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Orange, Culpeper & surrounding  
areas!

# The Breeze

Issue No. 49

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## New Developments, New Homes & The End of Summer Rush

*Creates a Potential Lake Anna Real Estate Buyers Frenzy*



2017 has already been a great year for Lake Anna real estate. Agents are reporting record-selling seasons and with new developments, new homes and the end of the summer rush coming, the perfect storm is brewing.

One new development is planning a land sale in early September with many waterfront lots and waterfront access lots. The sales staff plans to sell out in a one-day sale (for more information about this special sale, please stop by or call the Lake Anna Visitor Center at 540-872-0684). Lake Anna has been host to several of these promotional events over the past few years and have been met with great success. Clearly, the demand for Lake Anna property is greater than the supply.

So far in 2017 (through mid-August), waterfront home sales have been extremely healthy, a 50% increase as the same time period in 2016. New product is highly anticipated and there are many buyers waiting for the perfect property.

"The key to finding the right property at the right price is understanding the market," said Lake Anna devel-

oper Ed Blount. "Everyone interested in purchasing Lake Anna property should download the Lake Anna Real Estate Buyers Guide to help navigate through the diverse market."

Lake Anna covers 20 square miles and lays in three completely different counties, all with different tax rates, different leadership, and unique amenities & services. On top of all of that, there are many different types of properties. There are premier lots (over \$500,000), high end lots (over \$400,000), standard lots (\$250,000-400,000) and even shared waterfront and outparcels - not to mention water access properties. Blount continued, "the key is finding the best local agent you can to help you navigate and download the Lake Anna Real Estate Buyers Guide to help educate yourself."

**"The key to finding the  
right property at the  
right price is  
understanding  
the market."**

**-Ed Blount**

*Information is coming in daily about current property on the market and events like the upcoming one-day property sale - stop by the Lake Anna Visitor Center (208 Lake Front Drive, Mineral) or call 540-872-0684 to find out the latest information available.*

## There She Is: Miss Lake Anna!...and Teen Miss Lake Anna!



Liv Fletcher, Miss Lake Anna USA



Savannah Marcum, Teen Miss Lake Anna USA

*Two young local young ladies will be competing for the coveted Miss Virginia USA/Miss Virginia Teen USA pageant this fall*

Liv Fletcher and Savannah Marcum will be representing the Lake Anna area in the Miss Virginia USA and Miss Virginia Teen USA pageant, respectively in October. The competition will host young women from all over the state for the titles. Liv Fletcher started competing in pageants after watching her older sister compete and hoping to follow in her footsteps, starting with her first pageant at the

*(continued on page 3)*

LakeAnnaBreeze.com





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Story ideas? Suggestions? Questions? Please feel free to contact us

with a letter to the editor. **Issue No. 49**

**Want your Lake Anna photo included in an upcoming issue?**

Simply e-mail your submission to taylor@lakeannabreeze.com and look for it in an upcoming issue.



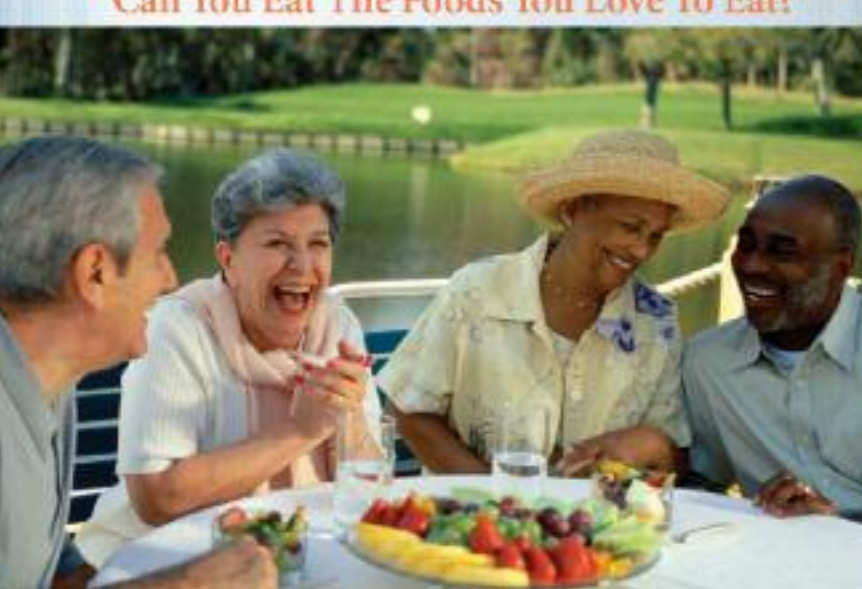
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Liv Fletcher, Miss Lake Anna USA



Savannah Marcum, Teen Miss Lake Anna USA

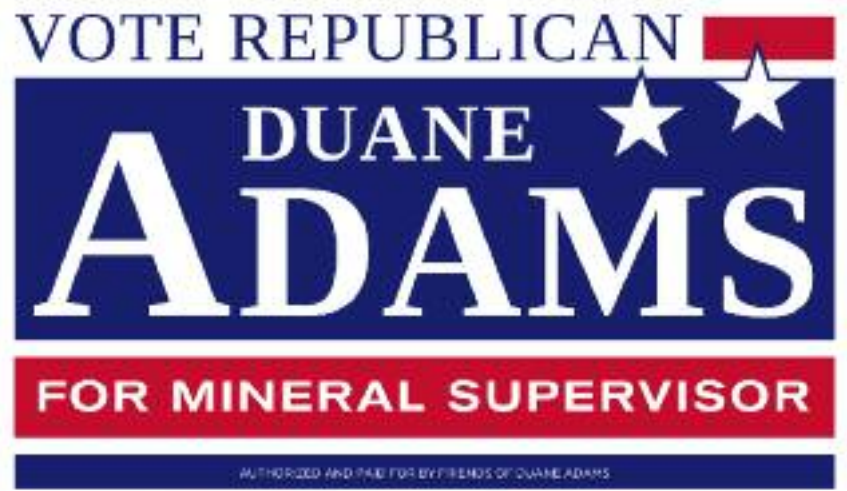


Louisa County Agricultural Fair. She is currently studying to become a kindergarten teacher and helps prepare for competitions by working out and modeling. Liv's mother is a pageant coach and is helpful in giving her daughter advice on what to wear before competing.

Savannah Marcum will be representing Lake Anna in the Teen Miss Virginia USA pageant and is currently

a sophomore at Louisa County High School. She has been competing in pageants since the age of 13 and most enjoys the fitness wear portion of the competitions, because "you really get to show your personality." She enjoys performing community service at the Ronald McDonald House, which is a charity near and dear to her heart, as her family was helped by the organization in the past.

The 2018 Miss Virginia USA and Miss Virginia Teen USA pageants will be held on October 21st and 22nd at the Roper Performing Arts Center in Norfolk. The winners from both pageants will move on to compete in the national Miss USA and Miss Teen USA pageants. Tickets are available to the public now and can be purchased at [tccropercenter.org](http://tccropercenter.org).



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## Broadband Internet for Louisa County

### *A Commonsense Plan of Action by Duane Adams*

Well before the end of the last century no one in Virginia would start a business in a community that didn't have electricity. Frankly very few of us would ever want to live, work, raise a family or retire without it.

In fact, electricity was deemed so vital to America's future and prosperity that Congress created rural co-ops to ensure every family was connected. With local investments wires were strung across America until everyone was connected.

Today that critical utility is broadband Internet, which is a vital component of our society and our economy. Business leaders and homeowners look for fast, reliable Internet service like they look for good schools, quality roads and bridges, and modern conveniences.

I know this is a critical need to many in our community, which is why I've done the research to move forward. I won't just talk about what we need as your Supervisor. I'm ready to act.

I've met with the CEO of the Central Virginia Electric Co-Op, spoken with representatives of Rappahannock Electric Co-Op, the CEO of Bath Allegheny and Rockbridge Electric Co-Op where they are investing \$20 million dollars without local government funds to bring fiber optic internet to their community. I've spoken with executives from Mid-Atlantic Broadband who serve all U.S. Air Force bases around the world, and I've traveled to the panhandle of Oklahoma to research broadband Internet at speeds in excess of 50Mbps in extremely rural areas. That kind of speed lets users download high-resolution photos in seconds and HD quality video in mere minutes.

Line-of-sight Internet through a series of newly constructed towers is a mediocre technology at best with very little room for future improvement. This is technology that does nothing to help expand our economic base or attract business to Louisa County. Without a doubt, what I've learned is there's only one way to go: hardwired fiber optic - it's the future-proof technology we can rely on for this generation and the next. By partnering with neighboring counties through regional alliances we can act to reduce government regulation and red tape to incentivize action to bring this critical infrastructure to our citizens.

Sadly, the Louisa Board of Supervisors has spent tens of thousands of dollars to "study" the issue of bringing broadband access to the county and they've earmarked more than \$1.1 million for line-of-sight technology that simply isn't the solution we need long term. I can't say it more clearly - we don't have to spend another \$50,000 (which is still in the budget) to study a failed technology nor, do we have to commit to millions more. Our County leadership is proposing to spend millions of tax dollars on "flip phone" technology when we are in the "smart phone" era. This is short sighted at best and wastes the hard earned tax dollars of our citizens.

What they're doing is just plain wrong.

The Broadband Commission in Bristol, VA spent \$130 million of taxpayer money without providing Internet access as they promised - and ended up selling the infrastructure for only \$50 million. Across America governments have failed - in Tennessee, Louisiana, Connecticut, Vermont, Utah and dozens of other places - while real solutions exist in the private sector without risking huge sums of taxpayers' hard earned money.

Hardwired fiber optic can be installed like electricity. We can use the same infrastructure that was created to bring 20th century technology to American homes and businesses to bring 21st century technology to Louisa County. Real leadership looks for solutions; I know the answer is not bigger government or throwing taxpayer money at an issue in which our county has no knowledge or experience. There is a better way.

I know by leveraging a limited amount of resources and finding the right partners - who can use the successful rural electric co-op methods of the past - we can truly transform our county and make it attractive to the businesses of the future without losing the quality of life that makes us the envy of Virginia.

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# Scenes from Lake Anna

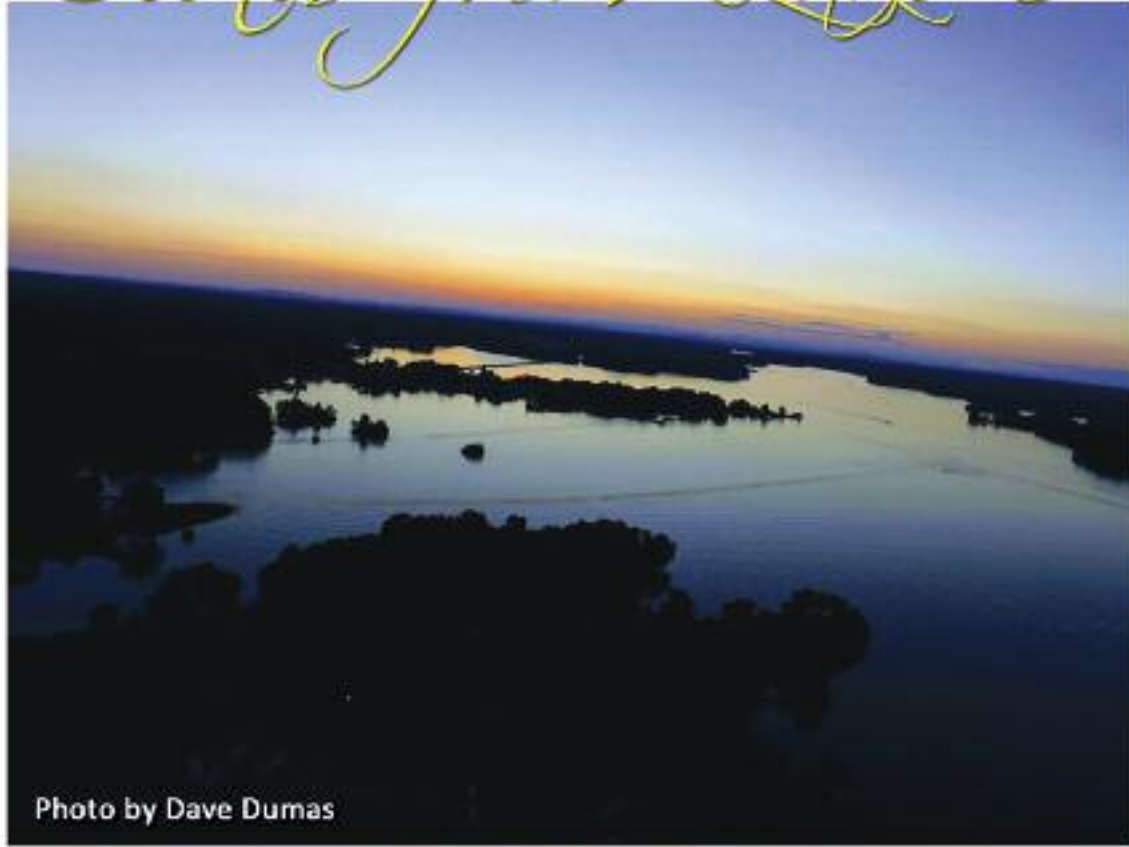


Photo by Dave Dumas



Photo by Lofi and Mike



Photo by Paul Nicholson



Photos by Anna Barnes

E-mail your photos to:  
[taylor@lakeannabreeze.com](mailto:taylor@lakeannabreeze.com)  
 to share for our next issue!



Photo by Ginger Walker

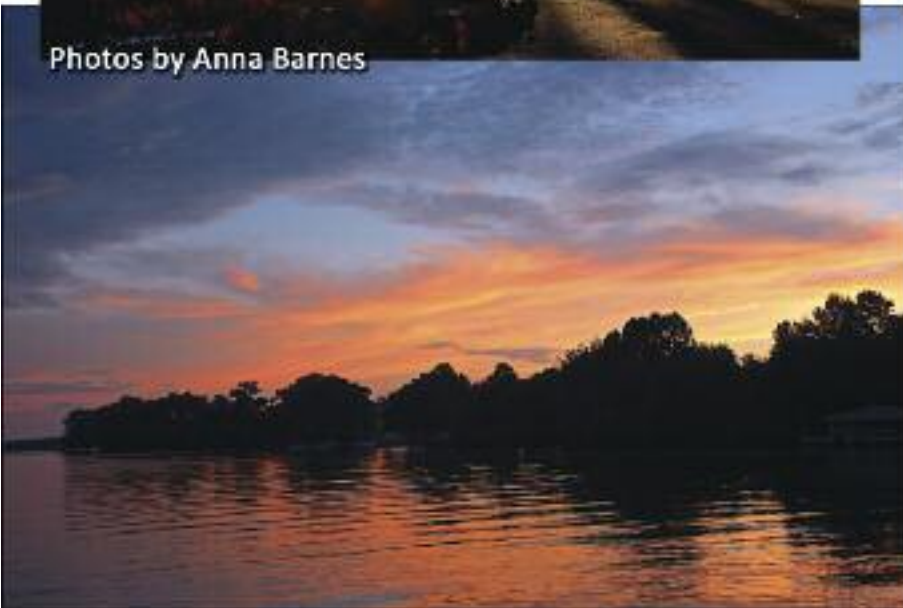


Photo by Susan Swenson



Download the Lake Anna Real Estate Buyers Guide!

Find out the answers to popular Lake Anna Real Estate questions:

- How close can I build my house to the water?
- What's the difference between the public & private side?
- What are the differences between the North & South end of the lake?
- Many More!

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# Recreation & Leisure

## Waddell's Bash

by Carol Barker



Jimmy Waddell made it very clear to his soulmate Katrina that he didn't want a typical funeral... he wanted a big party. So when Jimmy died in July from a motorcycle accident, Katrina found herself surrounded with lots of compassion and support from their extended family of riders and friends and even friends of friends from the area.

Waddell's Bash was held at One Life Cycles on Fenton Road owned by Bucky and Robin Wheeler. The party was just that - a big Bash which started with a statement of support as Jimmy and Katrina's extended family along with the Tuckahoe riders arrived as a continuous unbroken flow of support for a their fellow fallen rider.

Katrina admits that sometimes the public sees bikers as a rough burly crowd but after spending the last 10 years riding herself, she is proud to say that many riders are middle aged, family oriented professionals, business owners or ex-military. One thing they almost all have in common besides their love of riding is a kind giving heart. Most riders are known for supporting many charities and community events. Although Waddell's Bash was not a charity event, Katrina found herself overwhelmed by the support she received from not only her motorcycle riding family but the entire area of Lake Anna, Spotsylvania and Louisa.

It's no secret that Lake Anna is becoming a popular destination for riders, as I have personally seen an increase of groups riding together. They too are attracted to the rural scenery and, of course, our beautiful lake. After covering Waddell's Bash and meeting so many supportive and kind bikers, I think differently now when I see a biker riding past.



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## Late Summer Bait Blitz



## Understanding the feeding frenzy

Late summer and early fall fishing on Lake Anna is tremendous. During low light condition (early morning, late evening, and over-cast / rain) schools of juvenile threadfin shad will come to the surface attracting the attention of predators. These schools of baitfish can be as small as a beach towel or as large as your house. As predators begin feeding you will see the water begin to boil, baitfish jumping out of the water, and breach feeding. If bass or stripers are present you will be able to see and hear this feeding activity from a distance. This can last for a few minutes or over an hour. For any fisherman this is an exciting event and the first inclination is to get there as soon as possible so that you can get your hook into the chaos. Having a better understanding of what is taking place will help you prolong the action, learn how to reproduce it, and ultimately catch more fish.


Your first concern should be not spooking the fish. You can do this by running your gas motor sparingly and at low rpm's. Make your final approach with the electric motor or by allowing the wind to push you through the fish if conditions allow. Be careful not to drop anything in the boat, slam hatches, or trim your motor.

As you observe the blitz take notice of wind direction, current, and the general direction that the school is moving in. While this feeding action will take place over open water it will be much more dramatic as the school passes over shallow humps and points. By keying in on these environmental factors you can not only anticipate where the school will surface next but also predict where to start looking next time you are on the water. Once you have determined the direction they moving you can make a wide turn to get in front. It is much easier to allow the fish to work towards your boat than it is to pursue them.

Once you are in the action you want to work the entire water column. While you can visibly see fish breaking the surface, a surface presentation may not be the preferred method to put size or numbers of fish in the boat. For the top third of the water column you should present poppers, chuggers, and walking baits to cover the surface. Soft plastic jerkbaits and lightweight swimbaits are also excellent choices for the top third of the water column. For the mid-range depths a ten-foot suspending jerkbait or heavier swimbait is hard to beat. Spoons and deep diving crankbaits should round out your arsenal and get down to the bottom third of the water column. Be sure to probe all depth during a surface feeding frenzy. Even though small fish may have the bait pinned at the surface, big fish will often lay beneath. As water temperatures begin to cool off in late summer it becomes more common for big fish to school in the vicinity of small fish and bass to school with stripers and large white perch as well.

Above all be courteous to other anglers on the water. Do not crowd anyone and never cut between the school and another boat that is casting to the school. If there is too much company for your taste remember that if conditions are right for this type of feeding action it's probably happening somewhere else. Use your electronics to locate the bait, focus on the surrounding structure and ambush points, probe the entire water column, and get ready for some fast fishing action because it is right around the corner!

## Wind down in the evenings with our "Summer Happy Hour" trips 5p - 9p



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## LAKE ANNA

### Giant Acorn Triathlon

**Saturday, September 23rd @ Lake Anna State Park**

Located at the beautiful Lake Anna State Park the Giant Acorn is an end of season ritual for hundreds of triathletes throughout the region. The swim begins on the beach at Lake Anna State Park and athletes will make their way along rectangular course in clear waters with a water temperature in the low to mid 70's. The bike course for the International is new for 2017 and takes athletes on well paved, low traffic country roads where you will see more cows than cars! The run is all inside the park with 2 loops for the international and one loop for the sprint. For information or to register, please visit <http://www.vtsmts.com>



### Wine By the Lake Festival

**September 16th, 11am-5pm @ Lake Anna State Park**

Wine by the Lake is a wine festival held at the Lake Anna State Park right on the shores of Lake Anna. Come sample and purchase wines from 10+ wineries and cideries. Enjoy live music, browse over 40 craft vendors and eat delicious food local food vendors. More info: [winebythelake.com](http://winebythelake.com)



### Halloween Madness

**October 28th @ Lake Anna Winery**

It's a costume contest, music, food extravaganza. The Louisa Humane Society is putting this event on and guess what? The PETS benefit. There will be pet and humane costume contests, auctions, raffles, and lots of fun. The "UFO Food Truck" will be on hand to supply "out of this world" food. "Reunion" will be providing the music and be in charge of the festivities on the dance floor. The \$20 fee helps out the pets and covers some of the costs. [lawinery.net](http://lawinery.net)

## LOUISA / MINERAL

### An Evening with Duncan Faure

**September 16th @ Louisa Arts Center**

The South African-born Faure first tasted success as a teenager when his band, Rabbitt earned gold and platinum albums, and several Grammy awards. To this day, they remain South Africa's all-time biggest pop band. Faure will pay tribute to Sir Elton John and John Lennon in his acoustic performance at LAC. For more information or to purchase tickets, please visit [www.louisaarts.org](http://www.louisaarts.org).



### Fall Fish Fry & Block Party

**August 19th @ Small Country Campground**

Best fish and hush puppies on the East Coast. Reservations required, \$10/adult; \$5 under 10. Compete in ladder golf, corn hole, horseshoes, shuffleboard, washer toss, mini-golf, and fire truck rides. (Also enjoy the Field Day of the Past near Richmond.) For more information: [www.smallcountry.com](http://www.smallcountry.com)



## FREDERICKSBURG

### Jamey Johnson

**September 23rd @ Celebrate Virginia After Hours**

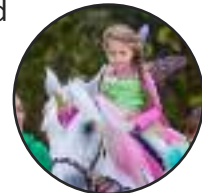
Eleven-time Grammy-nominated singer-songwriter Jamey Johnson is "one of the greatest country singers of our time," according to the Washington Post. He is one of only a few people in the history of country music to win two Song of the Year Awards from both the CMA and ACMS. For more information or to purchase tickets, please visit [celebratevirginiaafterhours.com](http://celebratevirginiaafterhours.com)



### Fredericksburg Fall Fairy Festival

**September 23rd, 12pm-5pm @ Old Mill Park**

Calling all fairies, elves, wizards, trolls, hobbits, and gnomes to celebrate the coming of fall! All mystical creatures shall gather together for one last festival to celebrate the end of the summer and ready for the returning winter world. This festival will include arts and crafts, games, vendors, and Celtic music. There will be a fairy house and fairy garden contest. There will be fairies and other nature spirit environments to explore as well as games to play. [www.fredfairyfestival.com](http://www.fredfairyfestival.com).



### 2017 Color Rush 5K & 1 Mile Fun Run

**September 9th, 7am-12pm @ Wilderness Presidential Resort**

Color outside the lines on September 9 as you run, walk or roll through this unforgettable 5K. Get drenched in brilliant colors, each representing cancer awareness, as the Ellie's Elves team hosts another fabulous event!

Register here:

[www.imathlete.com/events/colorrush5K](http://www.imathlete.com/events/colorrush5K)



## CULPEPER

### Fall Festival

**October 14th @ Mountain Run Winery**

Come out and enjoy some great Mountain Run wine while listening to live music all day, including South Canal Street. There will be plenty to do for everyone (including the kiddos) so bring your lawn chairs and plan to stay awhile! Several yard games will be set up including cornhole, ladderball and connect four. TWO great food options lined up for this year: North Cove Cafe and A Taste of Home Southern Cuisine will be on hand serving chicken bites in Mississippi Mambo Sauce, sweet potato dumplings, sliders, crepes and more! Plus several local vendors lined up for the day. We hope everyone will join us as we celebrate our second year of being open to the public! [www.mountainrunwinery.com](http://www.mountainrunwinery.com)



### Local History Scanning Day

**October 7th @ Culpeper County Library**

Scan your local history items or genealogical research into the Library's Local History Online Collection! Local history items, local family genealogical information, photographs of area, places & people, etc. For more information: contact Nancy Delaney at 540-825-8691 or [ndelaney@cclva.org](mailto:ndelaney@cclva.org)



*Editor's Note: Due to the nature of upcoming events, details, times, dates, or locations can often change. Every effort is made to include correct information at the time of printing. Please visit the website or contact the event organizers to confirm event details prior to attendance.*

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on the Calendar

## RICHMOND

### State Fair of Virginia

September 29th - October 8th @ The Meadow Event Park

The State Fair of Virginia is a 10-day event at the beautiful, pastoral setting of The Meadow Event Park. Since 1854, Virginians have celebrated community, agriculture, family, food and fun at this annual tradition. Whether it's for a prize-winning fresh apple pie or giant pumpkin, a first date or first time milking a cow, find your blue ribbon moment this year. [www.statefairva.org](http://www.statefairva.org)



### Bubble Run Richmond

September 23rd @ Richmond International Clad

in white t-shirts, Participants run, walk, dance and play across 5 Kilometers (3.1 miles) of absolute fun! Waves start every 3-5 minutes, then at each kilometer participants will run through the Bubble Bogs where there is enough colored foam to cover you from head to toe!



More information available at [bubblerrun.com](http://bubblerrun.com)

## ORANGE / MADISON

### Constitution Day

September 16th, 1pm-4pm @ Montpelier

Celebrate the anniversary of the U.S. Constitution with family and friends on the historic grounds of Montpelier. Begin the day with an interpreter-led "We the People" trail walk on the 3.55-mile Montpelier Loop Trail at 9:30 a.m., learning about Madison's role as an early environmentalist, managing Montpelier today, tree identification, the duPonts, and more.



There is free admission to the house 9:30 a.m.-4:00 p.m., and hands-on history activities and colonial games around the grounds 10:00 a.m.-5:00 p.m. Mr. Madison will be at home and will be receiving guests all day. Be sure to take in our newest permanent exhibition, The Mere Distinction of Colour. Take the family on a wagon ride around the property to get a look at the "back roads." More info @ [montpelier.org](http://montpelier.org)

### Best of Virginia in Orange, Chili Cook-Off

October 21st, 11am-6pm @ Orange County Fairgrounds

Think you have the best chili recipe in Virginia? Enter the Chili Cook-Off as an Amateur or Professional. You can find the application on the website <http://www.orangevachamber.com/chili-brewfest>



## CHARLOTTESVILLE

### Zac Brown Band

October 7th @7pm @ John Paul Jones Arena

With every ticket order purchased online you will receive one standard CD or digital version of their upcoming album 'WELCOME HOME'. You will receive an additional email with instructions on how to redeem your album after ticket purchase. Digital version of the album will be available upon release. US/CA residents only. You will receive one code per order. Tickets available on [ticketmaster.com](http://ticketmaster.com) or [johnpauljonesarena.com](http://johnpauljonesarena.com).



### 24th Annual Martha's Market

September 29th-October 1st @ John Paul Jones Arena

The Women's Committee of Sentara Martha Jefferson Hospital will host Martha's Market on September 29 through October 1, 2017, a fundraiser that is a three day shopper's delight, with the premier kick-off event, the Preview Party, taking place the evening of September 28. The John Paul Jones Arena is transformed into an unforgettable shopping experience featuring 80 unique boutiques both local and from across the country with something for everyone. Fifteen percent of each sale that takes place during Martha's Market benefits women's healthcare programs at Sentara Martha Jefferson Hospital with a primary emphasis on breast cancer screenings and treatment. [www.mjhfoundation.org/marthas-market-event-information](http://www.mjhfoundation.org/marthas-market-event-information)



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# Dining Spotlight

## Food Review: Billiken's BBQ



Facing Route 208 from the Lake Anna Island building in Louisa is Billiken's BBQ, owned by Greg and Sharon Shalawlyo, who have been serving BBQ professionally in the Lake Anna area since 2000. Their menu consists of pulled pork bbq, beef brisket, bbq chicken and much more, including macaroni & cheese, pork & beans, Gramama's potato salad, green beans, cole slaw, baked apples and rolls.

The beef brisket is slow-cooked on site and served fresh, with your choice of sides. For the little ones, try the 2 BBQ sliders kids special! For more information, restaurant hour, visit [billikensbbqcompany.net](http://billikensbbqcompany.net).

Billiken's BBQ is located at 200 Lake Front Drive, Mineral, VA 23117



Please check online at [LakeAnnaVisitorCenter.com](http://LakeAnnaVisitorCenter.com) for additional restaurant reviews, including this one, featured in the Top 20 Must Have Meals at Lake Anna!

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A Fresh Coat For Fall



After spending the summer on the water, many take the time to turn their attention back to the interiors of their lake home. While many times we focus on changing furniture or updating draperies, it's often that an easy change to our homes can make the biggest difference. When first starting out in a home, many start with a blank canvas of white or off-white on our walls and look to finding the perfect artwork or decor to add pops of color or style to our rooms.

It's important to remember that the backdrop can add a tone to the room - blues and grays can convey a cool feeling while brighter tones of yellow and light green can create a warm vibe.

The trend to paint small accent walls with bold colors seems to have faded and the trends are calling for subtle tones to add flavor while still remaining neutral. Varying shades of gray and brown are among the most popular choices currently.



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*Lipstick* by Heather Mechler-Fickes

If you wear lipstick, you know that there is an abundance of colors to choose from. Whether you buy makeup at the high-end spots, or the dollar store there usually is an array of shades. I can get lost in the beauty aisle just trying to figure out what color I like best.

These are just a few tips for choosing your perfect lipstick shade. You want to pick a color that is going to compliment your skin tone. If you have fair skin, choose a dusty rose, pinkish red, raspberry or coral. If you're medium or tan choose bright red, true red with no undertone, or cherry red. If your skin tone is deeper with warm undertones you should choose a lip color with blue undertones.

Lighter shades and shimmery colors can give your lips a more full appearance. Dark and matte shades can make your lips look thinner.

When shopping for your perfect color it might be easier to figure out what color you like best by trying the color on before you purchase. Most makeup stores allow you to sample and try out a

shade before you purchase to make sure you like it. I have purchased expensive lipstick and cheaper makeup. When it comes to lipstick, I don't buy too many expensive ones. I like to try different colors so I stick with the cheaper brands so I can have more variety without the guilt of spending a lot on just one tube of lipstick. If it looks terrible or isn't very good, I only wasted \$1-2. Over time, I have a collection of various lip colors and my favorites are the ones that are a good color, add just enough moisture- but not too much - so they last a while after applying. I've bought expensive lipstick and I liked the shade but in most cases the lasting power, and feel on my lips wasn't any better than the cheaper brands.



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## The True Value of Property: What's the Difference Between a \$100k Lot & a \$700k Lot at Lake Anna?

### An excerpt from the Lake Anna Real Estate Buyers Guide

Everyone who has ever searched the web for Lake Anna can attest that they have seen ranges from \$100,000 to millions of dollars for waterfront property. With the correct information, you may be able to find Lake Anna waterfront property that fits your budget and your criteria.

The variable that drives all prices is the value of the land, so whether you want a house or a vacant lot you must understand what the actual value of the lot with or without the house should be. After knowing the value of the land you can determine whether the house that's already built is a better deal than the vacant lot plus cost to build. The waterfront land market runs anywhere from \$100,000 to \$700,000 for one building site.

We're lucky in that even the most inexpensive waterfront lots at Lake Anna are amazing, though it may have its issues that causes the value to decrease, it's still beautiful and may be perfect for the right person. The value is determined by the demand of the market, so if most people like long views and point lots, then the cost of those lots will go up.

You may find that you don't need that and are more interested in a good deal in a quiet cove, but this is the way the market is segmented now (see chart to the right).

### Current Waterfront Inventory



Download the FREE Lake Anna Real Estate Buyers Guide by completing the form on [LakeAnnaVisitorCenter.com](http://LakeAnnaVisitorCenter.com) or stop by the Lake Anna Visitor Center!



The size of the lot doesn't add as much value as other locations (unless it can be subdivided into more home sites) because most Lake Anna Real Estate buyers are looking for less property to maintain.

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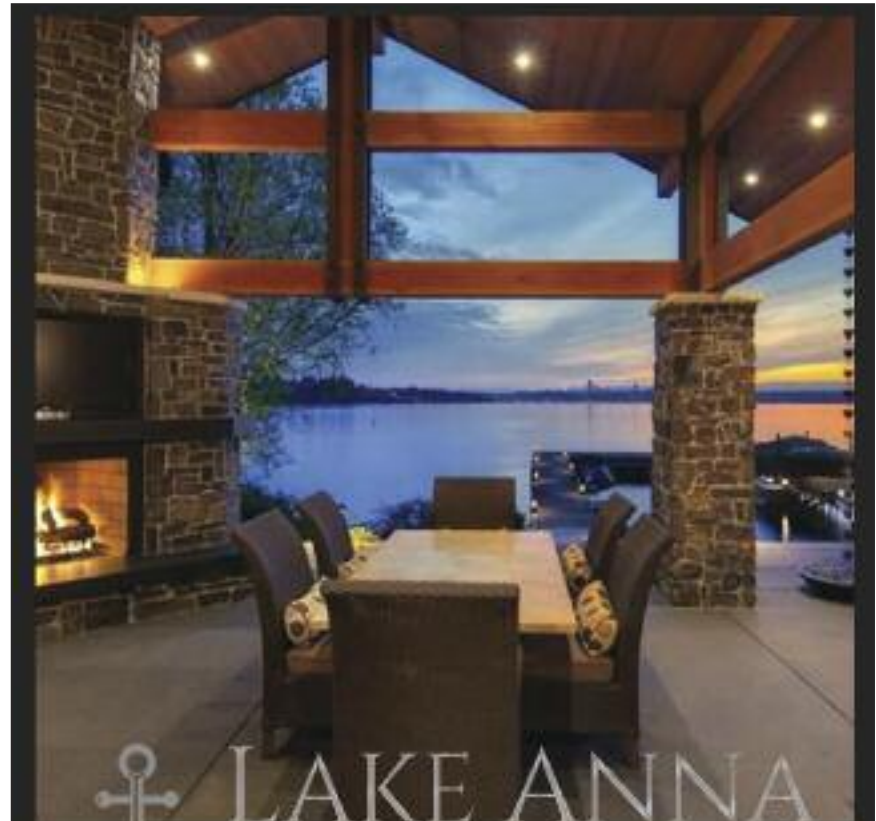
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