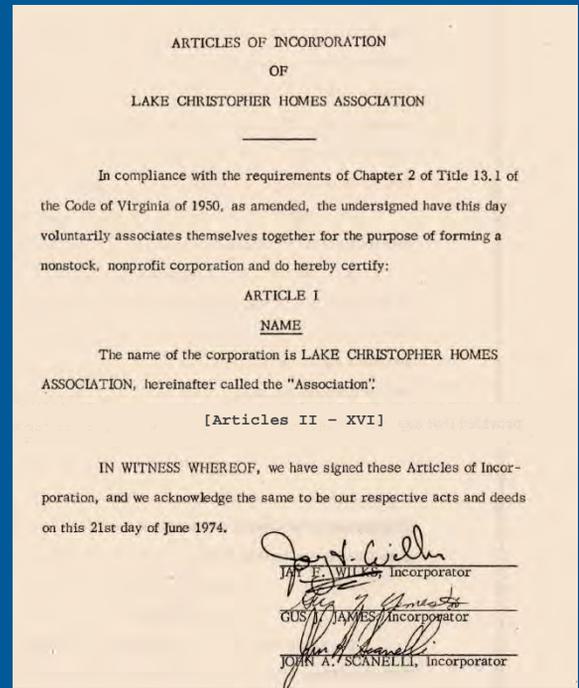
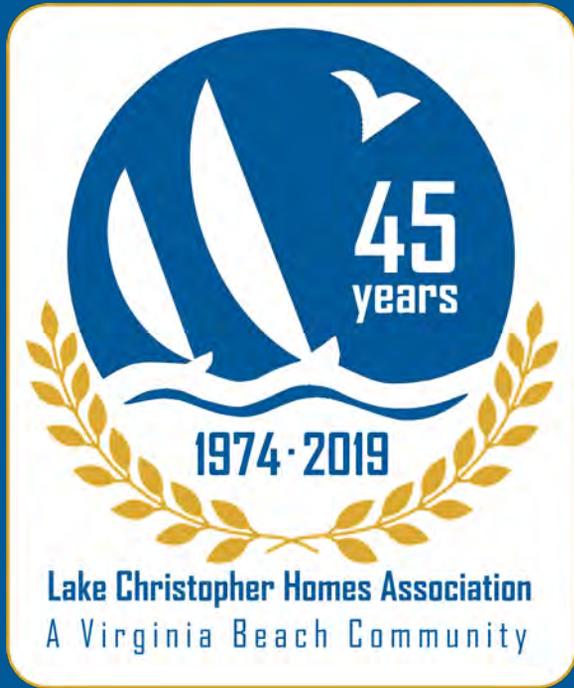


HAPPY Birthday Lake Christopher!



In this edition we take a look at how the community newsletter evolved throughout the years

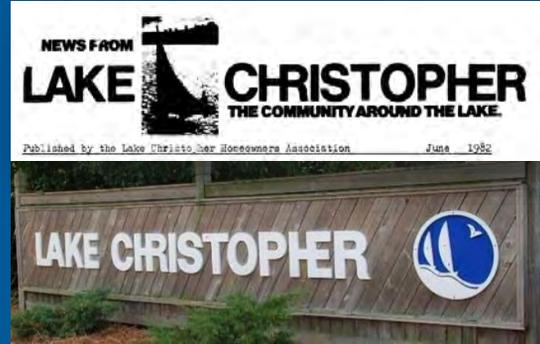


Model Homes on Ships Landing in the 1970's. Notice the sidewalks, landscaping and absence of driveways

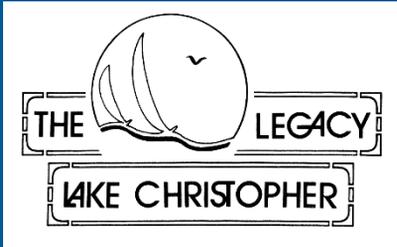


The oldest newsletter in the archive is from 1981. Back then it was called Lake Christopher News, and we can see the first appearance of the twin sailboats graphic, the origin of which is not really known. According to former editor Donna Christensen, it was inspired by an old beach t-shirt. This design was used until 1986.

News from Lake Christopher was the title for just two editions in 1982, and uses a graphic from the builder's brochures. Note the letters H&R and H&E in "Christopher" combined. That was done on many materials an documents from the early years. It wasn't too long ago that our entrance signs did the same! These early editions were full of sail boat race and game results from parties at the park; no advertising, a little bit of board news and birth announcements.



The first new-
 sletter in the
 archive titled
 "The Legacy" is
 from 1985 and
 appeared with
 this design. The
 twin sailboats
 logo returned,
 as did the
 combining of
 letters! This
 design lasted
 well into the
 1990's and was
 the inspiration
 for the new
 front page
 design which is
 on the cover of
 this edition. The
 late '90's saw
 lots of short-
 lived front page
 designs.



Several short-lived designs appeared in the late 90's and early 00's, but this one, by Marcus Pfeiffer, lasted from about 2003 - 2011. Perhaps as a nod to our nickname "Brown Town", the typeface and logo were brown, and had a rustic look. Back then newsletters were mailed, and former editor Paul Flanagan says the color made it stand out in the mail.



Logo on the left, or logo on the right? We couldn't really decide from 2010 -2012. But the brown was out, and the twin sailboats were back. These were the first newsletters with the logo in blue and white, which remain today. These two, like many of the designs, were made by Donna Christensen experimenting on her "new" computer!



Donna released this all blue serif version with the January 2013 edition just before I became editor. This version appeared until the last edition, May/June 2019

“Official” Lake Opening Day

The Official Lake Opening Day party was held in May at Christopher Landing.

The weather was perfect, the food truck was great, and Kona Ice made it feel like summer has begun.



The lake is always “open”, but this was a fun start to the summer season.

All ages and stages came out to swim, relax, meet neighbors and have a good time.

See you at the next event!

The 1990's Archive

www.lakechristopherhomes.com

Welcome

Architectural Information

Association Management

Board and Committee

Garden Club

The Legacy Newsletter

Advertise in The Legacy

Archive (2010 - Present)

Archive (2000 - 2009)

Archive (1990 - 1999)

Archive (1980 - 1989)

Archive (1975 - 1979)

Neighborhood Watch

Parks and Lake

Resident Directory

Social Events

City Services Information

Editions of *The Legacy* from the 1990's are being scanned and placed on the website. Currently, 1990 – 1993 are posted, perhaps more by the time this edition makes its way to your screen.



Our archive is not complete. We're still searching our files! If you have any Legacy editions prior to 2007, please contact the Editor so we can make a copy

In the 90's you see familiar topics but with the 90's spin. There's garden club news, Easter egg hunts, and architecture do's and don'ts. there's also birth announcements, sailboat race results, lots of advertisers, poinsettia care, summer parties (some with bonfires, and some adults only). The city of Virginia beach, formerly known as princess Ann county from 1691, had its tricentennial!

The November 1991 issue has an interesting article about The lake getting stocked with Triploid Grass Carp to tackle the growing Sago Pondweed, joining the Bass and Catfish already in the lake. Also in the 90's, natural gas service began to reach "all electric" Lake Christopher.

These 1990's editions join the growing online archive of searchable PDF files. While you're back in the 90's, check out the 1980's. Enjoy this glimpse into our community's history!

Thanks to Mimi Wilson for scanning the 90's archive

VISIT OUR WEBSITE

for archive access,
information, forms, and
much more!

www.lakechristopherhomes.com




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REIN



Join us at **Christopher Landing Park** on
Thursday, **July 4th** , from **2:00pm** to **6:00pm**

Fun and Games
with DJ Patrick Byrd

Fantastic Food
Come Hungry!
(served from 3:00 – 4:30)

Invite your families and get your tickets NOW!!
Contact Karen Cagni @ 467-3286 or
Joann Given @ 474-0787 for tickets and details

Tickets
\$10.00 in advance
\$15.00 (cash) at the door
Children 4 and under FREE

Reminder
All children must be accompanied
by a parent or guardian.
Fireworks are prohibited.

**** CALL NOW FOR TICKETS! THERE WILL BE LIMITED TICKETS AVAILABLE AT THE DOOR. ****





Proceeds from **Garden Club** special events go back into the community for projects including tree plantings in the parks, and flowers and plants at the main entrances

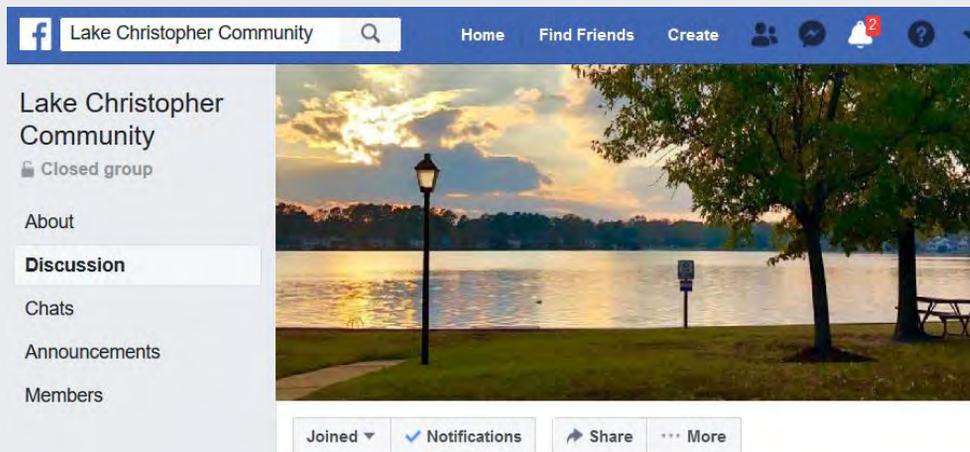
Thank you to our Garden Club for planting summer flowers by our park signs!

Sharon White

Posted on Facebook Community



"Lake Christopher Community" Facebook Group



This Facebook Group has been created to help foster communication within the community. This group is closed, meaning it is available only to residents (owners, and renters) in Lake Christopher.

When a request to join is received, the moderators verify residency in Lake Christopher before approving access. If you're a resident, log into Facebook and join today!



LOCAL GEESE RALLY AT THE PARK. RALLY TURNOUT INCREASING EVERY WEEK!

Photo courtesy of Rebecca Hudak, Facebook Community

Patriotic Parade!

It's time for our 2nd Annual Patriotic Parade on July 4th !

Please join us for a neighborhood parade around LC Drive with your Red , White and Blue decorations, attire, music, and festive energy.

We'll line up at 12:00 across the street from the park on Canoe Landing. Approximate start time is 12:30.

Jennifer Townsley
Lake Christopher Facebook Community



Your Real Estate Resource



Sharon White

Referral Agent, William E. Wood, Inc.

(757) 286-9375

SendToSharon@cox.net

For more than

23 Years

I've helped clients in all facets of real estate, from sales, financing, and title to insurance.

I have a network of professionals able to help you!

Park Attendants



Our 2019 Park Attendants are on the job! You'll find them this summer at the main park from 10-8. Other 2 parks 12:30-5:30

We've moved their chair this year please make sure you find them when you arrive to sign in.

Stephanie Hynes
Lake Christopher Facebook Community

See the Park Sign-in Process article in this edition to use the parks.

Also, the park attendants have a small lost and found. If you've lost something at the park, ask them about it.

Garden Club

Joseph Twyman
1536 Quarry Court

**Yard of the Month
June 2019**



Ronald & Mary Pousson
1512 Captains Ct.

**Honorable Mention
June 2019**



Contact Susan Martin at 757-761-0177 or Sandy Flaus at 757-635-4532 with any GC questions

A Trash Can and a Tree GARDEN CLUB NEWS

By Donna Christensen

The whole thing started back in the late 70's / early 80's with a trash can and a tree.

Long time friends and neighbors, Sandy Powell and Karen Kilday, both deceased, really wanted to be in the newly formed Clean Community Commission's float in the Neptune Festival parade. In order to participate they needed the sanction of an organized group in the subdivision of Lake Christopher.

So they decided to form a club and call it the Lake Christopher Garden Club. It began with just a few members, close neighbors mostly and to be legal they had to charge dues and meet regularly. So Sandy and Karen got to be in the parade costumed as a trash can and a tree.

Today we boast a lot more members, sponsor the Garage Sales and Plant Sale, conduct the Yard of the Month and Holiday Decoration contests, decorate the Lake Christopher entrances at Christmas time, host Santa in the park, help supply and maintain flower beds at the parks, charge dues, meet once a month and enjoy each other's company and a lot of good food. Once in a while, we get a little gardening in.

Join us. Call Sandy Flaus at 635-4532 or Susan Martin at 761-0177



DO NOT FEED WATERFOWL

REGULAR FEEDING CAN CAUSE:

- ✓ Unnatural Behavior
- ✓ Pollution
- ✓ Overcrowding
- ✓ Delaying Migration
- ✓ Poor Nutrition and Disease
- ✓ An Unsanitary Lake



IT IS ALSO UNLAWFUL

Statutory Authority: §§ 29.1-501 and 29.1-502 of the Code of Virginia.

PARK SIGN-IN PROCESS



LAKE CHRISTOPHER HOMES ASSOCIATION

Many residents still have "Park Passes" (shown here) which were part of an ID badge system instituted to provide a more positive means of keeping the parks for residents' and their guests' use only.



However, starting in the 2018 season last year, the pass system was replaced with a **Park Sign-In Process**.

Signing in to use common area facilities is a common practice at private homeowners associations like ours. The intention is to improve the quality of the park experience for residents and their guests.

Please support the park attendants by signing in when you arrive at the parks. To help out, don't wait for the park attendants to come to you; please go to them and simply sign in. The attendants will verify your name and address with the access list.

If you have guests, they will also sign in, or you will need to provide some guest information.

And just like the with the old pass system, the rule of 4 guests per accompanying resident (maximum of 8 per home) still applies. If you're anticipating having more than 8 guests, use the Party Permit process.

Remember, if you want to use the park for a larger event, see the Party Permit page on the website.

Please note that only members in good standing (i.e. not delinquent in dues) will be allowed to enjoy the facilities. Members with an outstanding balance in homeowner dues will not be on the access list. This will include your tenants if you are leasing your home.

Police Non Emergency: 757-385-5000
Emergency always call: 911
Citywide Security: 757-312-9911

Please contact our office at 757-486-6000 should you have any questions or concerns.



Party Permits

Summer will be here before you know it, and like last year, we expect the parks to again be in demand for special occasions.

Did you know that for only \$40 you can host a party at the lake? Lake reservations are perfect for birthday parties, team parties, graduation parties or even a wedding! Reserving your spot is as easy as 1, 2, 3!

1. Visit Lake Christopher website and download the reservation form (LakeChristopherHomes.com → Parks and Lakes → Party Permit)
2. Fill out the form and drop it off along with your 2 checks. One for \$40 (non refundable) and another for \$35 (refundable)
3. Host your party, Have fun, then clean up.

<http://www.lakechristopherhomes.com/parks-and-lake/party-permit/>



Lynda Simmons
Fine Art Painter
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Surrealist Artist
Oil & Acrylic
Works

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art shows or call
today

robsim3333@gmail.com



Advertise in The Legacy!

Visit us online at

<http://www.lakechristopherhomes.com/the-legacy-newsletter/advertise-in-the-legacy/>

The Legacy is published 6 times a year. Don't miss a single issue!

Please use the contact form on the website to make sure your email address is on our list.

Also, make sure emails from legacy@lakechristopherhomes.com are not getting caught or refused by your spam filters.

LAKE CHRISTOPHER HOMES ASSOCIATION REGULATIONS FOR THE COMMUNITY PARKS AND LAKE

1. Lake Christopher Parks are for the exclusive use of Lake Christopher homeowners, renters, and their accompanied guests. No more than 4 guests under the age of 18 are permitted, unless prior approval is obtained from the Park Staff Committee Chair.
2. All users of the parks are responsible for their own safety and are fully responsible for their own actions and consequences thereof. All facilities and equipment are to be used "AT YOUR OWN RISK".
3. The use of all playground equipment is restricted to children 12 years old and under.
4. Children under 10 years old must be directly supervised by a resident at least 12 years old.
5. Residents under 18 years old must be accompanied by a Legal Guardian between 8:00 P.M. and 8:00 A.M.
6. No alcoholic beverages are permitted, unless advance written approval is obtained from the Park Security Committee Chair.
7. No glass containers of any type are permitted.
8. Persons using the facilities shall remove or properly dispose of their trash.
9. The feeding of waterfowl and other wildlife in any park or in the lake is prohibited.
10. No pets of any kind are allowed at any time. (This line item revised to allow Dogs at Christopher Beach with restrictions - consult Specific Regulations for Dogs below).
11. No open fires are permitted unless advance written approval is given by the Parks Staff Chair.
12. After sunset, all parks are closed to people under age 18, except under the direct supervision and responsibility of a resident at least age 18.
13. Everyone using the parks shall conduct themselves civilly, so as not to infringe on or disrupt others.
14. No motorized vehicles are allowed in any park except on the paved area. All vehicles shall be operated in a safe and civil manner so as to avoid any injury to anyone and to avoid any damage to property.
15. Inappropriate or dangerous behavior, or not adhering to these rules, may result in the use of all the parks being revoked.

SPECIFIC REGULATIONS FOR BOATERS

- Boats, sailboards and other watercraft shall be launched and removed from the lake parks only at the ramps provided.
- There is a 72 hour limit on mooring of watercraft at the Common Areas; the boat is to be properly secured to include, but not limited to, requiring that all sails be taken down and furled or removed while the boat is left unattended. In no case will a boat be left overnight at a common area park with its sails hoisted. Failure to comply will result in the boat owner being asked to remove the boat or the boat may be removed, without notice by the association, from the park at the owners' expense.
- Anchoring (vice permanent mooring at a permanent mooring) in the lake of any unattended boat is prohibited at any time. Failure to comply will result in the boat being removed from the lake at the owners' expense. For the sake of this rule, anchoring is defined as using a temporary bottom holding device to hold a boat in position. Mooring is defined as using a permanently installed fixed mooring system of sufficient weight and strength needed to keep a boat in a fixed position during storm conditions with wind speeds in excess of 60 knots.
- The Board has designated the safe areas for mooring. To install or use any mooring in the common Lake area, the homeowner must first apply to the Board. If all requirements for mooring construction, liability, etc. are met and there is appropriate space, the Board may grant approval for placement and use of the mooring.
- Only electric motors rated no higher than 45 lbs. thrust are permitted.

SPECIFIC REGULATIONS FOR DOGS

Dogs shall be permitted in Christopher Beach Park only under the following conditions:

- A limit of two (2) dogs per lot shall be permitted at any time, both of which must be properly registered and tagged with the Association using the approved LCHA Dog Registration Form.;

i. An annual \$5.00 registration fee is required per dog, per lot;

ii. The Association's property management company will monitor the annual registration fee and dog permit tags issued by the Association;

- Owners are responsible for proper disposal of all dog waste;
- Dogs shall be permitted within the park from 8:00 a.m. to dusk;

▪ Except when in the water, all dogs must be leashed and under the Owner's control at all times;

- Owners must adhere to any Virginia Beach City Ordinances, as well as State and Federal Laws, that pertain to pets;

Neighborhood Watch

News from Sharon White, Neighborhood Watch Chair

SEE SOMETHING SAY SOMETHING

Our residents are the eyes of our Community. If you see something

Report it to the Police!

757-385-5000 Non-Emergency #

911 for true Emergencies



Also, post any unusual activities on our Neighborhood *Facebook* Page

[Lake Christopher Community](#)



NATIONAL NIGHT OUT



****** National Night Out is Tuesday, August 6th ******

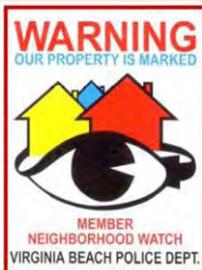
Fun Gathering to show that our Community Supports Fighting Crime!

6pm-8pm at Christopher Landing (big park)

!!! Mark your calendars now !!!

Free Kona Ice for Everyone • Come visit with neighbors!

Face Painting for the kiddies • Fire Truck! • Police Cars! • Photo Booth Op!



If you see any strange happenings or feel uncomfortable about anything or anyone you see in the neighborhood call the Non Emergency Police Number 757-385-5000



Thank you for supporting our Community Neighborhood Watch

CLUTTERED HOME GOT YOU STRESSED?

Organization 101: Your Guide to a Decluttered and Organized Home
Vibrant Living Magazine

An unorganized home can be an unnecessary source of stress. No matter how big or how small your space is, the following tips can help you get your home decluttered and organized in no time.

DECLUTTERING YOUR KITCHEN

Can't ever find what you're looking for in that crowded pantry or kitchen cabinet? Start by throwing out expired food and donate canned goods you will never use. Then group your items by category. Use organization tools like tiered spice racks, turntables or baskets to organize spices and canned foods. Store your staples and bulky items in clear jars to keep track of how much you have and to maintain a cohesive look.

ORGANIZING THE LAUNDRY ROOM

First things first, get things off the floor. Hang wire shelving to elevate bulky laundry baskets and place hooks on the wall to hang the ironing board, brooms and other long narrow items. If you're extra light on space, mount a retractable drying rack to the wall. Keep your detergent and other cleaning supplies in a caddy or basket. Be sure to presort laundry in designated hampers.

ORGANIZING YOUR BATHROOM

The key to keeping your bathroom functional yet tidy is to give everything a home. Glass apothecary jars are a great way to store items while adding a decorative touch. Add shelving above the toilet for additional linen

storage and place hairdryers and brushes in over the counter cabinet baskets. Keep your countertop decluttered by storing bottled products in caddies under the counter or mount stylish baskets to the wall instead.

MAXIMIZING OTHER STORAGE SPACES

If you lack storage space throughout your home, go vertical! Your wall space can be your best friend for storage, especially in your garage or closets. And don't forget to utilize under-the-bed space, which can be used for storing out of season clothes. If you're handy build recessed drawers or cabinets into the wall for even more hidden storage.

REAL ESTATE NEWS

From: Sharon White, your Neighbor, your Real Estate "Go To"

Howard Hanna William E. Wood
Town Center
4598 Broad Street
Virginia Beach, VA 23464
sharonsellshzmz@cox.net
757-286-9375



WILLIAM E. WOOD

Serving Lake Christopher for over 23 Years. I have a network of Professional that can help you in all facets of Real Estate, Sales, Financing, Title, Insurance



Indian River Road / Kempsville Road Intersection Update

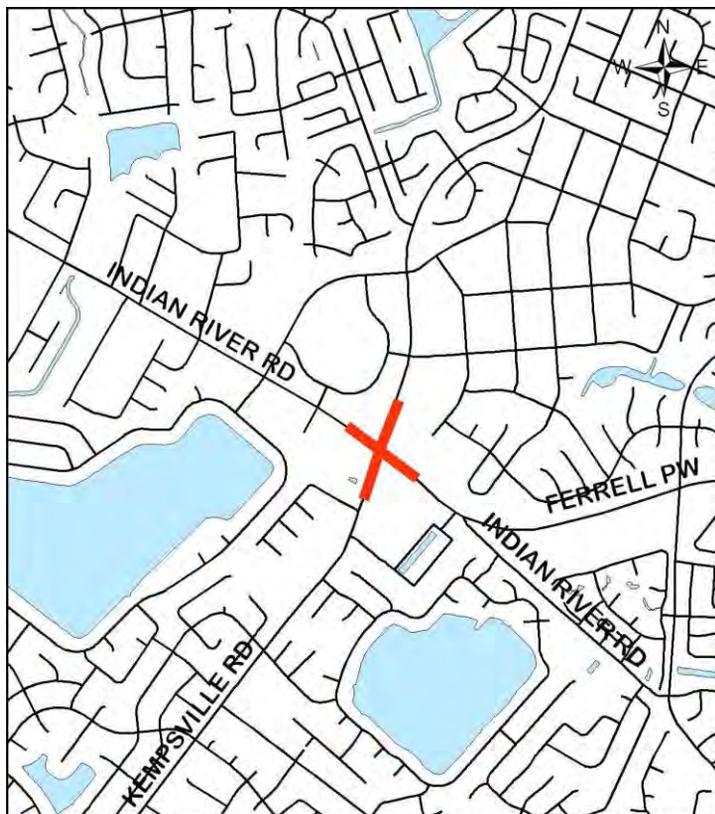
Current Status and Progress (From the City Website)

This project provides funding to study, design, and reconstruct the Indian River Road/Kempsville Road intersection to increase the capacity of the intersection and improve safety and traffic flow. The design and construction of this intersection combines indirect left turns to the north and south on Kempsville Road and median U-turn lefts to the east and west on Indian River Road. Design and construction of two half signals north and south of the intersection as well as geometric improvements to the intersection of Indian River Road and Kempsville Road and its vicinity will also be included. The project will enhance the overall safety and operational capacity of the intersection and its corridors.

Construction began June 18, 2018 and is approximately 40% complete and scheduled to be completed Spring 2020. The project simulation video can be found on youtube, by searching for "Beach CFI"

Click on the link below to see more details and updates:

<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=3195>



Centerville Turnpike Construction Update

Current Status and Progress (From the City Website)

City Council has identified this project as a top priority. This project is for the construction of a four-lane divided highway within a 130 foot right-of-way from Indian River Road to Kempsville Road, a distance of 1.85 miles. This project will provide improvements at the Kempsville Road and Indian River Road intersections, including triple left turn lanes onto Indian River Road from Centerville Turnpike. This project will also include sidewalk, dedicated on-road bike lanes, landscaping, and relocation of existing aerial utilities to a new overhead location.

Design is at 90% complete. Property acquisition is underway. Dominion Energy is designing their facilities.

Click on the link below to see more details and updates:

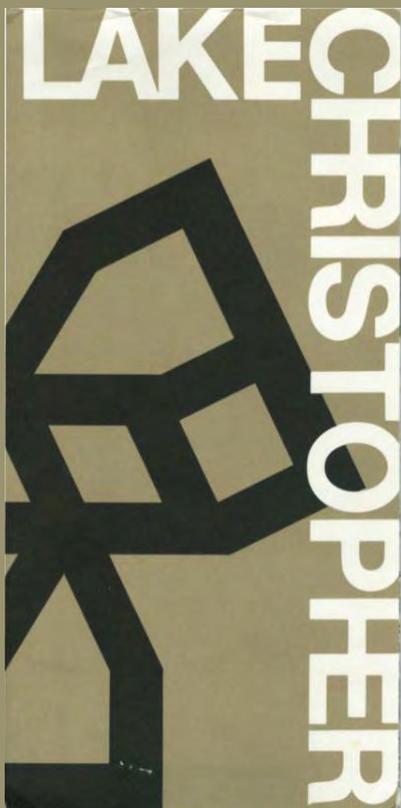
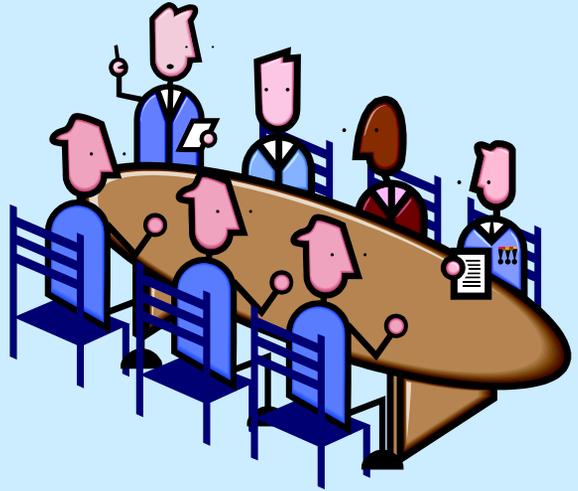
<http://cipstatus.vbgov.com/ProjectDetail.aspx?id=2878>



Board & Committee

(from April 2019)

- Perimeter Fence repairs are complete. Working on collections from the insurance companies (GEICO and USAA).
- Dock painting quote in the report. Project will start May 4th.
- Porta Potty will have two cleanings during the busy season instead of an extra unit to save funds.
- Sand Delivery from last year's vendor is still cheapest. Lana Ponsonby working on scheduling.
- Waiting on a quote for repair/replace the security gate at the main park.
- Discussions on fence guidelines after received request to install fence along the bulkhead from a waterfront resident Motion made and carried to "allow approved fences across the water side /bulkhead of lake front properties. Fencing parallel to lake front bulkheads cannot exceed 3 feet in height and must have a minimum of 70% open area."
- Discussed exterior home alterations after receiving a review request from a homeowner
- Board updated on interactions with VWS (Virginia Wildlife Service) on Geese problem.
- Good turnout at the Easter egg hunt. Meeting on Friday for other activities. Planning for July 4th ongoing, getting vendor quotes.



*Are these important numbers
programmed in your cell phone?*

***Police Non
Emergency***

757-385-5000

***City Wide
Security***

757-312-9911

History corner

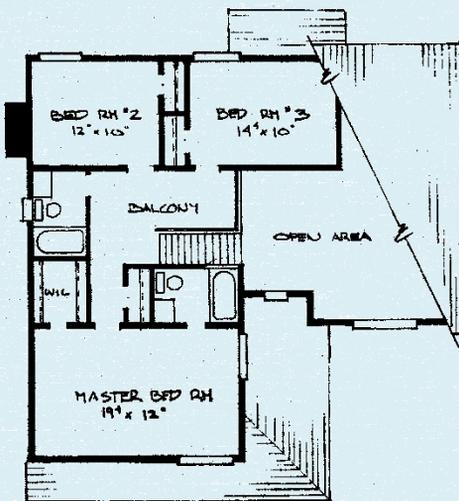


THE MAPLEWOOD

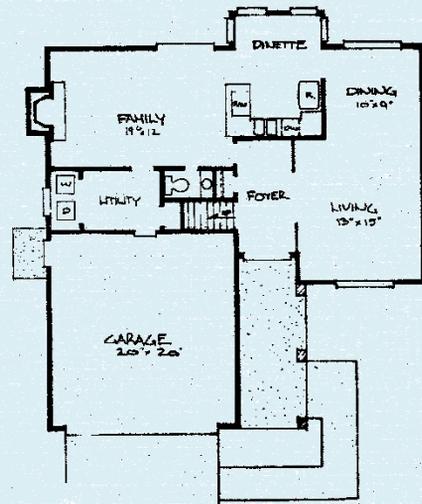
The History Corner often features marketing materials from the 1970's and 1980's produced by our community's builder (The Christopher Company). However, there are some models on Beachview which are not present anywhere else in the community. Information on them has never appeared in the surviving archives, making these models a bit of a mystery. Fortunately, while speaking with a Beachview resident at the Summer Kick-off in May, I learned that the

previous owner of her home left an original brochure with the model information presented in this issue's *History Corner*.

The brochure lists the Russell Construction Company as builder of the 5 "Oakwood" and 4 "Maplewood" homes in 1980, and lists William E. Wood realtors as the agent. Is it coincidence that these two models have "wood" in the name?

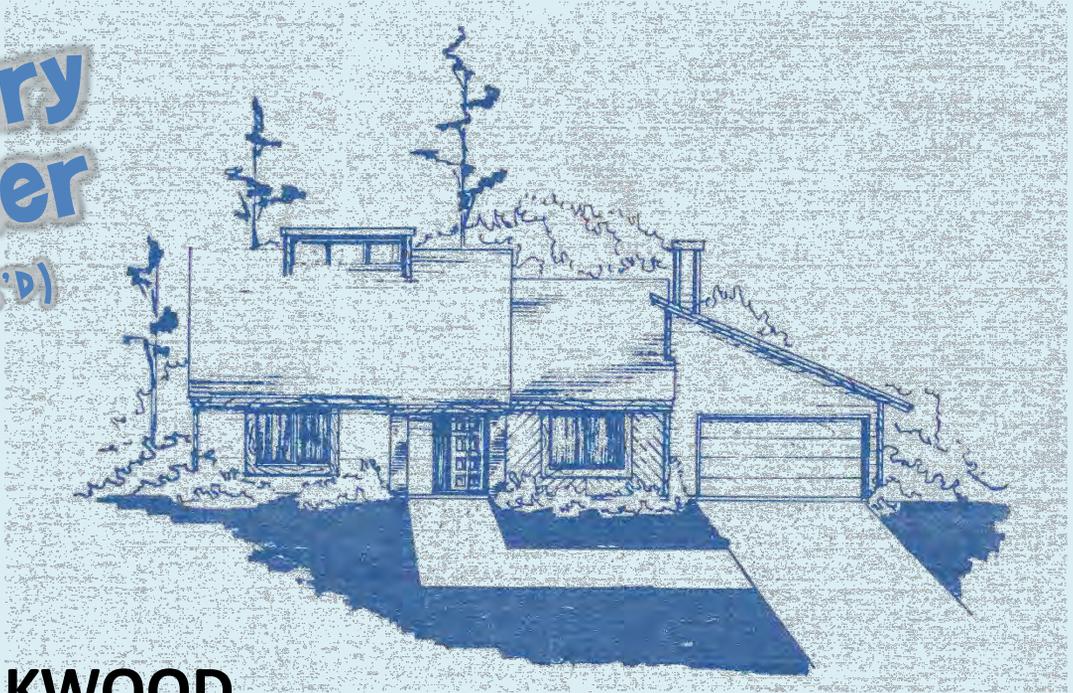


LIVING AREA SQ. FT. 1792



GARAGE SQ. FT. 420

History corner (cont'D)

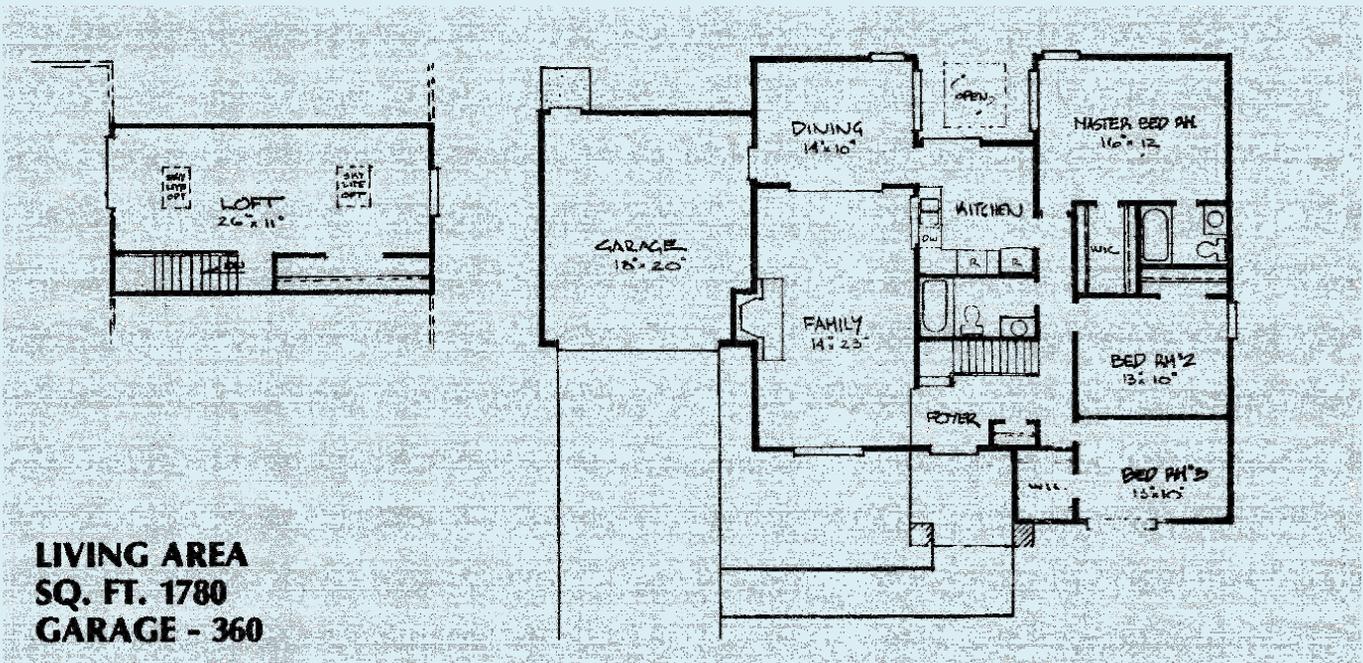


THE OAKWOOD

The large single page brochure displayed both the Oakwood and Maplewood elevation and floor plan. The brochure went on to describe the homes as, "Nestled among tall trees on heavily wooded lots, these exciting contemporaries are strictly custom designed for the discriminating home buyer. "Roominess" best typifies these homes with large master bedrooms, spacious family areas, eat-in kitchens,

dining rooms, and 2 car garages. Amenities include fireplaces in the family rooms, maintenance free cedar exteriors, and a complete energy package which includes R-19 wall insulation, R-26 attic insulation, automatic attic fan, thermopane windows, and insulated steel front doors."

Thanks to Lake Christopher resident Judith Sylvester for making the brochure available.



This is the
most **DEVASTATING**
DAY in the history of
Virginia Beach.



CHRISTOPHER RAPP, 54

This edition of The Legacy has all the familiar summer articles and reminders. The July 4th picnic is just around the corner; we have park rules posted; reminders not to feed the geese; and helpful tips from the Architecture Committee and Neighborhood Watch. But this is no ordinary summer, because on May 31st, 12 people tragically lost their lives in what Mayor Bobby Dyer called, “The most devastating day in the history of Virginia Beach”.

I debated how or even if to address what happened at the Municipal Center Complex in this edition. After all, there are other places to read about the “where”, “when” and “why”. But as I’ve been going through the archives lately, learning more about the history of our community, I decided the record should show close to home this came, and to help us to remember and support the families whose lives have been changed.

Longtime residents Mike and Patty Rapp lost their son Christopher on May 31st. The Rapp’s have been active members of the Lake Christopher community for nearly 40 years, serving on various committees and in several clubs. Their family first appeared in The Legacy in 1981, when Chris was a teenager.



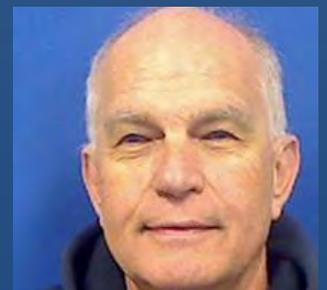
MISSY LANGER, 60



BERT SNELLING, 57



KATE NIXON, 42



ROBERT WILLIAMS, 74

Although not a resident in Lake Christopher, Tara Gallagher was our City point of contact for several public works projects in and around Lake Christopher. She contributed regular articles to The Legacy to keep residents informed.



TARA GALLAGHER, 39

At The Legacy our prayers and thoughts are with the families of these 12, as well as those still recovering from injuries. We also remember those individuals and responders in our City who witnessed May 31st, along with our City leaders and police who are still investigating this tragedy, including our neighbor and Mayor, Bobby Dyer.



ALEXANDER GUSEV, 35



JOSHUA HARDY, 52



MARY LOUISE GAYLE, 65



LAQUITA BROWN, 39



RYAN KEITH COX, 50



RICHARD NETTLETON, 65

Mayor Bobby Dyer has been part of the Lake Christopher community for nearly 30 years, first serving on the board in 1991 as treasurer.



Finally, in a community our size there are bound to be neighbors among us I am not aware of, who were deeply and personally touched by the lives of these 12 people. Our prayers and thoughts are with you as well.



LAKE CHRISTOPHER

Geneva	Huron
Victoria	Lucerne
Christina	Ontario
Laguna	Tahoe
Maplewood	
Oakwood	
No model info	



- BVD Beachview Drive
- BWC Beechwood Cove
- BFC Brookfield Cove
- BFD Brookfield Drive
- CL Canoe Landing
- CC Captains Court
- CR Captains Run
- CVC Coastview Court
- CBD Colebrook Drive
- EWD Edgewater Drive
- FBC Fairbank Court
- HVC Harbor View Cove
- LCD Lake Christopher Drive

- LPC Lakeport Court
- LBC Long Beach Court
- PLC Park Lake Court
- QC Quarry Court
- QL Quarry Lane
- LPC Lakeport Court
- LBC Long Beach Court
- PLC Park Lake Court
- QC Quarry Court
- QL Quarry Lane
- SL Ships Landing
- SBC Shorebreeze Court
- SCC Shorecrest Court
- SHL Still Harbor Lane
- WR Waff Road

- CB** Christopher Beach
- CL** Christopher Landing
- CN** Christopher Narrows
- CW** Christopher Woods