

The Woodlands Acorn



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

President: Steve Matthews

woodlandspresident@yahoo.com

Vice President: Jeff Hess

woodlandsvicpres@yahoo.com

Treasurer: Dave Fellabaum

woodlandstreasurer@yahoo.com

Secretary: Dawn Deady

woodlandssecretary@yahoo.com

Membership: Randy Bennett

woodlandsmembership@yahoo.com

Clubhouse: Tim McCullough

woodlandsclubhouse@yahoo.com

Grounds: Jeff Kempson

woodlandsgrounds@yahoo.com

Pool: Ross Sexter

woodlandspool@yahoo.com

Tennis: Melinda Nash

woodlandstenniscourts@yahoo.com

Co-Activities: Valerie Gies

woodlandsactivities@yahoo.com

Co-Activities: Michele Kirby

woodlandsactivities@yahoo.com

Clubhouse Managers:

Scott & Ann Sweet

woodlandsclubhousemgr@yahoo.com

Website: woodlandshomeowners.org

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A Message from your President

Steven P. Matthews



It's 4:40pm on a beautiful Saturday afternoon, the birds are singing, it's 74 degrees, and the plum tree in the back yard is radiant in bloom. Is there any better place to be than Carmel,

Indiana in the spring with the promise of another amazing summer on the horizon? Perhaps one or two places rival this, but I think for the most part we feel blessed to be right where the Lord has placed us.

Speaking of blessings, I'm honored to count Andy Nist, Barb Van Keuren, Pat Luzadder, and Lindsey Hess among the friends I've made while in the Woodlands. Andy, Barb, Pat, and Lindsey have all recently retired from the WHA Board as President, Membership, Clubhouse, and Activities Directors respectively. Thanks go to all of them for outstanding years of service to the neighborhood. They'll be missed on the Board, but I'm hoping will stay connected in some way. In a long standing tradition, a neighborhood sponsored dinner to honor our outgoing Board Members will take place in June.

I'm looking forward to knowing new Board Members Jeff Hess, Randy Bennett, Jeff Kempson, and Michele Kirby better. Jeff H joins us as Vice President, Randy has begun organizing this year's Memberships, Jeff K is knee deep in Grounds efforts, and Michele has volunteered to help coordinate Activities with Valerie Gies. In the short time we've been together, it's obvious that all will be great assets to the neighborhood. Please give them the support they need to make their tenures productive.

A major change is in process at the Clubhouse. After 23 years of serving the WHA neighborhood as Clubhouse Managers, Phil and Debbie Reimer, concluded their service April 1. It is with best wishes and much fondness that we thank them for the great memories over the years and for their dedication in making the Woodlands a great place to gather.

Our new Clubhouse Managers are Scott and Ann Sweet. Scott grew up in Carmel. He is a 1986 CHS Grad, graduated from IU, and currently works at CenterPoint Counseling. Ann, is from West Lafayette, graduated from Hanover College and met Scott while both worked for C-SPAN in Washington, D.C. They spent time in Seattle, WA before returning to Carmel. Ann is on staff with the Carmel Clay School system where she works in special education. The Sweet's have two beautiful daughters. Maggie is a freshman at Carmel High School and her younger sister, Julia, is in the seventh grade at Creekside Middle School. Please contact the Sweets at **317.846.4425** for clubhouse rentals and other WHA questions. Please note the new

President's report con't on pg. 5

Tennis Report

Melinda Nash

The nice spring weather is approaching (we hope). The nets should be up soon. We are putting the tennis courts resurfacing on hold for this summer. So at some point, the cracks need to be filled and signs will be posted for the closure of the courts for maintenance.

Please be mindful of other players when on the courts and ONLY TENNIS should be played on the courts. And continue to help me take care of the courts by throwing away your trash etc.

This is going to be a great summer!!! Come join us for Tennis Lessons. We have two dynamic instructors for the summer. Our main instructor is Sam Luke and he has played tennis since he was 7. He was in the Washington Township program until his sophomore year and then switched to IRC (Indianapolis Tennis Club). He has been in tennis lessons, camps and workshops for many, many years. He has also taught in the Washington Township program working with the tennis tots and the elementary kids. He has played varsity tennis since he began at Bishop Chatard High School. He was the No. 1 singles player last year as a junior. Our Assistant Instructor is Sam Klineman. Sam has also been taking tennis lessons for

many years. He has played at the Devon Country Club taking lessons from Cathedral's head coach, Mark Noe. He is now playing for IRC and takes many lessons. He is currently in a tournament players' class for high schoolers at IRC. He played varsity doubles as a freshman for Bishop Chatard High School.

Tennis Lessons will be held on Monday's, Wednesday's and Friday's. The first tennis session will begin on Monday, June 1st – Friday, June 19th. The lessons will have a two-week hiatus due to the people on the swim team. The 2nd session will begin on Monday, July 6th – Friday, July 24th. Registrations are due on Saturday, May 30th. The registration form 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.

I am so excited for our lessons this summer for they are going to be fantastic. I also have an instructor for the Fall.

See you at the courts!!

WOODLANDS TENNIS LESSONS - 2015

(Still the best deal in Carmel!)

We are pleased to announce that Sam Luke (Tennis Instructor) and Sam Klineman (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 1 - June 19 M, W, F

Session 2: July 6 - July 24 M, W, F

<u>AGE</u>	<u>TIME</u>	<u>COST PER SESSION</u>
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 1-June 19) _____ SESSION 2 (July 6-July 24) _____

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*. Send to Melinda Nash 3407 Briar Circle Phone 705-0158 Email melindanash@earthlink.net REGISTER BY Saturday, May 30th (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 22 at 4:00 p.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. 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 1-5

Session II: June 8-12

Session III: June 15-19

Session IV: June 22-26

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

Ross Sexter

Pool opens Friday, May 22nd at 4:00 p.m.

Pool Hours (during lessons 6/1-7/24)	Sun* 10 am-8 pm	Mon – Thurs 12pm-8 pm	Fri-Sat* 10 am-9 pm
Pool Hours (not during lessons)	Sun* 10 am-8 pm	Mon – Thurs 10 am-8 pm	Fri-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.

Guest fees, currently under review, remain \$2 per guest on weekdays and \$4 per guest on weekends and holidays.

Wow!!

That about sums it up. Things are really getting geared up.

Our resident goose has two new Woodlands residents in our flower area.

The pool and our staff are currently getting all geared up for what we hope to be a great swim season. We have currently extended offers to all of our guard staff for the 2015 season. Our head guard Maddie Cottrell is returning this year and has some great things planned for the pool.

As always swim team and lessons will be in full swing this year. The pool will officially open on Friday, May 22nd.

Our facility will be home to the Metro Rec Swim Invitational

on July 8-9 (rain date July 10). Our pool will not be open to the public during this. We have made arrangements for anyone wanting to swim to use the Woods or Williamson Runs pool during this time at no charge.

We will be having several opportunities this summer for our residents to try SCUBA. Look for upcoming announcements.

I hope that everyone is as excited as I am for a warm and beautiful summer at the Woodlands pool. This is by far one of the nicest pools around Central Indiana and it is by far our best asset. We want everyone to enjoy it as much as possible. Come and swim in the evening to cool down or get in a few laps to build your stamina.

Please let us know how we can make things better.

Swim Meet Schedule 2015

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

June 9: Home

June 11: Away at Smokey Row

June 16: Home, Picture Day

June 18: Away at College Park

June 23: Home

June 25: Away at Woodland Springs

June 30: Home

July 2: Rain Date

Invitational: July 8-9 at Woodlands

Invitational Rain Date: July 10 at Woodlands



Swim Team Registration

Registration for swim team is underway! Cost is \$40 per swimmer plus a \$10 registration fee per family. Practice starts June 1. Contact Laura Guntz at lguntz@att.net or 340-6916 for questions or to register for swim team.

Grounds Report

Jeff Kempson

Bridge improvement – The footbridge has been stabilized, the extraneous nails have been removed and the loose handrail will be secured to the main structure.

Boat registration – On the main website, go to “Lake and boat info,” and you will find the procedure and form for boat registration.

Dam spillway/drain rehabilitation – In May, our neighbors to the west of the clubhouse property informed us that a “sinkhole” was developing in the corner of their yard next to the Woodlands Lake Dam. Closer inspection showed this to be the case. The earth beneath the sod was eroding, and a growing pit had been created. The pit was several feet in depth. Appropriate authorities were contacted, and further inspection revealed that the cause for the erosion was the water leaking from a failed portion of the 36-inch corrugated metal pipe (CMP) which functions to allow a controlled release of water from the lake in order to maintain a normal water level. The CMP has a life expectancy of ~ 40-50 years. During the week of April 6th, heavy rains produced additional erosion. On Friday, April 10th, an emergency repair was made to prevent further active erosion. This repair appears to have temporarily stabilized the situation. An engineering firm was hired to draw up plans for a permanent repair, and bids have been received from contractors. The existing CMP will be “slip-lined” with a smaller diameter pipe made of more durable material. Once a bid has been accepted, the project will require two weeks of work (weather permitting). The cost for the repair (including the engineering costs) will be close to \$100,000.

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

phone number on your WHA Directory. We know you'll enjoy working with the Sweet family and trust you'll extend your usual Hoosier hospitality as they settle into their new home in the apartment above the clubhouse. We look forward to many years of service and friendship as the Sweet's call the WHA “home”.

Thanks to all who attended and participated in the concise and informative Annual Meeting March 9. Historically, it was a very good turnout with 45 properties represented. If you missed it, read highlights of the meeting minutes included herein to see what you missed. Congratulations to the Brennan's for winning the drawing for free membership fees for the year.

For the folks at the Annual Meeting, you may recall discussing our finances, modest fee increases, and being well positioned for a “rainy day”. Unfortunately, the rainy day is literally here. We are experiencing water management issues at our dam. We are in the process of securing proposals for area remediation and repair of the 70 foot long pipe that routes water to the spillway. Jeff Kempson describes the issue in more detail in his section of this newsletter. I believe we are positioned such that we can handle this unexpected expense, but we may have to delay full tennis court refurbishment again. We shall see...

Remember, you can help make the Woodlands “A Great Place to Gather”. Thanks for doing your part. See you at the pool.



*Please extend a
warm, Woodlands*

Vice President Report

Jeff Hess

I'm excited about becoming more involved in our neighborhood as I take on my new role as Vice President. One of my responsibilities is to bring together a slate of candidates for the new board in 2016. Please contact me if you have interest in learning more about the duties of each board member.

I think I can speak for most, if not all, members of the Woodlands when I say that we take great pride in where we live. This is a wonderful community and I love the mature trees, unique home structures and overall great care everyone has for this neighborhood. One area that could use improvement is with our lovely 96-gallon trash & recycle bins. These bins look much better when they are put away in a timely manner rather than being left out on the curb for a few days. In addition, they look even better if you're able to hide them when they are put away so they are not part of your curb "appeal."

Do you get periodic e-mails from Yahoo Group "WoodlandsHOANews" regarding neighborhood events and issues, crime watch activities, and Carmel happenings? Over 60% of the neighborhood is connected in this manner. While that is pretty good, we can do better. Please contact me at jeffreymhess@hotmail.com if you want your email 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.

Clubhouse News

Tim McCullough

As we move into summer, I would like to welcome the Scott and Ann Sweet to the Woodlands Neighborhood as well as their charming daughters. As we welcome the Sweet's we are in the process of giving the apartment a face lift with paint throughout and some updated light fixtures. We are also cleaning the carpets to give everything a crisp and clean start for our Clubhouse Managers. Please, meet Scott and Ann as they are here to help the neighbors feel welcome and support the rental activities at the clubhouse. Their number is in this publication and on line.

As they learn about their new positions please reach out to me for any information regarding use of the clubhouse. We are in the process of completing one of the projects

that was started last year as the weather began to change. We have repaired the posts on the front porch that were termite infested or were not giving any support to the porch roof. All the construction has been completed now just one step to go to complete is a good coat of paint. This should be completed during early spring.

We will be holding on non-essential work until we have determined the cost of some immediate projects and projects that have been on hold for several years. I will be looking for some ideas for the cornices in the large room, time to give them a face lift. Please send your ideas.

Fire Station 43 Renovation

Fire Station 43 located at the corner of 106th Street and Lakeshore Drive West, will undergo renovations May through December 2015. Recently Fire Chief David Haboush shared a few details in a letter to our WHA president Steve Matthews. Temporarily the Fire Station will be housed in our neighborhood at 3708 Barrington Drive. "Station 43 houses three shifts of firefighters. A shift, B shift and C shift all will be rotating through the home on a daily basis. There will be approximately four cars in the driveway at any given time. During shift change, in the morning, there could be as many as eight vehicles from approximately 6:45 to 07:15 AM. The Engine will be sitting out in front of the home on the street during the renovation. The truck is too heavy to park in the driveway of the home." Please make our firefighters welcome! Call 317.571.2600 with questions or for more information.

Helping Hands

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>HOUSE NO.</u>	<u>STREET NAME</u>	<u>PHONE</u>	<u>AGE</u>	<u>Baby Sitter</u>	<u>TARD WORK</u>	<u>PET WALK OR SIT</u>	<u>OTHER</u>
Anderson	Bridget	10615	Lakeshore Dr. E.	575-9950	20	X		X	
Anderson	Daniel	10615	Lakeshore Dr. E.	575-9950	17		X	X	
Arnold	Piper	3467	Briar Drive	490-4529	14	Safe Sitter			
Brennan	Kyle	121	Brunswick Court	818-1425	20	Safe Sitter	X		
Browne	Zoe	10597	LaSalle Road	919-7110	17	X		X	
Carter	Adam	11307	Green Street	705-0087	14	Safe Sitter	X		
Carter	Lucas	11307	Green Street	705-0087	12	X	X		
Cunningham	Hannah	11528	Green Street	564-8361	14	Safe Sitter			
Deady	Jessica	11016	Braewick Drive	566-9722	17	Safe Sitter		X	
Deady	Kara	11016	Braewick Drive	566-9722	15	Safe Sitter		X	
Deady	Ryan	11016	Braewick Drive	566-9722	13		X		Snow
Donovan	Kate	10609	Lakeshore Drive E.	581-9328	14	X			
Donovan	Luke	10609	Lakeshore Drive E.	581-9328	12		X		
Gies	Lexi	3747	Barrington Drive	582-0281	11	Safesitter		X	
Gould	Sophia	10772	Downing Street	581-1579	18	Safe Sitter			
Hewitt	Aden	10618	Lakeshore Dr. E.	727-7487	17	X			
LaRose	Kenny	3412	Briar Drive	844-8041	22		X		
LaRose	Anthony	3412	Briar Drive	844-8041	18		X		
Lawson	Jack	3420	Briar Drive	574-5512	15	Safesitter	X		
Long	Tristan	10181	Partridge Place	706-8852	16	Safe Sitter			
Love	Maggie	10820	Braewick Drive	815-3726	12	Safe Sitter			
Lundberg	Anna	11936	Forest Drive	848-7724	19	Safe Sitter			
Madrid	Jaden	11211	Armon Drive	414-7206	13	X	X	X	
Madrid	Keaton	11211	Armon Drive	414-7206	11		X	X	
McCarthy	Lola	10726	Lakeview Drive	765-426-0132	8			X	
McGhiey	Aaron	11303	Green Street	413-2338	15		X		
McGhiey	Celia	11303	Green Street	413-2338	17	X			
Moran	Blake	10317	Briar Creek Place	867-3488	15		X	X	
Nash	Bill	3407	Briar Circle	705-0158	17	X		X	
Nash	Bridget	3407	Briar Circle	705-0158	15	Safe Sitter			
Novotny	Paige Lloyd	3704	Coachman Drive	627-5585	25	Safe Sitter			
Patch	Lauren	134	Braewick Court	846-9655	17	X			
Potter	Claire	3607	Brunswick Drive	818-3979	14	Safesitter		X	
Saliba	Natalie	10176	Partridge Place	573-9478	20	Safe Sitter			
Saliba	Nicholas	10176	Partridge Place	573-9478	18		X		snow
Smith	Haley	10242	Briar Creek Lane	575-9969	18	Safe Sitter		X	
Swift	Ben	11008	Braewick Drive	843-2403	18		X		
Swift	Kate	11008	Braewick Drive	843-2403	16	Safesitter			
Swift	Jack	11008	Braewick Drive	843-2403	14		X		
Tucker	Lilly	10714	Braewick Drive	500-6966	15	Safe Sitter		X	
Wenck	Skylar Wilson	10269	Briar Creek Lane	490-5455	17	Safe Sitter			
Wenck	Brady Wilson	10269	Briar Creek Lane	490-5455	13		X		
Wilson	Kendra	3765	Barrington Drive	575-9367	19	Safe Sitter			

Woodlands Homeowners' Association Annual Meeting Minutes

March 9, 2015

Woodlands Homeowners' Association Board President Andy Nist welcomed the 45 attendees and called the annual meeting to order at 7:36 p.m. The Board of Directors provided highlights of activities occurring during 2014 and plans for 2015.

Highlights of 2014 Activities

Pool Director: Ross Sexter

Last summer new filters and pumps were installed. Several changes are planned for next year regarding training and operation protocol for life guards. Guard applications are currently being requested and interviews will begin soon.

Tennis Director: Melinda Nash

Cracks were sealed and new nets and hardware were installed in 2014. Courts will be repaired in 2015. Currently looking for tennis instructors.

President: Andy Nist

The board selected new legal counsel this year. In addition the lien and collection process was streamlined allowing for better documentation and timely filing. The monthly meeting minute format was changed and includes action items and due dates in a spreadsheet. Currently the board is in the process of updating the clubhouse rental agreement and creating a master calendar to provide continuity with time sensitive duties as new board members begin their term.

Questions:

Why new legal counsel? *Liens were not always formally filed and there was a need for improving the timeliness of filing the liens.*

Were other attorneys from the neighborhood considered? *The Membership Director made a recommendation for an attorney, the attorney came before board to discuss duties, and the board agreed to use the services. No formal long-term agreement was signed.*

Vice President: Steve Matthews

The WHA website has been maintained and email blasts with important information were sent out. In addition a slate of candidates for the open 2015 board positions was prepared with the help of a nominating committee.

Treasurer: Dave Fellabaum

Over the course of last year membership information was entered into a database to provide a more efficient accounting system. It also pairs the data with an address rather than a name which can change. Using the database

allowed the dues invoices to be generated for each address and provided an opportunity for homeowners to pay online. Taxes were completed on time. Replacing all pool filters and pumps last year helped make the pool more efficient. Major projects slated for this year include tennis courts, bridge, spillway, and general clubhouse improvements.

Questions:

Who is able to pay online? *The website was on each dues statement so anyone can use the system.*

Is the new accounting system for online payments? *Yes, as well as accounting efficiency. Instead of three different databases (clubhouse, treasurer and membership) to record dues paid and liens filed one can be used by all three directors helping to reduce duplicate entries. Also the database can be used to record helping hands information.*

Do we have to use online payment? *No.*

Will dues statements be emailed? *Could be in future.*

Is inflation being reviewed when raising dues - does it always cause increased dues? *The board reviews the needs of the neighborhood and impact of inflation over a couple of meetings; each year is different – sometimes dues are raised 1%, 2%, or 3%, sometimes not. This year dues were raised 1.5%. The board tries to keep dues low.*

A homeowner commented that inflation should be carefully reviewed as dues continue to go up each year. Andy replied that to compare with other neighborhoods in the area, our dues are much lower for amenities provided. Dave provided and invitation for anyone to review accounting books.

Activities Directors: Lindsey Hess and Valerie Gies

In 2014 the WHA hosted a Colts playoff game party, a spa night, and a swing dancing lesson in addition to the usual favorite events such as the Easter Egg hunt, Sundaes with Santa, and the chili cook-off. Another new event, a book swap, is coming up in April. Ideas and volunteers are always welcome. Andy noted the ideas for new activities implemented this year came from survey.

Grounds Director: Tim McCullough

The spillway will be repaired this spring followed by a mandatory state inspection of the dam and spillway. The bridge will be repaired. Pine trees were removed around the tennis courts. The lake did not have any issues last summer. Queensbury island was incorporated into landscaping scope of work. Pole lights in parking lot have been replaced to be uniform and working.

Woodlands Homeowners' Association Annual Meeting Minutes

March 10, 2014 (continued)

Clubhouse Director: Pat Luzzadar

HVAC units were updated and have new service agreements. Rotted porch column sections were replaced. (Report given by Andy Nist in Pat's absence)

Board Candidates for 2015 – 2016

Steve Matthews explained that homeowners Bill Love and Katie Overbeck served on the nominating committee to seek candidates for open board positions.

Board members that are exiting the board include Barb VanKueren (membership), Tim McCullough (grounds), Pat Luzzadar (clubhouse), Lindsey Hess (activities), Andy Nist (president).

The slate of new candidates was introduced:

President: Steve Matthews

Vice President: Jeff Hess

Grounds Director: Jeff Kempson

Membership Director: Randy Bennett

Clubhouse Director: Tim McCullough

Co- Activities Director: Michele Kirby

There were no nominations from floor. A motion was made and seconded to close nominations from floor. The slate of new officers was accepted.

Update on Clubhouse Manager Position

Phil and Debbie Reimer have retired after 22 years. The Board and Reimers put together a scope of activities to be reviewed by interested candidates. Replacement candidates were sought through the Acorn and email blast. Five candidates were interviewed. A candidate has been selected and specific details are being discussed.

Questions:

Was there any consideration not to fill position? Some neighborhoods don't have managers. *It was given thought but from liability perspective a good idea to have someone here. There is a value to having presence. We chose to stay with this method which provides a good face to neighborhood and someone who can be here when board can't be.*

Will there be a limit on number of years for new managers? *Original agreement was a rolling, one year agreement. The contract continued if not terminated by either party. We will consult with legal counsel but each side can give 30 days notice if the job is not working out.*

Were the candidates reviewed for maintenance skills? Yes - *mechanical aptitude was reviewed.*

A homeowner commented that they would like to see roles and responsibilities of new clubhouse managers. Andy replied that the information can be put on website.

Will there be a goodbye party? *There was intention to recognize them tonight but the Reimers couldn't be here. Their last day is April 1.*

Will clubhouse rentals in interim be honored? Yes.

Neighborhood Crime Watch Update

John Woods announced community action days: April 25th shred day at Creekside Middle School, September 19 Carmel Safety Day. He noted that Carmel Citizens Academy will be starting in September. He also emphasized not to leave valuables visible in car.

Open Questions/Comments

Coyotes in neighborhood. City of Carmel has been communicating about coyotes.

When there is a break in in our neighborhood or nearby, how do we get word around that there has been one? *The board can always put it in email blast if someone would provide the information to board. Jennifer McNair said she can provide some information if something happens nearby. Neighbor offered idea for social media site nextdoor.com which can be used to post safety concerns as well as social information. Subscribe by invite. She will pass on the information to the board.*

Can board revisit guest pool fees for weekend; perhaps each homeowner is eligible to receive a set number of pool passes? Interested homeowners could submit self addressed, stamped envelope to receive passes. *Much agreement from crowd.*

What to do with canoe? *Register canoe – info on website.*

Lifeguards not paying attention. How should a parent talk to someone about lifeguard not paying attention? *Clubhouse Managers, board member, or address yourself. Ross noted that new procedures to hold lifeguards more accountable will be implemented this year.*

Will there be improved access to the lake? *Has been discussed but no determination.*

The Brennans Family received the dues waiver for 2015.

Adjourned: 8:43 p.m.



The Woodlands Homeowners' Association, Inc.

Woodlands Homeowners' Association

10700 Lakeshore Drive East

Carmel, IN 46033-3836

Mailing Label Here

Upcoming Woodlands Events

May 22	Pool Opens at 10 a.m.
June 4,5,6	Neighborhood Garage Sale
June 1	Swim Lessons Begin
June 1	Tennis Lessons Begin
June 8	Board Meeting 7:30 p.m.
June 27	Woodlands 4th of July Bike Parade
July 13	Board Meeting 7:30 p.m.
August 10	Board Meeting 7:30 p.m.
August 30	End of Summer Picnic
September 14	Board Meeting at 7:30 p.m.
TBA	Book Swap