

# The Woodlands Acorn



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

President: Andy Nist  
[asnist@gmail.com](mailto:asnist@gmail.com)  
Vice President: Steve Matthews  
[Spmatthews29@sbcglobal.net](mailto:Spmatthews29@sbcglobal.net)  
Treasurer: Dave Fellabaum  
[dave@techsolutionsandsales.com](mailto:dave@techsolutionsandsales.com)  
Secretary: Dawn Deady  
[medeady@aol.com](mailto:medeady@aol.com)  
Membership: Barbara VanKeuren  
[bvankeuren@sbcglobal.net](mailto:bvankeuren@sbcglobal.net)  
Clubhouse: Pat Luzadder  
[valeriemarsh@juno.com](mailto:valeriemarsh@juno.com)  
Grounds: Tim McCullough  
[tmccul3711@aol.com](mailto:tmccul3711@aol.com)  
Pool: Ross Sexter  
[scubalessons@msn.com](mailto:scubalessons@msn.com)  
Tennis: Melinda Nash  
[melindanash@earthlink.net](mailto:melindanash@earthlink.net)  
Co-Activities: Valerie Gies  
[ValerieGies@yahoo.com](mailto:ValerieGies@yahoo.com)  
Co-Activities: Lindsey Hess  
[lindsey.hess04@gmail.com](mailto:lindsey.hess04@gmail.com)  
Clubhouse Managers:  
Phil & Debbie Reimer - 844-6905

## A Message from your President

*Andy Nist*



Many of you, like me, are breathing easier after our long winter. The fresh air, greening grass, and budding trees seem to be bring invigoration for another day. And like spring, the WHA is budding with activity – totally corny but couldn't pass it up!

Thanks to those that participated in our first-ever WHA Survey this past winter. The Board appreciates your input and suggestions for continuous improvement. Secondly, thanks to those that made it out to the Annual Meeting – due to civic duty, curiosity or neighborly persuasion - we're glad you came. Finally, a gentle reminder as we are out enjoying the weather, please remember the speed limit in the neighborhood is 25 mph.

The following list captures the essence of our current and future-state WHA:

1. We are financially in the black.
2. This past winter was brutal on our common areas – the spillway rocks have been washed out, the wooden bridge has shifted/sunk and tennis court cracks have expanded.
3. Our Clubhouse HVAC units have been replaced and a new roof membrane applied.
4. The original pool filters (4) are in process of being replaced.
5. We are pursuing the option of future online payment of annual dues.
6. Clubhouse water damage to drywall has been fixed.
7. The Clubhouse Rental Agreement will be updated.
8. Numerous trees have been removed around the tennis courts to open up the canopy for greater playing enjoyment and to lower maintenance.
9. Tennis court improvements are being considered – fill cracks, evaluate an overlay or complete a new rebuild.
10. Consideration being given to an aeration fountain in the small lake.

*Continued on page 4.*

## In This Issue:

Tennis Report	2
Tennis Lesson Enrollment Form	2
Swim Lesson Enrollment Form	3
Swim Team News	4
Pool Hours	4
Helping Hands	5
Annual Meeting Minutes	7
Upcoming Events	10

## Tennis Report

*Melinda Nash*

Tennis Season is finally here. We are in the process of getting the nets up but have been a little later due to all of the rain/snow we have had. We are pleased to announce our returning Tennis Instructors for the summer, Annika Carlson (Tennis Instructor) and Candice Park (Assistant Instructor). Annika Carlson did not teach last summer but taught the summer before. Annika is a senior at Purdue. She has been playing tennis since she was six years old and in tournaments at the age of 10. She played varsity for Carmel High School all four years. They won state in 2008. She has been teaching tennis lessons (both clinics and private lessons) since she was 15/16. Annika has taught ages 4 – 18. She has also played for the Purdue Intramural tennis team. Candice Parks is a senior at Zionsville High School and helped with our summer lessons last year. She has played on the Varsity Tennis Team for 4 years (she is #1 singles this year). Candice has been playing tennis since 4<sup>th</sup> grade. We look forward to their instruction this summer.

The tennis lessons will be held on Monday’s, Wednesday’s and Friday’s. The first session will be a week earlier like we did last year beginning on **Monday, June 2<sup>nd</sup>** – Friday, June 20<sup>th</sup>. The lessons will have a two-week hiatus due to people that are on the swim team. The 2<sup>nd</sup> Session will begin on Monday, July 7<sup>th</sup> to Friday, July 25<sup>th</sup>. Registrations will be due on **Saturday, May 31<sup>st</sup>**. A registration form for tennis lessons is included in the

Acorn and more will be available at the tennis court bulletin board. The lifeguards will have registration forms *but will not accept payments*. Please send them to my home at 3407 Briar Circle.

The cracks on the courts have reopened. Leslie Coating has been contacted to repair the cracks towards the end of May. Signs will be posted for the closure of the courts for maintenance. We will be resurfacing the tennis courts at some point in the next 2 years.

We have removed more trees around the courts for the pine needles causes mold on the courts.

Please continue to take care of the courts this summer by throwing away your trash etc. to keep them in the best possible condition.

Don’t forget to use our **backboard** this summer. This is a great asset to the tennis courts and a fantastic way to get additional practice.

If anyone is interested in private lessons or evening lessons over the summer, please contact me. See you at the courts.

Lets have a great summer.

## WOODLANDS TENNIS LESSONS - 2014

*(Still the best deal in Carmel!)*

We are pleased to announce that Annika Carlson (Tennis Instructor) and Candice Park (Assistant Instructor) will head up our tennis program. No classes held during the first week in July. Rain dates will be scheduled as needed/available. Lessons scheduled around swim team practice for each age group. For students taking both sessions, instruction will continue from where they left off. Instruction will be geared to each age group. First come first SERVED...We fill up fast so don’t delay. **COMPLETE THIS REGISTRATION FORM WITH PAYMENT.**

**Session 1:** June 2-June 20 M, W, F      **Session 2:** July 7-July 25 M, W, F

AGE	TIME	COST PER SESSION
5-8	8:30-9:15 AM	\$30
8-10	9:30-10:15 AM	\$30
11-14	10:15-11:15 AM	\$35

**REMINDER:** To avoid black marks, only light-colored soles allowed on our beautiful courts. Student should bring a **racquet, sunscreen & water bottle.**

COMPLETE THE REGISTRATION FORM with PAYMENT.

STUDENT LESSONS:

NAME & AGES (S): \_\_\_\_\_

PARENT NAME (S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SESSION 1 (June 2-June 20) \_\_\_\_\_      SESSION 2 (July 7-July 25) \_\_\_\_\_

EMAIL ADDRESS (Required): \_\_\_\_\_

\*Please include your email address so I can communicate more effectively.

**PAYMENT** to accompany registration form, please. (Fee must be paid for each child in family.) Please make checks payable to *Woodlands Tennis*.

Melinda Nash 3407 Briar Circle

Phone 705-0158

Email [melindanash@earthlink.net](mailto:melindanash@earthlink.net)

REGISTER BY Saturday, May 31st

(payment secures spot)

## Swim Lessons

Lessons will be held Monday-Friday for a ONE-week period. You may sign up for multiple sessions. Cost per session is \$15 cash or check payable to Woodlands Homeowners Association. Payment must accompany form and homeowner must be in good standing. Classes are filled on a first-come basis.

Swimmers will be grouped based on ability and age. By signing up for swim lessons, you acknowledge that it is the responsibility of the Pool Managers and staff to move children up OR down in level based on ability and space.

**Minnows:** Child learns to be comfortable in the water. Work on putting face in and floating. Children learn the arm movements of swimming and kicking. They also learn to get back to the wall if they fall or jump in. (Kids sit on the steps.)

**Flying Fish:** Child needs to be comfortable in the water and be able to swim a little by themselves. Children learn freestyle with side breathing. They also learn the backstroke.

**Sting Rays:** Children need to be able to swim the width of the pool without stopping. Work is done on freestyle and backstroke while learning breaststroke and diving.

**Marlins:** Child should be able to swim the width of the pool backstroke and freestyle. Continue working on breaststroke and learn butterfly. Also work on starts, finishes, and turns.

**Sharks:** Child needs to know all four strokes and be able to swim a lap of each legally. Work on stroke technique, starts, turns, finishes, and speed.

## SWIM LESSON ENROLLMENT FORM

**REGISTRATION begins when the pool opens on May 24<sup>th</sup> at 10 a.m.** Please turn in forms and payment to any lifeguard to check for class availability. An enrollment form can also be found at [www.woodlandshomeowners.org](http://www.woodlandshomeowners.org). Please see the HEAD GUARD (Maddie Cottrell) with any questions or concerns. There will be no make-ups for rain days or missed classes.

Please circle the sessions that are most convenient for you.

Session I: June 2-6      Session II: June 9-13      Session III: June 16-20      Session IV: June 23-27

Please review the group levels and circle the name of the group that would be most beneficial to your child. This does not guarantee that class. If the class is not full, it may be cancelled or combined with another class.

Minnows                  Flying Fish                  Sting Rays                  Marlins                  Sharks

Please circle the time desired. This does not guarantee that class. If there are fewer than 3 in a class, it will be cancelled or combined with another class.

Minnows and Flying Fish:	10:00-10:30	10:30-11:00	11:00-11:30
String Rays, Marlins and Sharks:	10:00-10:40	10:40-11:20	

COMPLETE THE REGISTRATION FORM and include PAYMENT.

Name of child: \_\_\_\_\_ For WHA purposes:  
 Name of parent: \_\_\_\_\_ Homeowner in good standing \_\_\_\_\_  
 Name & address of homeowner: \_\_\_\_\_

## Pool News

**Pool opens Saturday, May 24<sup>th</sup> at 10:00 a.m. for adult swim followed by full opening at 10:30 a.m.**

**Pool Hours** (during lessons 6/2-6/27) Sun\* 10 am-8 pm Mon – Thurs 12pm-8 pm Sat\* 10 am-9 pm  
**Pool Hours** (not during lessons) Sun\* 10 am-8 pm Mon – Thurs 10 am-8 pm Sat\* 10 am-9 pm

\*Each weekend day will begin with a half hour swim period from 10:00 a.m. to 10:30 a.m. for adults only. Children will not be allowed in the pool or on the deck during this time.

Our staff will be lead by Head Guard Maddie Cottrell. Guards include Emily Marske, Collin Brennan, Anna Lundberg, Riley Deam, Ellen Brennan, Carly Harbison, Josh Vahle, Bill Nash, Celia McGhiey, Kenji Tomozawa, Jessica Deady and George Cottrell. Phil and Debbie Reimer are the pool managers and can be reached at 844-6905.

Guest fees remain \$2 per guest on weekdays and \$4 per guest on weekends and holidays.

## Swim Meet Schedule 2013

**\*Please remember the pool will close at 3:00 p.m. on the date of a home swim meet\***

June 10<sup>th</sup>: Home vs. Village Farms

June 12<sup>th</sup>: Away at Smokey Row

June 17<sup>th</sup>: Away at College Park

June 19<sup>th</sup>: Home vs. North Willow

June 24<sup>th</sup>: Away at Woodland Springs

June 26<sup>th</sup>: Away at Knights of Columbus

July 1<sup>st</sup>: Home vs. Woods Run

July 3<sup>rd</sup>: Rain Date

Invitational: July 8<sup>th</sup>-9<sup>th</sup> at Knights of Columbus



## Swim Team Registration

Registration for swim team is underway! Cost is \$40 per swimmer plus a \$10 registration fee per family. Contact Laura Guntz at [lguntz@att.net](mailto:lguntz@att.net) or 340-6916 for questions or to register for swim team.

## President's Report *(con't from page 1)*

11. Clubhouse improvements – electrical circuitry and flat screen TV installed.
12. New “activities” options as recommended in the online survey are being pursued.

This is not a comprehensive list but it provides you with a flavor of the WHA happenings. Should you have any questions or want additional information, please feel free to send us an email off our website ([www.woodlandshomeowners.org](http://www.woodlandshomeowners.org)) or stop by a Board Meeting (we meet the 2<sup>nd</sup> Monday of the month at 7:30PM in the Clubhouse). Happy Spring, and looking forward to seeing you out and about!

## Helping Hands

Last Name	First Name	House No.	Street Name	Phone	Age	Baby Sitter	Yard work	Pet Walk or Sit	Other
Anderson	Bridget	10615	Lakeshore Dr. E.	575-9950	19	X		X	
Anderson	Daniel	10615	Lakeshore Dr. E.	575-9950	16		X	X	
Arnold	Piper	3467	Briar Drive	490-4529	13	Safe Sitter			
Bateson	Dylan	10930	Braewick Drive	571-1706	19	Safe Sitter			
Berridge	Ethan	11906	Eden Glen Drive	569-8863	16		X		
Brennan	Kyle	121	Brunswick Court	818-1425	19	Safe Sitter	X		
Brookie	Anna	3633	Eden Place	844-5382	19	Safe Sitter			
Card	Kristyn	3781	Coachman Drive	567-1951	18	X			
Carter	Adam	11307	Green Street	705-0087	13	Safe Sitter	X		
Browne	Zoe	10597	LaSalle Road	919-7110	16	X		X	
Cornwell	Emily	4211	Rolling Springs Drive	846-5823	18			X	
Cottrell	Drew	10905	Lakeshore Dr. E.	848-0178	21		X	X	
Cottrell	Maddie	11662	Eden Estates Drive	569-7274	19	X			
Cottrell	Lucy	11662	Eden Estates Drive	569-7274	17	X			
Cottrell	George	11662	Eden Estates Drive	569-7274	16	X			
Cottrell	Emily	11662	Eden Estates Drive	569-7274	14	X			
Cunningham	Hannah	11528	Green Street	564-8361	13	Safe Sitter			
Deady	Jessica	11016	Braewick Drive	566-9722	16	Safe Sitter		X	
Deady	Kara	11016	Braewick Drive	566-9722	14	Safe Sitter		X	
Deam	Riley	9	Green Place	844-6293	15	X			
Deam	Anna	9	Green Place	844-6293	13	X			
Garrison	Anna	10491	Lakeshore Place	810-9470	10			X	
Gies	Lexi	3747	Barrington Drive	582-0281	10	X		X	
Gies	Tyler	3747	Barrington Drive	582-0281	7			X	
Goetz	Emme	11418	Green Street	844-5634	14	Safe Sitter			
Goetz	Jamie	11418	Green Street	844-5634	16	Safe Sitter			
Gould	Sophia	10772	Downing Street	581-1579	17	Safe Sitter			
Gould	Peter	10772	Downing Street	581-1579	14	X			
Greene	Alex	10248	Otter Place	708-1048	22		X		
Guntz	Brianna	11228	Armon Drive	582-1414	11		X	X	
Guntz	Abby	11228	Armon Drive	582-1414	11		X	X	
Habeck	Phoebe	11522	Green Street	844-0095	16	Safe Sitter			
Hadley	Abigail	11815	Forest Drive	571-1540	20	Safe Sitter			
Hadley	Hannah	11815	Forest Drive	571-1540	19	Safe Sitter			
Hewitt	Aden	10618	Lakeshore Dr. E.	727-7487	16	X	X		Snow
Jackson	Rachel	11318	Green Street	575-9061	17	Safe Sitter			
Jackson	Natalie	11318	Green Street	575-9061	14	Safe Sitter			
Kaminski	Morgan	10	Lakeview Court	566-8361	15	X			
Kassebnia	Hanna	10801	Lakeview Drive	574-1114	17	Safe Sitter			
Kaufman	Laura	10804	Lakeview Drive	569-1003	20	Safe Sitter			
Kelb	Carrie	10121	Partridge Place	571-1620	15	X			
LaRose	Kenny	3412	Briar Drive	844-8041	21		X		

LaRose	Anthony	3412	Briar Drive	844-8041	17		X		
Long	Tristan	10181	Partridge Place	706-8852	15	Safe Sitter	X	X	
Longest	Sophie	144	Chadwick Court	573-9918	17	X			
Love	Maggie	10820	Braewick Drive	815-3726	11			X	
Lundberg	Anna	11936	Forest Drive	848-7724	18	Safe Sitter			
Masterson	Page	10716	Lakeshore Dr. E.	848-1277	20	Safe Sitter			
McGhiey	Lillian	11303	Green Street	413-2338	18	X			
McGhiey	Celia	11303	Green Street	413-2338	16	X			
McMahon	Brendan	10245	Briar Creek Lane	446-4028	22		X		
McMahon	Colleen	10245	Briar Creek Lane	446-4028	19		X		
Metcalfe	Jane	10933	Lakeview Drive	564-4186	17	Safe Sitter			
Myers	Ellen	4219	Moss Drive	818-9835	17	Safe Sitter			
Myers	Jackie	4219	Moss Drive	818-9835	115	Safe Sitter			
Nash	Bill	3407	Briar Circle	705-0158	16	X		X	
Nash	Bridget	3407	Briar Circle	705-0158	15	Safe Sitter			
Nist	Hannah	10221	Lakeshore Dr. E.	607-8847	14	Safe Sitter	X	X	
Nist	Micah	10221	Lakeshore Dr. E.	607-8847	12		X	X	
Odmark	Theresa	3602	Brunswick Drive	848-8012	17	Safe Sitter		X	
Odmark	Natalie	3602	Brunswick Drive	848-8012	16	X		X	
Padjen	Dominic	10741	Downing Street	902-4404	12	X	X		
Patch	Rachel	134	Braewick Court	846-9655	19	Safe Sitter			
Potter	Claire	3607	Brunswick Drive	818-3979	13	X		X	
Rhoad	Nick	11892	Eden Estates Drive	844-6502	19		X		
Rhoad	Matt	11892	Eden Estates Drive	844-6502	16		X		
Roller	Jordan	10250	Briar Creek Lane	626-8550	20	Safe Sitter		X	
Saliba	Natalie	10176	Partridge Place	573-9478	19	Safe Sitter			
Saliba	Nicholas	10176	Partridge Place	573-9478	17		X		
Sasseman	Mitchell	3744	Barrington Drive	575-8471	20		X		
Schultz	Paige	10707	Downing Street	439-7433	20	Safe Sitter			
Smith	Haley	10242	Briar Creek Lane	575-9969	17	Safe Sitter		X	CPR
Sullivan	Brittany	10639	106th Place	848-2970	20	X			
Sullivan	Max	10804	Braewick Drive	816-0573	11		X	X	
Sullivan	Alex	10804	Braewick Drive	816-0573	11		X	X	
Swift	Kate	11008	Braewick Drive	843-2403	15			X	
Swift	Jack	11008	Braewick Drive	843-2403	13		X		
Tucker	Lilly	10714	Braewick Drive	500-6966	14	Safe Sitter		X	
Turnwald	Samantha	10715	Lakeshore Dr. E.	437-7468	21	X		X	
Turnwald	David	10715	Lakeshore Dr. E.	437-7468	19		X	X	
Vahle	Jacob	11527	Haverstick Road	566-0696	20	Safe Sitter	X		
Vahle	Joshua	11527	Haverstick Road	566-0696	20	Safe Sitter	X		
Vahle	Kaitlin	11527	Haverstick Road	566-0696	17	Safe Sitter			
Williams	Rex	11911	Foxwood Place	815-5574	13	Safe Sitter			
Wilson	Kendra	3765	Barrington Drive	575-9367	18	Safe Sitter			
Withrow	Theresa	10818	Lakeview Drive	663-0552	19	Safe Sitter			
Wright	Miriam	3610	East 106th Street	585-1075	15			X	
Wright	Emily	11018	Haverstick Road	813-0577	22	X			



## Woodlands Homeowners' Association Annual Meeting Minutes

March 10, 2014

Meeting called to order at 7:14 p.m.

### President's Report

Dave Fellabaum thanked homeowners for coming to meeting and directed their attention to the screen with 2014/15 budget for homeowners to view.

Dave mentioned that there was some difficulty this past year in the treasurer position. The individual who initially held that position on the Board left for medical reasons; Dave filled in for the interim until another treasurer was found. That person served for a short time but then resigned and Dave took over again at that time.

On agenda for this evening, Andy Nist, vice president, will introduce the slate of candidates for this year's board. Crime watch captains will have a presentation after the vote on the candidates. Refreshments are available.

Hearty thanks to Phil and Debbie Reimer for all they do. Thank you to the current Board for serving. It has been an honor and a pleasure to serve.

### Treasurer's Report

Given by Dave Fellabaum, President and acting Treasurer. All in all we have had a good year. Highlights: clubhouse rentals are up significantly this year to about \$6,800 up from \$4,650 last year, which is a healthy increase. Membership fee income is right on track. Per Barb VanKeuren, Membership Director, how many payments we have not received payments from 7 homeowners. Seven liens have been placed, two have paid. Two of these had homes that sold; in one case the realty company did not notify us so we could not collect. In the second case it was a Sherriff's case so we were able to collect. Per Dave, this is a new record for us in collections.

The association made some money on interest in savings account. Swim team income was what we have typically seen.

We paid out \$37,000 in clubhouse maintenance fees; about \$20,000 was for a new roof in August/September. We had water damage coming into the clubhouse and had to tear off and replace the roof. We were happy with the results. Starting today we replaced 2 of 3 furnaces and will be replacing all of our air conditioning units. Typical telephone, trash and sewage fees were paid. The water bill was not as high as anticipated. The pool was completely drained this summer; the water was stale, and it needed to be done anyway because of the pool deck project. The pool deck was approximately \$56,000 in expenditures. We are budgeting far less for the clubhouse next year. We believe it will be routine maintenance. General expenses (events, insurance for pool liability, postage and printing, payroll and accounting expenses) totaled just shy of \$19,000. For grounds and maintenance we spent approximately \$22,000 and took out a lot of diseased trees behind the pool and by the tennis courts. We will do more plantings and

add additional trees this spring. We did have a big hit to our spillway. The dam is fine, but after heavy rains we had some of the aggregate material washed away from the spillway. We decided to take care of this before we got letter from the state; the cost was \$6,000. The lake is doing well. In 2012/13 fiscal year we had a lot of heat and dry weather and had a lot of algae; that was treated aggressively and we are now on a routine maintenance program. We are budgeting quite a bit for planting and improving lake access. The swimming pool, which is the heart and soul of the Woodlands, is also a pretty big expense. The big project for the swimming pool this coming year will be replacing filters/pump. This will provide a gain in efficiency that will help us recoup the expense down the road. Overall for the pool we will have \$27,000 in expenses. Swim team expenses are included, but the income provided by swim team offsets that.

Total expenses for this year were \$173,000 before taxes. The Board anticipates they will be a little less next year. Taxes were not pleasant. It was a difficult year with a Treasurer who broke her hip, then Dave took over and had another person in the position; the transition was difficult. Taxes were not paid on time and we were hit with some penalties and late fees. Dave accepts responsibility that it wasn't being done as he thought it was being done and apologized to homeowners. Overall we ended with a good cash position. Next year's budget is about the same but will include some additional landscaping fees. The other big project we hope to do next year is the tennis courts. We have been putting Melinda off for 4 years with the tennis courts, so we are going to try to get it done this year.

A question was asked by a homeowner about plantings. Answer: Budget should be \$35,000 for plantings. We do not have a detailed plan. Per Tim McCullough we are in the midst of changing a lot of landscaping around the tennis courts. We are debating now what trees we are going to replace. We may replace with grasses. Everyone last year seemed to like having a view of the lake from the courts. We have had numerous pine trees around the tennis courts and they drop lots of needles that dissolve the asphalt coating on the courts. We will be putting new trees in with greater distance from the tennis courts. A homeowner asked if homeowners could have some input on the types of trees that are put in. Yes, per Tim. Deadline per Tim is we won't be doing anything until mid-April. We will take any suggestions to our horticulturist. Tim gave his email address to homeowners who wish to provide input on trees/landscaping.

Question from homeowner about tax relief and on becoming a 501 entity. Per Dave that is one of his questions when he meets with our CPA. Per Tim, we have looked in the past at making ourselves a not-for-profit organization, but we do not qualify. Per the homeowner, have we looked at other homeowners associations? Dave will look into. Per Barb, you could qualify for an exemption if none of the money you collected went to pay any member of the group. Dave will address with our CPA. Per Dave, Aaron Koenig has been instrumental in helping with this; per Aaron, when we made deposits for our dues, we started depositing our dues for the

## Woodlands Homeowners' Association Annual Meeting Minutes

March 10, 2014 (continued)

following year in the current year, which inflated our numbers by about \$24,000. This year held back some deposits until March to try to prevent another big tax load.

Question from another homeowner about consulting and management fees paid last year. What does that cover? Consulting fees: We hired an independent contractor to review bids (we got multiple bids on pool deck resurfacing and wanted to make sure we had the right scope of work so we engaged a contractor to review). Professional fees were for payroll processing and website fees. Homeowner suggested that whenever there is a significant increase from previous year's budget to add footnote in budget explaining variance. Per Tim, dues went up 2 and a half percent; per our restrictions and covenants we are allowed up to 5 percent without going through that process. Last year we had a 2.2 percent increase in dues, this year a 2.1 percent increase in dues.

### Tennis Report

Melinda Nash has been tennis director for about 8 years. We had an extremely successful series of summer and fall lessons this year. Not much has been done to the tennis courts, and nothing was done to them this past year. Per Melinda it is time to resurface the courts. Other things have taken precedence, but now it's time. Melinda noted that she has done everything possible to keep money down and the tennis budget low. She has been talking with Matt Strom at Leslie Coating. We are going to meet this week to discuss coating. Could be anywhere from 10 to 20 thousand. We will keep it as low as possible. Trees needed to be removed because of the sap and needles. There will still be tons of shade from trees growing over. We don't want to spend a lot on resurfacing and still have the same problems. Annika Carlson will come back as our tennis director. Candace Park who was here last year is coming back. Both instructors have been very successful. Question from homeowner: Why didn't we get a hail damage claim on the roof? Because the clubhouse roof is not an asphalt shingle roof, it is a rubber membrane roof. Melinda has herself sprayed for weeds on cracks in the tennis courts. Question from homeowner: What about woven mesh that covers courts like some clubs have? It might give longer duration by protecting from the elements. Melinda will investigate. Homeowner says courts are really dangerous from pine trees after it rains. Homeowner: Do we still lock courts? Per Melinda, we voted 5 years ago to keep the courts unlocked. We have not seen skateboarders or other issues on courts.

Per Andy, this past year was a great year for tennis participation.

### Membership Report

Per Membership Director Barb VanKeuren, we have 211 people who have already paid for this year. This data to share about the neighborhood came from a local realtor: Turnover of homes in our neighborhood: 24 homes sold last year; 6 are active this year so far. In case you are interested, minimum sales price was \$160,00; maximum \$380,000.

### Grounds Report

Per Tim McCullough, part of the grounds budget this year will go for: \$200 for dam inspection; state used to do those for us. Now we have to hire it done for an engineering firm to do it per the state. We will be looking at a few small projects; one of these is the restriping of the clubhouse parking lot to facilitate parking for swim meets, etc.

### Activities Report

Per Lindsey Hess, we had a good year. Lots of people attended some events, others were not so well attended. We are open to any ideas for future events.

### Clubhouse Report

Per Pat Luzzader, we have already discussed roof repairs. Ceiling repairs were done several weeks ago because of leaks. Have had plumbing issues, and also needed a new dishwasher for the Reimers' apartment. Pat has focused on many of the small fixes that need to be done. Dave and Andy did the work with the new TV in the TV room. If anyone would like to take the big screen that was previously there, you can take it with you.

### Pool Report

Per Julie Donovan we are accepting applications for guard staff for this year. The pool director position is open if anyone is interested. We are looking forward to another great summer at the pool. We will be doing some filter repair. Per Tim McCullough, our filters are original to the clubhouse except for the baby pool, so we are working with 2- year-old filters. Parts are no longer available. Veins are broken and are letting sand seep into the pool. We will be replacing with 4 new filter housings. Had originally looked at 2-tank system but was vetoed because we could have major problems with valves if left in wrong position. Also, re-doing plumbing system that hooks all of filters together. Question from homeowner regarding filters: Will it affect our motors? Per Tim, the motors can handle new filters and increased capacity. Heater will also because we can regulate it. Question from homeowner: Are you still using liquid chlorine? Have you considered alternatives? Per Tim we have looked at dry, but it is harder to dispense into pool evenly. Have you looked into salt? Homeowner highly recommends; he made that switch 3 years ago—works great and could save on cost. System converts basically table salt into chlorine. Per Tim we can take a look at it again. Per homeowner, is this happening before pool opens this year? Yes, per Tim.

### Vice President's Report

Per Andy Nist, the website went through a content overall. Thanks to Kent Withrow for working through a weekend to get that together. Did an online homeowner's survey and got 107 responses. Andy will put a summary of results on the Woodlands web page. Highlights of some of the results: lots of feedback about activities, overall geared to kids with small children, suggestions on covering larger swath of



## Woodlands Homeowners' Association Annual Meeting Minutes

March 10, 2014 (continued)

homeowners. 82 percent use printed directory. Question about putting the membership directory online? Was some concern about posting information about minors. Decided not to move forward for that reason. 82 percent satisfied with amount of information received, transparency of financial. Over 70 percent of clubhouse rentals found it positive. Tennis: how many people participate: 58 percent do not play tennis, 35 percent play a few times a summer. Pool: 75 percent use pool in some capacity. Lakes use: excellent feedback. 76 percent do not use lake access. We need to improve accessibility, and possibly adding beach area with picnic areas, adding canoes or kayaks. Homeowner question: Where is access: north side of fence line, or behind pool along fence line. There is a housing for those who have kayaks or canoes. Intent per Dave is to make an easy transit from this side of clubhouse along back line where we have taken out trees. Not currently nice to walk along, would like to improve, perhaps. 72 percent do not participate in swim team. 80 percent favorable for tennis. 25 percent receive email blasts. Over 80 percent receive the Acorn newsletter. Suggestions to improve: fishing tournaments, book clubs, sports-related activities, lots of opportunities, basketball goal among other suggestions. Thanks to Barb for all her work in putting together survey.

Andy introduced slate of candidates for 2014-2015 Board:

Andy will succeed Dave as president. Andy has lived in the neighborhood for 5 years.

Pool director position is open.

Treasurer, Dave Fellabaum.

Secretary, Dawn Deady. Dawn and her family have lived in The Woodlands for 13 years. She has been Activities Director in the past.

Steve Matthews will be vice president. Steve was not present as he is traveling.

Melinda Nash, tennis director.

Co-activities director, Valerie Gies will join Lindsey Hess.

Stepping down, Claire O'Brien, Kathryn Kempson, Julie Donovan. Thank you for your service.

During one of the winter storms the clubhouse was opened graciously by Reimers to those who lost electricity.

Motion to approve Board made. Motion seconded. Motion passed.

Neighborhood crime watch captains:

Jennifer McNair: Per Jennifer her message is the same every year: keep your eyes open and your doors locked. As weather gets nicer, keep your garage doors down. Every year she gets a dozen calls from people after the fact, not sure whether they should bother

the police dept., Jennifer says CALL THEM, that's their job, and they want to know about anything suspicious, strange vehicles, or a strange person. Better to be safe than sorry. In the past we have had a national night out; it will be held on August 5<sup>th</sup> this year. Turn your lights on to stamp out crime, national night out at gazebo, kids can climb on fire trucks, etc. Homeowner comment: I have seen coyotes in the neighborhood, make sure you don't leave food or pets out. Per another homeowner, city is hiring coyote hunters. We also have red tailed hawks and ospreys this year.

John Woods: There are 113 officers and 31 civilians working for the Carmel police department. There are currently an estimated 80,000 residents in Carmel. We have the right officer to resident ratio. Only received info about 3 burglaries in our area. Crime statistics have gone down from 2012 to 2013. We have increased crime watch units: 128 in the city of Carmel. Alarms need to be registered with city. Door to door solicitors: ask them for permission slip. If they don't have one, shut the door, they must be registered with the city police. John offered homeowners the opportunity to look at statistics afterward.

Homeowner: now that is starting to get nice, I happen to work in the neighborhood all summer. In the next newsletter, could we have something to remind everyone that it's 25 mph in the neighborhood? We need a reminder to slow it down on our streets.

Dave added that we on the Board do our best to be transparent. Anyone who wants more info can look at the books. Board meetings are open, 2<sup>nd</sup> Monday of month at 7:30. If you would like to speak or have an agenda, we ask for the courtesy of an email so that we can put you on the agenda.

Drawing for dues: Jill Novatree was the winner of the dues drawing. Meeting adjourned at 8:31 p.m.

## Upcoming Woodlands Events

May 24	Pool Opens at 10 a.m.
June 5, 6, 7	Neighborhood Garage Sale
June 2	Swim Lessons Begin
June 2	Tennis Lessons Begin
June 9	Board Meeting 7:30 p.m. at the Clubhouse
June 28	Woodlands 4th of July Bike Parade 10:30 a.m.
July 14	Board Meeting 7:30 p.m. at the Clubhouse

---

*"A Great Place to Gather"*



---

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

---

Woodlands Homeowners' Association  
10700 Lakeshore Drive East  
Carmel, IN 46033-3836

Mailing Label Here

