

# The Woodlands Acorn



The Woodlands  
Homeowners'  
Association, Inc.  
2015 Woodlands  
Board of Directors

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Clubhouse Managers:  
Phil & Debbie Reimer - 844-6905

## A Message from your President

Andy Nist

Hello Friends and Neighbors,

I hope this winter finds you staying warm. We are happy to report that unlike some species, the Woodlands Board of Directors does not hibernate! Here are winter highlights to note:

1. **March 9th** - Annual WHA Meeting at the Clubhouse - **7:30PM**. Please come, meet the new board, and enter to win the "No Dues Due" drawing for this upcoming year (a \$350 value)!
2. Implemented a new financial system providing us the opportunity for e-invoicing/payment, generation of financial statements, etc.
3. Planned improvement to the spillway and bridge in the spring.
4. Final decision point for tennis court improvements this fall.
5. Selection process for new Clubhouse Manager(s).

As the Board transitions this spring to our new directors, I would personally like to thank the current Board and Clubhouse Managers for their service over the last 2-year term. Significantly, after 23 years of serving our neighborhood and calling it "home," our Clubhouse Managers, Phil and Debbie Reimer, will conclude their service effective April 1st, 2015. To this end, we are seeking to fill the role of Clubhouse Manager(s). *All interested applicants should send an email to [woodlandshoanews@yahoo.com](mailto:woodlandshoanews@yahoo.com).* We are fortunate to live in a safe, fun, and engaged community; help us spread the word. Look forward to seeing you on March 9th.

Sincerely,

Andy

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**MARK YOUR CALENDARS**

*Annual WHA Meeting*

*March 9, 2015*

*7:30 p.m.*

## News from the Vice President

*Steve Matthews*

As outlined in the WHA By-Laws [which can be found in the "Legal Documents" section of the WHA website at <http://woodlandshomeowners.org/>], one of my main duties as Vice President is appointing a Nominating Committee to present a slate of candidates to the membership for consideration as WHA Officers and Directors at the March 9<sup>th</sup> Annual Meeting. The open positions, along with the Committee's nominees for 2015-2016 are as follows:

- President – Steve Matthews
- Vice President – TBD
- Treasurer – TBD
- Clubhouse Director – Tim McCullough
- Co-Activities Director – TBD
- Grounds Director – Jeff Kempson
- Membership Director – Andy Nist

The candidates will give a brief introduction of themselves after being formally nominated by the Nominating Committee. The President will then call

for nominations from the floor. Members in attendance will vote by written ballot.

Do you get periodic e-mails from Yahoo Group "WoodlandsHOANews" regarding neighborhood events and issues, crime watch activities, and Carmel happenings? Over 60% [271 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.

I hope to see you at the Annual Meeting on March 9th!

## Pool News

*Ross Sexter*

Well, I'm sure not many of you are thinking of the beautiful pool right now. But let me assure you that our staff is getting geared up for another successful year at the Woodlands pool.

I want to thank all of our residents who took the time to welcome me as the new pool director and to share your thoughts to make our pool a better place for all.

Over our holidays I met with our head guard and we have been brainstorming on how to make our neighborhood pool a much more enjoyable experience for all.

We are working on enhancing our guard staff and to add some events that I think everyone will be excited to have available at our neighborhood sanctuary.

I would encourage anyone that might be interested in guarding at the pool this summer to forward his or her resume as soon as possible. We will start interviewing for guards in early April. All applicants must be at least 16 years old by the opening date of the pool. They must possess current lifeguard, CPR and first aid certifications. First consideration will be given to returning guards.

Some very important dates to mark your calendars for will be the uncovering of the pool. This will be several weeks prior to Memorial Day weekend. Please watch your emails for opportunities to help your community by volunteering to help. We can keep our costs down by using our manpower in the neighborhood as opposed to paying others for this.

As always if I can help in anyway don't hesitate to contact me.

## Tennis Report

*Melinda Nash*

I am in the process of placing bids to resurface the courts. The cracks are not getting any smaller and the price to fill those cracks increase by great amounts every summer. We hope to find the most reasonable solution before the summer.

We will have two more pine trees to remove around the court and then we should be good. The pine needles cause the courts to be moldy and they are not the easiest to clean. We still have plenty of shade due to the trees behind both sides of the courts.

Summer Lessons are very important to our neighborhood so we are in need of TWO tennis instructors for this year. If you know anyone that might want to instruct, please send them my way.

We receive many positive comments about what a great place we live so it's time for the courts to live up to our reputation. Spring will be here before you know it.

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## Grounds

*Tim McCullough*

We have had a great spring, summer and fall. The weather has kept our grounds people very busy. We have removed some diseased trees around the tennis courts. We have manicured many of the trees that had dead spots in them due to last winter's cold. We have completed fall leaf clean-up. This included the grounds and the tennis courts. We have treated the lake on an as need basis. This year we have had little problems with the overall condition of the lake and the grounds around the lake.

We are in the process of putting together a plan to repair the dam/spillway for this spring. In this project we will also address the bridge across the Moffett Drain. We will also be taking a survey of all the boats that are moored at the spillway to make sure they belong to Woodland residents. Now we are preparing for spring. We will be making sure all the areas are properly addressed.

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## Treasurer

*Dave Fellabaum*

Here are just a couple of bullet points on where the money went and is planned to go...

Current fiscal:

- New heating and air systems
- Replaced pumps and filters for the swimming pool
- Repaired columns at the entrance/front porch
- Pool related income was down a bit due to cooler temperatures and rainy days

Budgeted fiscal:

- Updating electrical in clubhouse
- Repairs/upgrades to spillway
- Repairs/replace bridge
- Resurfacing tennis courts
- Painting/re-stripping the parking lot
- Landscaping to replace trees that have been removed

Woodlands Homeowners' Association Budget

|                |                               | Actual                   |                | Budget for Fiscal Year    |
|----------------|-------------------------------|--------------------------|----------------|---------------------------|
|                |                               | March 1, 2014            |                | March 1, 2015             |
|                |                               | through January 28, 2015 |                | through February 28, 2016 |
| <b>Income</b>  |                               |                          |                |                           |
|                | Clubhouse Rentals             | 3,415                    |                | 6,125                     |
|                | Membership Fees               |                          |                |                           |
|                | Class A                       | 142,309                  |                | 148,750                   |
|                | Class C                       | 15,246                   |                | 15,750                    |
|                | Membership Fees - Other       | 3,587                    |                | 3,350                     |
|                | Pool Fees                     |                          |                |                           |
|                | Pool Guest Fees               | 1,380                    |                | 1,600                     |
|                | Swim Team income              | 6,950                    |                | 6,800                     |
|                | Swimming Lessons              | 2,277                    |                | 2,500                     |
|                | Other income                  |                          |                |                           |
|                | Interest Income               | 205                      |                | 250                       |
|                | Tennis Lessons                | 1,545                    |                | 1,400                     |
|                | Vending Income                | 413                      |                | 425                       |
|                | <b>Total Income</b>           |                          | <b>177,327</b> | <b>186,950</b>            |
| <b>Expense</b> |                               |                          |                |                           |
|                | Clubhouse                     |                          |                |                           |
|                | Electricity                   | 7,076                    |                | 7,818                     |
|                | Gas                           | 6,773                    |                | 5,928                     |
|                | Renovations                   | 9,625                    |                | 9000                      |
|                | Service/Maintenance           | 3,365                    |                | 3,715                     |
|                | Telephone                     | 1,757                    |                | 1,600                     |
|                | Trash Removal                 | 1,277                    |                | 1,452                     |
|                | Water & Sewage                | 2,802                    |                | 2,845                     |
|                | <b>Total Clubhouse</b>        |                          | <b>32,675</b>  | <b>32,358</b>             |
|                | General Expenses              |                          |                |                           |
|                | Association Events Expenses   | 2,682                    |                | 3,600                     |
|                | Bank Service Charges          | 130                      |                | 70                        |
|                | Umbrella Policy Insurance     | 9,141                    |                | 9,200                     |
|                | Workmen's Compensation        | 2,308                    |                | 2,450                     |
|                | Postage and Delivery          | 320                      |                | 350                       |
|                | Printing and Reproduction     | 436                      |                | 1,200                     |
|                | Accounting                    | 585                      |                | 990                       |
|                | Legal Fees                    | 2,808                    |                | 1,800                     |
|                | Payroll Service               | 691                      |                | 750                       |
|                | Real Estate Taxes             | 24                       |                | 24                        |
|                | Licenses, Fees & Permits      | 267                      |                | 270                       |
|                | <b>Total General Expenses</b> |                          | <b>19,393</b>  | <b>20,704</b>             |

|                                      |                                 |        |                 |        |                |
|--------------------------------------|---------------------------------|--------|-----------------|--------|----------------|
| Grounds                              |                                 |        |                 |        |                |
|                                      | Lake & Dam Maintenance          | 3,444  |                 | 15,000 |                |
|                                      | Landscaping, Planting, Trimming | 3,345  |                 | 5,000  |                |
|                                      | Mowing & lawn maintenance       | 11,826 |                 | 12,000 |                |
|                                      | Snow Removal                    | 775    |                 | 600    |                |
|                                      | Tennis Courts Resurfacing       | 2,100  |                 | 16,000 |                |
|                                      | Tennis Supplies                 | 147    |                 | 300    |                |
|                                      | Grounds - Other                 | 792    |                 | 1,000  |                |
| Total Grounds                        |                                 |        | 22,429          |        | 49,900         |
| Payroll & Payroll Tax Expenses       |                                 |        |                 |        |                |
|                                      | Clubhouse Manager               | 900    |                 | 1,200  |                |
|                                      | ER Medicare Tax                 | 440    |                 | 540    |                |
|                                      | ER Social Security Tax          | 1,880  |                 | 1,925  |                |
|                                      | FUTA Tax                        | 182    |                 | 233    |                |
|                                      | Guards                          | 27,870 |                 | 32,000 |                |
|                                      | SUTA Tax                        | 156    |                 | 185    |                |
|                                      | Tennis Instructors              | 1,553  |                 | 1,600  |                |
| Total Payroll & Payroll Tax Expenses |                                 |        | 32,980          |        | 37,683         |
| Swimming Pool                        |                                 |        |                 |        |                |
|                                      | Chemicals/Testing               | 14,197 |                 | 14,252 |                |
|                                      | Maintenance                     | 24,364 |                 | 5,000  |                |
|                                      | Swim Team Expenses              | 6,856  |                 | 6,500  |                |
|                                      | Vending (Candy & Soft Drinks)   | 649    |                 | 300    |                |
| Total Swimming Pool                  |                                 |        | 46,066          |        | 26,052         |
| Taxes (Income)                       |                                 |        |                 |        |                |
|                                      | Current FIT                     | 4,308  |                 | 2,400  |                |
|                                      | Current SIT                     | -698   |                 | 25     |                |
|                                      | Deferred FIT                    | 2,120  |                 | 3,200  |                |
|                                      | Deferred SIT                    |        |                 | 1,200  |                |
|                                      | Tax Penalty                     | 28     |                 |        |                |
| Total Taxes (Income)                 |                                 |        | 5,758           |        | 6,825          |
| <b>Total Expense</b>                 |                                 |        | <b>159,301</b>  |        | <b>173,522</b> |
| Net Ordinary Income                  |                                 |        | 18,026          |        | 13,428         |
|                                      | Board Fee Waiver                | 3,873  |                 | 3,850  |                |
| <b>Net Income</b>                    |                                 |        | <b>14,153</b>   |        | <b>9,578</b>   |
| Cash Balance as of 1/28/15           |                                 |        |                 |        |                |
|                                      |                                 |        | <b>\$85,214</b> |        |                |

*"A Great Place to Gather"*



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**The Woodlands Homeowners' Association, Inc.**

Woodlands Homeowners' Association  
10700 Lakeshore Drive East  
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[www.woodlandshomeowners.org](http://www.woodlandshomeowners.org)

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Mailing Label Here

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## Upcoming Woodlands Events

|            |                              |
|------------|------------------------------|
| February 7 | Swing Dance Lesson 7:00 p.m. |
| February 9 | Board Meeting 7:30 p.m.      |
| March 9    | WHA Annual Meeting 7:30 p.m. |
| March 29   | Easter Egg Hunt              |
| April 13   | Board Meeting 7:30 p.m.      |