
The Woodlands Acorn



The Woodlands
Homeowners'
Association, Inc.
2013 Woodlands
Board of Directors

President: Andy Nist

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Vice President: Steve Matthews

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Treasurer: Dave Fellabaum

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Secretary: Dawn Deady

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Clubhouse: Pat Luzadder

valeriemarsh@juno.com

Grounds: Tim McCullough

tmccul3711@aol.com

Pool: Ross Sexter

scubalessons@msn.com

Tennis: Melinda Nash

melindanash@earthlink.net

Co-Activities: Valerie Gies

ValerieGies@yahoo.com

Co-Activities: Lindsey Hess

lindsey.hess04@gmail.com

Clubhouse Managers:

Phil & Debbie Reimer - 844-6905

A Message from your President

Andy Nist

It seems like just yesterday we were at the precipice of spring and here we are enjoying the fall. I hope that you had a great summer and were able to enjoy some of the excellent Woodlands facilities (pool, lake, tennis courts and grounds) with your friends and neighbors. Below are some quick highlights of WHA activity from over the spring/summer months:

1. Implementation of new pool filters proved to be very effective
2. All Clubhouse HVAC units fixed or replaced and operating efficiently
3. Inaugural Ladies Spa Night activity held at Clubhouse (thanks to the participants of last years' Woodlands Online Survey – we listened to your suggestions!)
4. Engaged in new legal counsel/representation for the WHA Board
5. Continuation of a healthy financial position
6. Filled growing cracks for possibly the last time on our tennis courts
7. Enjoyed a wonderful time of community at the annual End-of-Summer picnic.

As we move into the fall and beyond, the WHA Board has some decisions to make that will have both short and longer-term impacts to the neighborhood facilities. Specifically, we will be making decisions surrounding:

1. Demolish and/or redesign and reconstruct the existing wooden bridge between the pool and tennis courts
2. The tennis courts: we and are investigating a new patching technology (Armor®) that might act as an interim between the annual crack-filling and a full court reconstruction.
3. Establish and rollout a new financial system capable of electronic annual dues statements and payments.
4. Begin preliminary investigation with our retained legal counsel to align our 40+ year old legal documents with current Indiana Code and Law(s).
5. Development of a 5-yr capital improvement plan for the neighborhood.

Needless to say there are always positive happenings in our neighborhood – both seen and unseen. We are here to serve the neighborhood so as a reminder should you ever want to lend an ear please feel free to stop by a

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News from the Vice President

Steve Matthews

Do you get periodic e-mails from Yahoo Group "WoodlandsHOANews" regarding neighborhood events and issues, crime watch activities, and Carmel happenings? Over 60% [269 members] of the neighborhood is connected in this manner. While that is pretty good, we can do better. Please contact me at "spmatthews29@sbcglobal.net" if you want your e-mail address added to the list to receive these neighborhood news alerts. Once you inform me that you wish to be included, I'll send you an official invitation from the Group to become a member. I think you'll find that this is a convenient way of staying on top of what is going on in the WHA. We use this form of communication very judiciously. On average you should expect no more than two or three messages a month.

It's hard to believe that it's time again to begin thinking about identifying and nominating potential new Board Members. One of my main duties as Vice President is appointing a Nominating Committee of 3-7 members who will present a slate of candidates to the membership for consideration at the mid-March Annual Meeting. Although still a bit flexible, the open positions in 2015 are expected to be President, Vice President, Treasurer, Co-Activities Director, Clubhouse Director, Grounds Director, and Membership Director. We will use the "interest form" submitted with the annual Fees Statement and word of mouth to identify potential leaders. Please feel free to contact me at the e-mail address above or to call me directly at 573.9643 to express interest in becoming a Board Member. I think you'll find serving can be a very rewarding experience. You'll meet great people, maintain and improve the neighborhood, and have some fun while doing it.

Best wishes for a great fall and Holiday Season.

Tennis Report

Melinda Nash

Tennis Season is almost over. I hope you enjoyed the courts this summer. The Summer Lessons were fantastic. The instructors were amazing and the kids had a great time.

I have a big task this year to try and get the courts resurfaced and/or the cracks repaired. We are trying to go with the most inexpensive way to do this and I have received many quotes to hopefully get this done next year. The cracks on the courts are

getting larger so we need to figure out how to solve this problem. The courts are an integral part of our neighborhood so we want to keep them looking nice.

Have a great Fall and Winter and I look forward to seeing you on the courts next summer.

The Clubhouse

Pat Luzadder

Since our clubhouse facility was built over 40 years ago, an increasing number of repairs and replacements are required. In the past year,

- the membrane roof over the north apartment section was replaced,
- the three HVAC air handling units required upgrading,
- we are currently receiving quotes to repair the column bases at the main entrance canopy, which have rotted away, and
- repairs to the window trim and for the pump room overhead door concrete areas will also be addressed this fall.

We can be proud to have one of the nicest neighborhood facilities in this area thanks to the work of our Clubhouse managers, Deb and Phil Reimer, and our board members.

Pool News

Ross Sexter

I wanted to write my first report as the new pool director for this newsletter. So here it goes:

As a first time board member and pool director it has been a true experience by immersion. I am learning so much and probably have not brushed the surface yet.

The board is in full swing and it is nice to be a part of our neighborhood association and I feel like I can make a difference.

I have always enjoyed our neighborhood pool, as I am sure many of you have. I would really like to see more usage in 2015. I feel as this is one of the nicest assets of living in our neighborhood. We have a fantastic facility and we have struggled to keep it up to date and enjoyable for all. I am happy to report that we installed new pumps and filtration this year and everything worked perfectly.

Thanks to all the neighbors that helped uncover the pool early this season and especially for everyone that turned out to help get it covered up for the season.

We have our challenges and we are striving to work some kinks out.

I would like to thank the Reimers and Tim McCulloch for the excellent work they do to make the pool clean and safe for all of us to enjoy.

Our guard staff this year was young and had some obstacles to overcome. I am sure any that return next year will be much more mature and energetic. I would encourage anyone that is interested in guarding to reach out to me early and express your interest. I would like to have the guards hired by April this year. We will be instituting a new policy due to state regulations we can no longer hire anyone under the age of 15.

I am also seeking suggestions for more adult involvement at our pool. Maybe an adult water volleyball league on Sunday afternoons? SCUBA lessons? Snorkeling lessons? Adult swim lessons? Please send me your ideas and let's see what we can do to get more benefit from this beautiful heated facility.

If you do have any ideas and or suggestions please feel free to email me at scubalessons@msn.com.

Have a great winter and see you all at the pool uncovering.

Activities Update

Lindsey Hess and Valerie Gies

It was great seeing so many of you having a good time at the End of Summer Picnic! What a fun day! In July, we had a first time ever Ladies Spa night. It was a very fun evening that we hope to do again sometime this winter. Date is yet to be determined, so please watch for it!

Before we know it the Holidays will be here, so mark your calendar now for Sundaes with Santa!

Please watch for more activities coming via email blasts or the clubhouse sign. A Euchre night and a Colts game Sunday are in the plans for sometime this winter as well. We look forward to seeing you!

Mark Your Calendars

**December 7th
2:00 P.M.
Sundaes with Santa**

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monthly meeting (2nd Monday of every month – Clubhouse at 7:30PM – pre-notification of attendance required) or email us (all contacts up-to-date and can be found on our website www.woodlandshomeowners.org).

With kindest regards,
Andy Nist

"A Great Place to Gather"



The Woodlands Homeowners' Association, Inc.

Woodlands Homeowners' Association

10700 Lakeshore Drive East

Carmel, IN 46033-3836

Mailing Label Here

Upcoming Woodlands Events

October 13	Board Meeting 7:30 p.m. at the Clubhouse
November 10	Board Meeting 7:30 p.m. at the Clubhouse
December 7	Sundaes with Santa 2:00 p.m.
December 8	Board Meeting 7:30 p.m. at the Clubhouse
January 12	Board Meeting 7:30 p.m. at the Clubhouse
February 9	Board Meeting 7:30 p.m. at the Clubhouse
