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# Innsbrook

LIVE. WORK. PLAY.

## ANNUAL REPORT 2019

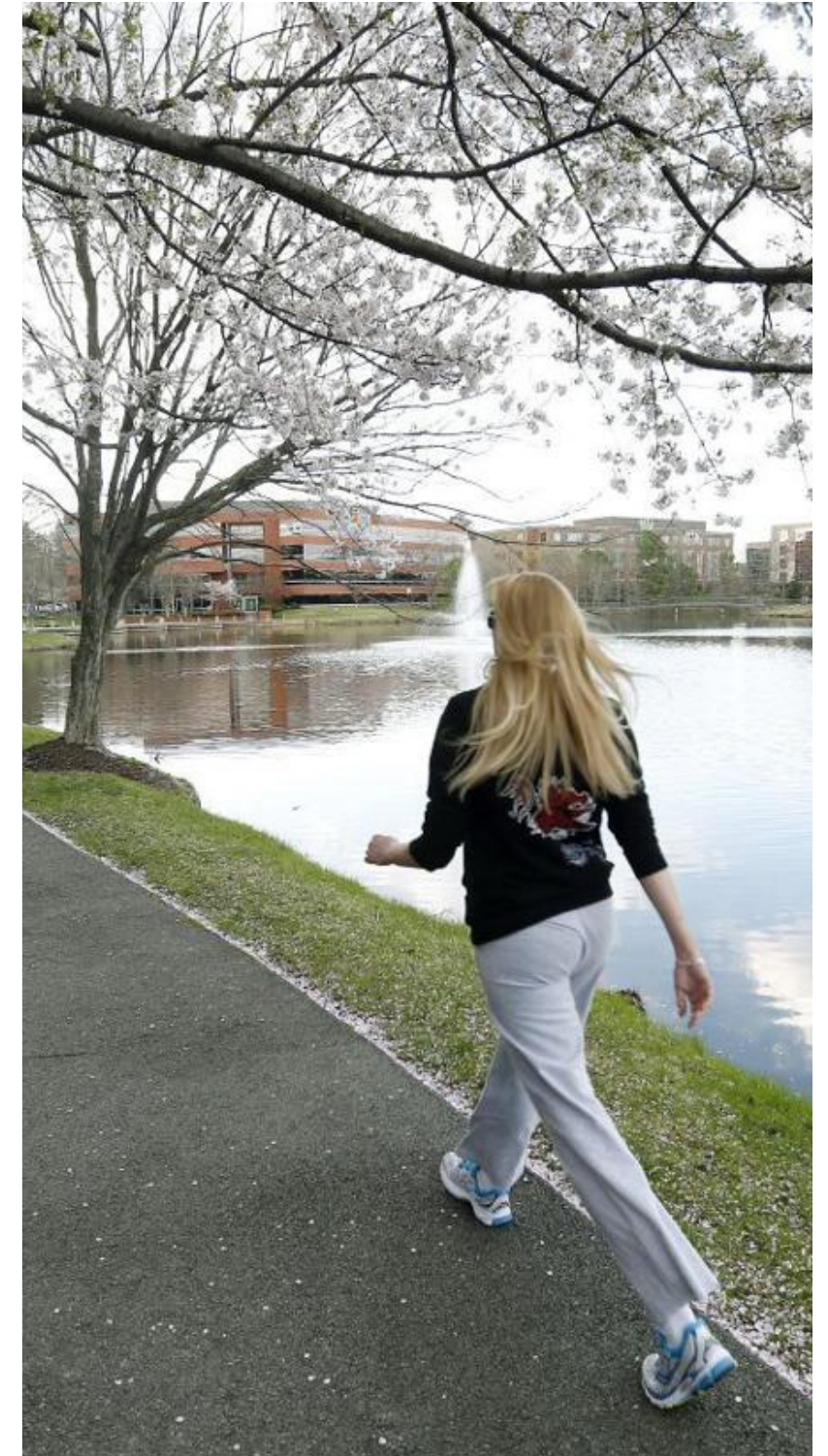
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# NATURE AND WELLNESS

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# BOARD OF DIRECTORS

**Jane DuFrane, PRESIDENT**  
*Member since 2019*  
Highwoods Properties | Vice President, Richmond Market

**Brian Witthoeff, VICE PRESIDENT**  
*Member since 2015*  
Lingerfelt Commonwealth Properties  
Managing Director, Leasing & Marketing

**Blaine Garrett, SECRETARY**  
*Member since 2010*  
Dominion Resources Services, Inc. | Real Estate Coordinator

**Paul Heckman, TREASURER**  
*Member since 2011*  
Keiter | Partner

**Sidney Gunst, Jr., FOUNDER**  
*Member since 1985*  
Innsbrook Associates, LLC | Real Estate Developer

**Paul W. Kreckman, ARCHITECTURAL REVIEW COMMITTEE**  
*Member since 1985*

**Richard Souter, DIRECTOR**  
*Member since 2020*  
WVS Companies | Executive VP | Innslake Place Apartments

**Michael Blevins, DIRECTOR**  
*Member since 2012*  
Wells Fargo Corporate Properties | Real Estate Portfolio Manager

**Christina Smith, DIRECTOR**  
*Member since 2019*  
Capital One Inc. | Director, CVA+SE Lead

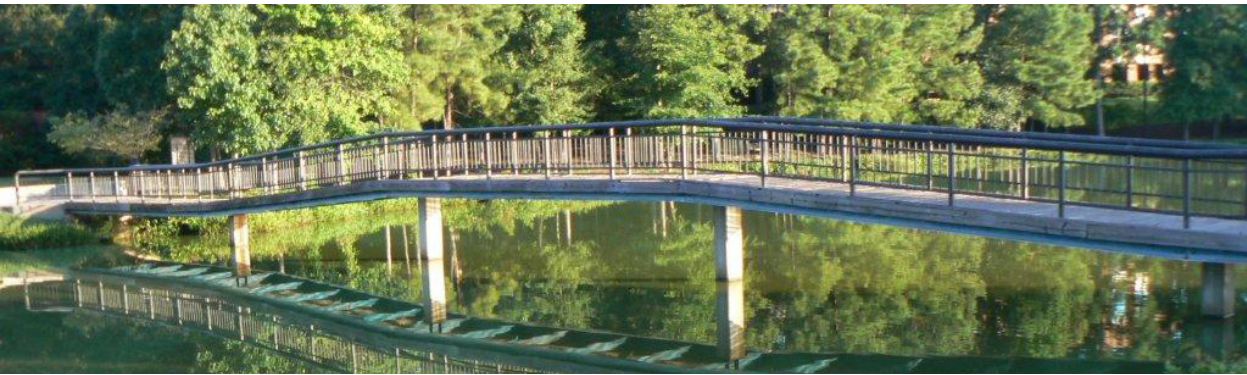
**Ross Little, DIRECTOR**  
*Member since 2020*  
Markel Corporation

**Neil Amin, DIRECTOR**  
*Member since 2020*  
Shamin Hotels | CEO



# 2020 BUDGET

INCOME	BUDGET
Association Dues	\$752,794
Total Revenue	\$752,794
OPERATING	EXPENSES
Security	\$240,000
Foundation	\$190,000
Landscaping Management	\$133,704
Park Management	\$59,856
Lake Management	\$45,000
Common Areas	\$36,609
Administrative	\$20,250
Insurance	\$12,475
Utilities	\$14,900
Total Operating Expenses	\$752,794
Total Net Income	\$0
Reserve Funds	\$198,000



# INNSBROOK FOUNDATION

Carter Marchant, **PRESIDENT**  
Executive Committee

Toby Leslie, **VICE PRESIDENT**  
Executive Committee

Dave Cummings, **SECRETARY**  
Executive Committee

Brian Menditto, **AT-LARGE**  
Executive Committee

Kelly Bundy, **AT-LARGE**  
Executive Committee

Tom O’Grady, **AT-LARGE**  
Executive Committee

Patricia Hogan, **DIRECTOR**

Matt Sugg, **DIRECTOR**

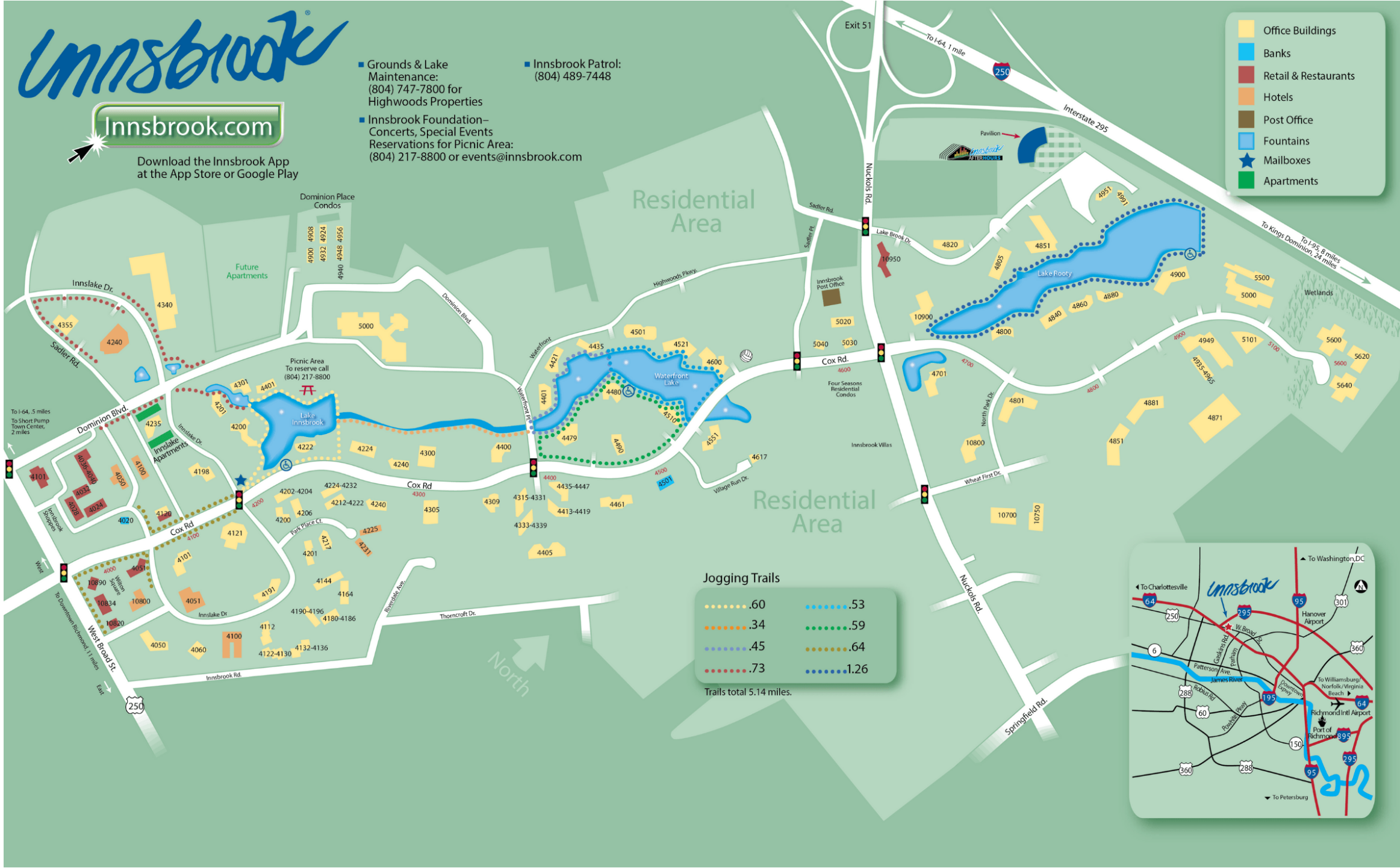
Ashleigh Hudgins, **DIRECTOR**

Pam Kline, **DIRECTOR**

Robert Maxwell, **DIRECTOR**

Diann Pearson, **DIRECTOR**

Rob Ragusa, **DIRECTOR**





# COMMUNITY PROGRAMS



# SPECIAL EVENTS





# RECREATION

TRIATHLON



INNSBROOK AFTER HOURS



INNSBROOK GOLF CLASSIC



# URBAN MIXED-USE

After years of planning and research, Innsbrook’s zoning designation as an Urban Mixed Use “UMU” development is coming to fruition. Any landholder with at least 4 acres has the opportunity to re-zone their property to Urban Mixed Use. This zoning provides for densification of the property in order to bring in a mix of uses to the development in order to become a lifestyle of Live Work and Play in our design. This change will invigorate the complex and draw more business into the area to build upon the depth of our existing office buildings.

Mixed-use development is a term used for two related concepts:

- In the sense of mixed-use zoning or mixed-use planning, it is a type of urban development, urban planning and/or a zoning type that blends residential, commercial, cultural, institutional or entertainment uses into one space, where those functions are to some degree physically and functionally integrated, and that provides pedestrian connections. Mixed-use development may be applied in new real estate development projects in a city or suburb, or may apply to a single building, existing or new neighborhood or in zoning policy across an entire city or other political unit.
- Encouraging development within dense, more compact areas of land; reducing traffic and pollution by allowing residents to use their cars less; creating pedestrian-friendly environments thanks to the short distances between living, work, commercial and recreational destinations

## INNSLAKE RENDERINGS

Corner of Innslake and Dominion Boulevard



Phase 1: 100 units  
Completion April 2020





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# Innsbrook

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MANAGED BY  Highwoods | 804-747-7800