
| well 2   | 338A    | RSA  | P   | 401 | 726 | Green Spring Park | 10000 |
| well 3   | 338c    | RSA  | P   | 401 | 732 | Green Spring Park | 10187 |
| well 4   | 215     | RSA  | GC  | 401 | 732 | 17 fairway    |      |
|          | 321     | RSA  | G   | 401 | 732 |               |      |

| Section 8 | well 1   | 162A | RSA  | 1/2 PR | 401 | 745 | Interior       | 31606 |
| well 2   | 182A    | RSA  | G   | 401 | 745 | Interior       | 31606 |

<p>| Section 9 | well 1   | 80A  | LOW  | P   | 329 | 585 | Hollyfield Park | 012A0000901080A |
| well 2   | 36A     | RSA  | G   | 401 | 734 | Interior       | 012A000090036A |</p>
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<td>Farris</td>
</tr>
</tbody>
</table>

**Condition Codes**

G = good  
PR = poor  
P = Park  
GC = Golf Course
ROADS, ENTRANCES, AND LARGE PARKING LOTS

Roads

LOWA maintains 41 miles of paved roads. Nine miles are asphalt (Lakeview Pkwy., Yorktown Blvd., and Riverdale Ln.) and are repaved as needed. The other 32 miles are covered with tar and chip, which is reapplied every five years. All surfaces are repaired as needed and restriped every other year.

Entrances

LOW has two vehicle entrance and exit areas or “gates”. The BoD is considering construction of a third gate.

Front Entrance

LOCATION & ACCESS:
This entrance is located across from 4627 Lakeview Parkway and connects that road with Virginia Rt. 3 and Goodwin Dr. across Rt. 3.

DESCRIPTION (Purpose/function/current use):
The Front Entrance is a paved, three-lane operation. Two parallel entrance lanes run to the northwest side of a security building. The exit lane runs from the southeast side of the building. The right entrance lane is for vehicles, primarily owned by members and tenants, with LOWA barcodes. The barcode reader causes a gate across the lane to rise, allowing a vehicle to pass and proceed into the community. The left entrance lane is for vehicles, primarily operated by guests and service providers that lack barcodes. Vehicles in this lane are allowed to pass after a security guard has granted admittance. The security building is a multi-purpose operations center for LOWA’s security personnel.

KEY DEVELOPMENTS SINCE LAST LUS:

- Construction of new decorative fencing and new landscaping by mid-2012.

CURRENT CONDITION: Very good. The BoD is considering construction of a third entrance to help relieve peak hour vehicle back-ups in the entrance lanes and out onto Rt. 3.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: If the BoD delays or abandons construction of a third entrance, allocate money in the Five-Year Plan to other capital projects.
TOPOGRAPHY: All three lanes slope gently from Rt. 3 to Lakeview Pkwy.

Back Entrance

LOCATION & ACCESS:
This entrance is located at 1810 Lakeview Parkway and connects that road with County Rt. 610.

DESCRIPTION (Purpose/function/current use):
The Back Entrance is a paved, two-lane operation with no security guard. The entrance lane only can be used by vehicles, primarily owned by members and tenants, with LOWA barcodes. The barcode reader causes a gate across the lane to rise, allowing a vehicle to pass and proceed into the community. The exit lane also has a barcode-activated gate. An Entry Guard system for the entrance lane was installed by early 2012 and was replaced in mid-2015. A 3-second arm system was installed in the entrance lane in mid-2016.

CURRENT CONDITION: Excellent.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2016: Replace automatic gate system.

OPTIONS FOR USE OR MODIFICATION: None.

TOPOGRAPHY: Flat.

Large Parking Lots

LOWA maintains three large, paved parking lots, each of which is located with a large community facility.

OPTIONS FOR USE OR MODIFICATION: Repair potholes/worn areas in all three lots.

Clubhouse

This lot lies on two, tiered levels below the Clubhouse and also serves the Fitness Center, the Clubhouse Swimming Pool, Clubhouse Beach, and Sailboat Beach. The upper level has 119 spaces, and the lower level 220. Curbed planting areas were built between the lower lot and Lakeview Pkwy. and trees were planted in them by late 2014.

Community Center

This lot also serves the Sweetbriar Swimming Pool, Sweetbriar Park, and the soccer fields adjacent to the Community Center. It has 127 spaces, which, during peak activity periods, can be an insufficient number.
**Woods Center**
This lot also serves the Maintenance Dept. and provides spaces for a small number of Orange County Public Schools buses. It has 106 spaces.

**GERMANNA-WILDERNESS AREA PLAN**

Every five years, each county in the Commonwealth of Virginia updates a Comprehensive Plan for growth and development. The Orange County 2013 Comprehensive Plan included a plan for growth along Rt. 3 and Rt. 20 near LOWA called the Germanna-Wilderness Area Plan (GWAP). Its goal is to attract good businesses and other entities to the area instead of letting development happen haphazardly, resulting in unsightly sprawl. The GWAP considers growth for the next 50 years.

Once construction making Rt. 3 four lanes between Culpeper and LOW is complete, the highway will become a major east/west thoroughfare between US Rt. 29 and Interstate 95. Growth along Rt. 3 in the vicinity of LOW likely is inevitable. Orange County intends to manage this growth so that area residents, including in LOW, are not negatively affected. The Orange County Economic Development Authority and Board of Supervisors have established four primary goals regarding growth:

- Develop an infrastructure that attracts high quality businesses, including medical and technological.
- Use Orange County’s historical and cultural assets to attract tourists.
- Develop zoning ordinances that support Orange County’s economic development.
- Create incentives that will attract high quality businesses.

The tasks outlined by the County for fiscal year 2016 are;

**Task 1. Infrastructure:**
Create a Master Utility Plan to analyze demand projects based on proposed land uses and water supply options. Focus is on water, wastewater, demand projections and water supply options.

**Task 2. Historic and Cultural Assets:**
Develop a historic, cultural assets and opportunities plan by creating an inventory and assessment of all known historic and cultural assets in the Germanna-Wilderness area. The goal is to develop an implementation plan for assets of high significance and use them to attract tourists.

**Task 3. Planning & Zoning and Land Use:**
The initial phase of this task is to propose amendments to the Orange County Zoning Ordinance to include design standards and overlay districts for the Germanna-Wilderness Area.
Task 4. Economic Development:
This task includes developing market strategies and incentives for the Germanna-Wilderness Area. Two tasks for 2016: 1) Research and review incentive policies and tools; 2) Research and review marketing strategies aligned with Germanna-Wilderness Area demographics and workforce.

Appendix: Letter from the President of the LOWA BoD to Orange County dated December 24, 2014, regarding LOWA’s position on growth and the GWAP.
LOWA Board of Director Goals

LOWA BOARD OF DIRECTORS GOALS FOR SEPTEMBER 2013 - AUGUST 2014

2. Evaluate Tenant Fees.
3. Evaluate Assessment Subsidy: Direct the Finance Committee to conduct an evaluation to assist Board and Management in becoming informed through industry comparisons of current levels of subsidies for similar amenities, with regards to comparable levels of service, and present their conclusions and recommendations to the Board by March 15, 2014.
4. Identify buildable lots among LOWA-owned properties that are not needed for Association purposes and can be sold to create new private home lots.
5. Conduct Lakeview Parkway Walkway Feasibility Study: Conduct a study to determine the feasibility of building walkways over drainage ditches along Lakeview Parkway (Spotswood Park to Fairways Drive).
6. Decide the final disposition of the Roundhouse on Lakeview Parkway near the Clubhouse.
7. Adopt Rental Property Limitation Policy: Amend Governing Documents to limit rentals to a percentage (10% to 15%) that helps maintain property values.
8. Evaluate the current Capital Reserve Policy.
10. Hire an engineer to develop short-term and long-term plans for the Front Entrance to relieve congestion.
11. Plant trees along Lakeview Parkway at the Lower Level Clubhouse Parking Lot to soften the look of the lot and beautify the streetscape.
12. Establish a tablet and smart phone training course to increase member technology savvy and to aid with easy access to LOWA website and social media offerings.
13. Develop a site plan for the proposed new Equestrian Center on the Goodwin-Leach Properties, and decide by July 2014, if the plan will go forward.
Lake of the Woods

Lake of the Woods Association, Inc.
Board of Director Goals
2015-2016 Board Term

1. Lakes Management Implementation Plan: Design and construct the next phase of the LMIP to improve Lakes health. Namely, design the 14th Fairway Project and construct two miles of Ditch Restoration, Keatons Run Forebay Project, and Flat Run Forebay Project.

2. Front Gate: Budget and Implement Front Gate Congestion Relief Project(s).

3. Pool/Fitness Center/Outdoor Recreation Complex: Complete conceptual design with structural analysis of existing building as a first step.

4. Soccer: Resolve and consider budgets toward resolving Sweetbriar Soccer Field maintenance and use issues.

5. Golf Amenity Use: Increase Golf and Fareways income streams.

6. Walking Trails: Add one walking trail. (Location to be determined).

7. Member Participation in LOWA Decision Making: Investigate new ways to communicate with members using Social Media.

8. Electronic Voting: Investigate electronic voting for Board elections and referendums with a goal of implementing in two years.

Adopted: October 3, 2015
## LOWA 2016-2020 Five-Year Capital Plan – Planning Committee Summary

<table>
<thead>
<tr>
<th>New Asset and Improvement Project Summary 2016-2020</th>
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<tr>
<td><strong>PROJECT DESCRIPTION</strong></td>
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<td><strong>CLUBHOUSE</strong></td>
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<td>Point of Sale System</td>
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<td>Deck Awning Enclosures</td>
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<td>Patio Heaters</td>
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<tr>
<td>Building Generator</td>
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<td>Audio-Visual System</td>
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<td><strong>COMMUNITY ACTIVITIES</strong></td>
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<td>Pool/Fitness Center Building</td>
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<td>Clubhouse Pool Modernization</td>
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<td><strong>TOTAL MAINTENANCE</strong></td>
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<td>Third Gate Construction - PH1 (Barcode Only)</td>
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<tr>
<td>Third Gate Construction - PH2 (Manned)</td>
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<td><strong>TOTAL ROADS</strong></td>
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December 24, 2014

The Honorable S. Teel Goodwin, Chairman
Orange County Board of Supervisors
P.O. Box 111
Orange, VA 22960

Dear Chairman Goodwin,

On behalf of the Board of Directors and the 4,257 lot owners of Lake of the Woods Association, Inc. I am pleased to send you our preliminary comments on the Germanna-Wilderness Area Plan. We appreciate Orange County’s leadership and foresight in developing the Plan towards sustainable economic growth in Eastern Orange County.

1. We support the Route 3 Corridor District and design guidelines aimed at retaining the character and identity of Orange County and at preventing generic sprawl.
2. We support County incentives including infrastructure development towards developing centers of commerce in Subareas 1 and 4.
3. We support the protection and buffering of riparian lands along the Rapidan River to protect the waterway and the viewshed from development to preserve the quiet enjoyment of Orange County citizens.
4. We support the Water Supply Plan with the new reservoir and new water treatment facilities to ensure adequate water in the Germanna-Wilderness Area.

With respect to the subareas, we provide the following comments:

Subarea 5: Lake of the Woods

It would be easy to underestimate the potential of LOWA and the existing commercial development along Route 3. We urge the County to fully appreciate the development opportunities of Subarea 5. The plan simply says “plan for the build out of the platted Lake of the Woods’ sections”. While we indeed believe we will gradually reach a buildout level, the potential for the gradual replacement of the housing stock from older to newer single family homes and from weekend getaway places to full time residences is there, and happening now.

LOWA will also provide homes for those working in the commerce centers of the other subareas.
LOWA has two lakes that define the character of the neighborhood that must be sustained. Finally, LOWA has historic resources, including the Spotswood Cemetery, which merit protection in the Historical, Cultural Assets, and Opportunities Plan.

1. We strongly support a Route 1 Corridor District through and along our subarea. The District must have strong design guidelines to include durable building materials and combined entrances. It must have buffer and setback requirements to protect trees, limit outdoor storage and lighting, and have sign standards to prohibit temporary and offsite signs. It must protect the residential homes from unwanted noise and light pollution. These guidelines and standards must also apply to existing developments to cover improvements and modifications or replacement uses.
2. We support the Historical, Cultural Assets, and Opportunities Plan.
3. We support improved telecommunications offerings for the neighborhood, and note our Section 16 neighborhood on Rapidan Road is underserved and does not have cable TV.
4. We support the improvement and straightening of Route 601, but insist we be protected and buffered.
5. We support aesthetically pleasing sound barriers constructed on the VDOT right of way along sections of LOWA on Route 3 where the residences are near and most exposed to the sound and light of future development, particularly LOWA Section 13.

Subarea 1: Spotswood

1. We support workforce development partnerships between medical services and Germanna Community College.
2. We support protecting riparian lands from development impacts.
3. We suggest the open space/recreational area language be strengthened to say more than a “reasonable” percentage of gross land be dedicated. We suggest setting a minimum percentage or a range of percentages.

Subarea 3: Germanna

1. We support preservation and interpretation of the Germanna Colony for historic tourism.

Subarea 4: Wilderness Run

1. We support expanded retail goods and services as well as professional services, including medical, to serve the residents of LOWA and others.
2. We support the inclusion of a hotel and event center as compatible with our Clubhouse and other amenities as well as the individual needs of the residents.
3. We support the “town center” concept for this subarea.
4. We support the Job Creation and Business Investment Zone. We believe Orange County must act in the near term to find or arrange for the funding of infrastructure and utility improvements, if this subarea is to be a reality.

5. We strongly support a Route 3 Corridor District through this subsection to require existing development to improve its standards when changes are made, and not just apply to new development.

6. We support development density controls.

7. We strongly support tree buffering to protect LOWA from unwanted light and noise.

Subarea 6: Flat Run

1. We support a Route 20 Highway Corridor District as well as a Flat Run (Route 601) Corridor District. Future road configurations must buffer the existing homes in LOWA from noise, light, and stormwater runoff.

2. We support the improvement, straightening and realignment of Flat Run (Route 601) at a buffering distance from both LOWA homes and the wetland areas at Flat Run.

3. We support development guidelines aimed at protecting Flat Run and LOWA’s Main Lake from sedimentation and pollutants.

Subarea 8: Battlefield

1. We must insist that any realignment of Route 20 which would be closer to LOWA include an aesthetically pleasing sound wall to buffer existing homes in LOWA from noise and light pollution.

We thank the Board, the County Administrator, and the Route 3 Steering Committee for your leadership and proactive planning. We look forward to participating in discussions in 2015 towards an adopted plan.

Sincerely,

[Signature]

J. Michael Rugless
LOWA Board President

CC: Orange County Board of Supervisors
Orange County Administrator
LOWA Board of Directors
Orange County Demographics from 2010 Census

<table>
<thead>
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<th>2010 population</th>
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<tbody>
<tr>
<td>Virginia</td>
<td>8,001,624</td>
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<tr>
<td>LOW</td>
<td>7,177</td>
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<tr>
<td>Under 5 years</td>
<td>5.5%</td>
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<tr>
<td>Under 18 years</td>
<td>19.7%</td>
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<tr>
<td>65 &amp; older</td>
<td>29.72%</td>
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<tr>
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<td>3,631</td>
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<tr>
<td>Land area in square miles</td>
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<table>
<thead>
<tr>
<th>2009-2013 LOW</th>
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<tbody>
<tr>
<td>Living in same house 1 year or more</td>
<td>90.5%</td>
</tr>
<tr>
<td>High school grad or higher (% &gt; 25)</td>
<td>95.7%</td>
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<tr>
<td>Bachelor’s degree or higher *</td>
<td>13.5%</td>
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<tr>
<td>Mean travel time to work (minutes)</td>
<td>46.6</td>
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<tr>
<td>Home ownership rate</td>
<td>88.2%</td>
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<tr>
<td>Median value of owner-occupied units</td>
<td>$267,900</td>
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<tr>
<td>Medium household income</td>
<td>$73,043</td>
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<tr>
<td>Persons below poverty level</td>
<td>9.8%</td>
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The Williamsburg Environmental Group (WEG) Report Key Findings and LOWA Lake Management Implementation Plan (LMIP) Actions

Main Lake

WEG-Identified Issues:

- the potential for an increase of algal activity with increasing nutrient loads, especially phosphorus.
- a temperature-oxygen squeeze effect, reducing potential summer habitat for
temperature sensitive species.

● being near the tipping point regarding nutrient control. The Main Lake tends more toward nitrogen-limited conditions.

● Flat Run’s (the lake’s primary water source) having no mechanisms for the control of sediment entering the lake from it.

● erosive roadside ditches throughout the community contributing sediment to the lake.

● a poor amount of submerged aquatic vegetation, lack of dense cover, and small amounts of phytoplankton and zooplankton.

● a low biomass of fish. The number of young and adult bluegill and young redear sunfish is poor, the overall fish cover is poor, and there is an overpopulation of intermediate-size largemouth bass. The forage base is insufficient for the current bass population.

LMIP Actions (Via Repair and Replacement Reserve Funding):

2012-45: Roadside ditch reconstruction
2015: Flat Run forebay construction
2017-18: Culp’s Cove stream restoration

Keaton’s Run Lake

WEG-Identified Issues:

● the potential for an increase of algal activity with increasing nutrient loads, especially phosphorus.

● a temperature-oxygen squeeze effect, reducing potential summer habitat for temperature sensitive species.

● being near the tipping point regarding nutrient control. Keaton’s Lake tends more towards phosphorus-limited conditions.

● erosive roadside ditches throughout the community contributing sediment to the lakes.

● lack of appropriate aquatic plant life that would provide both forage and cover for the fish population would absorb a portion of the available nutrients.

● a low biomass of fish. The number of young and adult bluegill and young redear sunfish is poor, the overall fish cover is poor, and there is an overpopulation of intermediate-size largemouth bass. The forage base is insufficient for the current bass population.

LMIP Actions (Via Repair and Replacement Reserve Funding):

2012-45: Roadside ditch reconstruction
2015: 13th Fairway Stream Restoration Project
2016: Eastover Park Water Quality Retrofit [originally scheduled for 2015; construction scheduled to begin in late 2016]
14th Hole pond forebay, shoreline, and culvert w/bridge construction and stream
Beach Details

Clubhouse
LOCATION & ACCESS: Lake of the Woods Parkway immediately southeast of Clubhouse.

DESCRIPTION (Purpose/function/current use):
This is LOWA's largest and most heavily used beach. Parking essentially is unlimited, given the nearby Clubhouse lots. Beach users have access to picnic tables and grills on Clubhouse and Teen Points and to the swimming pool/fitness center restrooms. A small toddler playground is adjacent to the beach.


KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: None.

TOPOGRAPHY: Gently sloping to the water’s edge.

Cornwallis
LOCATION & ACCESS: 210 Cornwallis Ave.

DESCRIPTION (Purpose/function/current use):
This beach has three covered picnic tables, a grill, a portable toilet, and a gravel parking lot for up to 20 vehicles.

CURRENT CONDITION: Excellent.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: Repair/replace portable toilet enclosure.

SIZE: 24,566 sq. ft.

TOPOGRAPHY: Gently sloped from the road to the water’s edge.

Cumberland (Keaton’s Run Lake)
LOCATION & ACCESS: 124 Cumberland Cr.

DESCRIPTION (Purpose/function/current use):
The beach has a picnic table, a portable toilet, and a gravel parking lot for up to six vehicles. A small floating dock has been removed since the last LUS.

CURRENT CONDITION: Excellent.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: None.

SIZE: 12,900 sq. ft.

TOPOGRAPHY: Moderately sloped from the road to the water's edge.

**Edgemont**

LOCATION & ACCESS: 142 Edgemont Cr.

DESCRIPTION (Purpose/function/current use):
LOWA's smallest beach, located at the end of a cove, has two picnic tables plus a cover that can accommodate both tables, and a gravel parking lot for up to six vehicles. It has no toilet facilities.

CURRENT CONDITION: Excellent.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: Install toilet facilities.

SIZE: 12,000 sq. ft.

TOPOGRAPHY: Gentle slope down from the parking lot.

**Harper's Ferry**

LOCATION & ACCESS: 208 Harper's Ferry Dr.

DESCRIPTION (Purpose/function/current use):
The beach is reached by 14 steps or a grassy slope down from the parking area. The parking area and beach are separated by a steeply sloped, rock-covered bank. The beach has two picnic tables plus a cover that can accommodate both tables, a portable toilet, and an asphalt parking area for 12 vehicles.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2018: bulkhead replacement.

OPTIONS FOR USE OR MODIFICATION: None.

SIZE: 15,000 sq. ft.

TOPOGRAPHY: Tri-level. The sand slopes very gently to the water’s edge.

**Mt. Pleasant**
LOCATION & ACCESS: 306 Mt. Pleasant Dr.

DESCRIPTION (Purpose/function/current use):
This beach has three covered picnic tables and a gravel parking area for up to 10 vehicles. The beach has no toilet facilities, but users are welcome to use the bathrooms at the nearby Rucker residence.


KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2016: bulkhead replacement [$9130]. (BoD approved contract in mid-2016.)

OPTIONS FOR USE OR MODIFICATION: Install toilet facilities.

SIZE: 15,475 sq. ft.

TOPOGRAPHY: Gently sloped from the parking area to the water’s edge.

**Pleasant Grove**
LOCATION & ACCESS: 113 Pleasant Grove Rd.

DESCRIPTION (Purpose/function/current use):
The beach has two covered picnic tables and a parking area for up to eight vehicles. The beach has no toilet facilities.
CURRENT CONDITION: Excellent.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: Install toilet facilities.

SIZE: 14,890 sq. ft.
TOPOGRAPHY: Gently sloped down from the parking area to the water’s edge.

**Ramsay**
LOCATION & ACCESS: 108 Ramsey Rd.

DESCRIPTION (Purpose/function/current use): This beach has much more green space than sand. It has 7 picnic tables (one covered), four grills, two benches, a portable toilet, and a parking area for 13 vehicles. A small, historic cemetery lies within the beach area, which perhaps should come as no surprise as Ramsay road “dead-ends” at the beach.
CURRENT CONDITION: Very good. Benches need to be repainted.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: Repaint benches.

SIZE: 22,675 sq. ft.

TOPOGRAPHY: Gently sloped to bulkhead that lines entire area at water’s edge.

**Sailboat**
LOCATION & ACCESS: Lake of the Woods Parkway immediately southeast of Clubhouse Beach.

DESCRIPTION (Purpose/function/current use): This beach primarily is a launch site for small, non-engine watercraft. Five storage racks for such watercraft are located along the back of the beach’s green space along with a small utility/storage building. During the summer, the beach is used for youth sailing lessons. A gazebo sits in the green space. Parking essentially is unlimited, given the nearby Clubhouse lots. Beach users have access to picnic tables and grills on Clubhouse and Teen Points and to the swimming pool/fitness center restrooms.

A small, two-segment, floating T-dock provides watercraft tie-up and a fishing platform. The segment adjacent to the bulkhead is 20 ft. long and extends outward 10 ft. The perpendicular segment is 20 ft. long and six ft. wide, giving the dock a total projection into the lake of 30 ft.


KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital):
2018: bulkhead replacement.
OPTIONS FOR USE OR MODIFICATION: None.

SIZE: Not measured.

TOPOGRAPHY: Moderately sloped down from the paved pathway. The beach area itself generally is flat.

**Skyline**
LOCATION & ACCESS: 203 Skyline Rd.

DESCRIPTION (Purpose/function/current use):
This beach has two covered picnic tables, a bench, and a gravel parking area for up to 12 vehicles. The beach has no toilet facilities.
CURRENT CONDITION: Excellent.

KEY 2016-2020 PLANNED REPAIR AND REPLACEMENT RESERVE EXPENDITURES (Capital): None.

OPTIONS FOR USE OR MODIFICATION: Install toilet facilities.

SIZE: 14,475 sq. ft.

TOPOGRAPHY: Gently sloped from the road to the water’s edge.
**Grounds Priority Landscape Areas**

Subject to change, depending on the season.

**A Areas:**
- Highest maintenance intensity area which would include mowing as much as twice weekly
- Blowing of rocks and debris would occur at each service
- Edging every other service
- Healthy turf that is weed, insect and disease free
- Regular plant pruning
- Seasonal color
- Leaf removal / mulching priority

Main Gate
Clubhouse
Holcomb Building
Sports Turf @ Sweetbriar & Hollyfield Parks
Back Gate
Woods Center
Spotswood Park

**B Areas:**
- Mowing once weekly
- Leaf removal / mulching
- Edging monthly / chemically
- Healthy turf w/ Pre-M however no post-emergent program

Dam
Shoosmith / Ferris House / Construction Entrance
Main Marina
All Beaches
Non-Sports Turf at Sweetbriar & Hollyfield Parks
Small Marina
Back Gate Mail Station & Lake Access
Keaton Run Park

**C Areas:**
- Mowing once weekly
- Likely have minimal or no turf and landscape
- Brush to be kept away from edges
- Weeds out of cracks
- Rocks & debris cleaned monthly
- Leaf removal / mulching

All Mail Stations
Life Estates
All Lake Access (Not previously identified)
Stables