

The Woodlands Acorn



The Woodlands Homeowners' Association, Inc.
2016 Woodlands Board of Directors

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A Message from your President

Andy Nist



The Woodlands Homeowners Association Board would like to extend a warm welcome to neighbors new to the Woodlands and welcome home to our resident snowbirds! Avail yourself to

the updates and activities our Officers and Directors will be sharing with you. First, a few bullets related to the overarching activity of importance:

- Financially, WHA is in the black despite some challenging setbacks
- Tennis court-updating planned for May.
- Lake access-clearing and boat-organization ongoing with future beautification plans
- Repairing – not replacing – our pool heater in coming weeks
- Clubhouse repairs and upgrades planned due to our aging facility.

Of great significance: The impact of the Carmel Creek bridge replacement (located on Lakeshore Drive East) is planned to begin June 1st and concluding as late as Oct. 31st (per contract). Below is a link where additional information can be found on the project and any questions can be directed to Alison Krupski at alisonkrupski@hamiltoncounty.in.gov.

<http://www.hamiltoncounty.in.gov/1009/Bridge-238---Lakeshore-Dr-over-Carmel-Cr>

Looking forward to seeing you out and about, enjoying our Woodlands!

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Help kick off the summer season at the pool!

Help is needed to remove the pool cover on May 14.

The Woodlands does not hire a pool company to open our facility – it's all done by volunteers and our guards!

Tennis Report

Melinda Nash

Spring is here. The nets should be up soon. We are resurfacing the tennis courts this summer. We are not sure exactly when this is going to happen but I am excited. The weather needs to be comfortable at 70 degrees before they start. The process will take one week and then the courts will be available to play 24 hours after they are done. We will send information via Woodlands email once we start the process.

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 another great summer!!! Tennis Lessons are being offered. Our two dynamic instructors are returning for the summer. Our lead instructor is Sam Luke. Sam L. 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 had 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 as a junior and a senior this year. 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 and varsity 3 singles as a sophomore 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 6th – Friday, June 20th. The lessons will have a two-week hiatus due to the people on the swim team. The 2nd session will begin on Monday, July 11th – Friday, July 25th. The first session registrations are due on Saturday, June 4th. 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. You can place the forms and payments in my mailbox at 3407 Briar Circle or you can place them in the new clubhouse mailbox next to the front door. Please include your payment. Again, this is the best deal in Carmel. I look forward to seeing you on the courts.

WOODLANDS TENNIS LESSONS - 2016

(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 last week in June and 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 6 - June 20 M, W, F **Session 2:** July 11 - July 25 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 6-June 20) _____ SESSION 2 (July 11-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*. Send to Melinda Nash 3407 Briar Circle Phone 705-0158 Email melindanash@earthlink.net REGISTER BY Saturday, June 4th (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 27 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 6-10 Session II: June 13-17 Session III: June 20-24 Session IV: June 27- July 1

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 27nd 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 are \$1 per guest on weekdays and \$2 per guest on weekends and holidays.

It's time for another season of the Woodlands Pool to begin. As we seem to have a shortened winter this year we have been busy getting things done behind the scenes.

Our guards will be doing an in-service prior to pool opening this year to make sure they are trained to offer you the best and safest experience at our beautiful facility.

We had some repairs to take care of at the end of last year. We had suffered a leak under our concrete and had to have some of it dug up and repair a broken pipe. Some of you may have noticed we weren't running the spigot under the diving board last year.

We also have to repair our pool heater before our opening this year as the burners can no longer perform at the level we need.

Other than those minor issues the pool will be open and ready for your enjoyment on Friday May 27th.

We love to have the pool filled with families and children enjoying this showcase of our neighborhood. Take advantage of our awesome swim team or enroll your children in swim lessons. Our staff loves to teach the neighborhood children how to swim.

We are planning on bringing back water volleyball on Sunday afternoons also this year. Watch for future announcements for times.

If you have any suggestions for us don't hesitate to reach out to myself or my head guard Maddie. After all this is your pool.

Swim Meet Schedule 2016

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

June 7: Away

June 9: Home, Picture Day

June 14: Away

June 16: Home

June 21: Away

June 23: Home

June 27: Home

June 29,30: Invitational Away



Swim Team Registration

Registration for swim team is Thursday, May 12, at 7 p.m. at the clubhouse. Swim suit try on will take place. Cost is \$40 per swimmer plus a \$10 registration fee per family. Practice starts May 31. Contact Laura Behrle at wstmom@gmail.com or 317-709-2196 with questions.

Grounds Report

Jeff Kempson

Dam / Spillway Nothing has been heard from the DNR regarding next steps.

Lake Access Path On Saturday, April 16th, work was begun on clearing the ground on the right side of the spillway (as you look north towards the lake from the area behind the pool) in order to create an access path to the lake. With the help of a group of enthusiastic volunteer workers from the Woodlands' community, it was possible to clear and chip all of the undergrowth collect and discard the trash in that area. **A big "Thank you!" to all of the people that helped out!**

Sometime during the year we may schedule another project day to continue the work.

Boat Organization Also on Saturday, we were able to begin organizing all of the boats (vessels). I think we know which boats are owned, but to be sure, I would appreciate it if everyone would check the following list of boat owners. *If you own a boat, and your name does is not included on this list, please contact me and identify your boat.* We need to know which of the boats are claimed, and which of the boats are without an owner.

Boat Owners: Brookie, Longest, Turnwald, Mencias, McKinney, Wright, Gibson, Kaminski, Taylor, Gies, Linderman, Cohen.

Jeff Kempson – email: kempsonjeff@gmail.com or woodlandsgrounds@yahoo.com Cell phone: 317-748-0295

Membership

Linda Withrow

My name is Linda Withrow and I am the new Membership Director. I am looking forward to meeting our new neighbors! I have a past directory for you. We will be printing the 2016 Directory this fall.

I am in the process of setting up email blasts to communicate neighborhood news, reminders, and calls to action like taking the cover off the pool on May 14: be there or be ■.

If you haven't paid your annual dues yet, "there's still time to change the road you're on." Let the piper lead you to reason

and email me or Dave (Treasurer). We want to help our neighbors be in good standing! Our emails are on the website <http://woodlandshomeowners.org> "A new day will dawn for those who stand long and the forests will echo with laughter." As of 4/23/16, there are 18 Class A properties for which dues have not yet been received. If you submitted a payment, mailed US post or dropped off at the clubhouse, but your payment has not cleared the bank we didn't receive it.

Activities

Michele Kirby, Amanda Tutino, Zeno Tutino

Hope everyone has had a great start of the year and is getting ready for the summer. We had a wonderful Easter Egg Hunt this year. We had over 400 eggs hidden and tons of neighbors. The Easter bunny made a visit and helped to lead our festivities. Coming up we have the neighborhood garage sale and the 4th of July Bike Parade. The garage sale will be held from June 2nd to the 4th. There will be adds in the local newspapers and throughout the neighborhood. Make sure to start cleaning out those basements and attics! The bike parade will be Saturday, June 25th. We hope to have our local firehouse there to lead the way while we show off our bikes, wagons, and strollers! We will have popsicles and other fun surprises while getting the neighborhood excited for celebrating our nation's independence. Lastly, it's early but we already want to get you excited for the end of summer bash. It will be August 27th! We will do a pitch-in and have pool games, activities, and plenty of other fun and surprises.

Clubhouse News

Pat Luzadder

This spring we are continuing with clubhouse repair projects. These include:

- *Fixing the foundation wall where the pool deck meets the clubhouse foundation to stop water leakage.
- *Fixing the electrical meter boxes where they have begun pulling away from the exterior wall.

A reminder that clubhouse rental fees have been reduced for your parties. Please contact Scott Sweet, Clubhouse Manager at 317.846.4425 regarding reservations. You may also reference the updated rental agreement at woodlandshomeowners.org.

Have a wonderful season and enjoy YOUR WHA facilities!

Woodlands Homeowners' Association Annual Meeting Minutes

March 14, 2016

Steve Matthews called the annual meeting to order at 7:38 p.m. by welcoming all in attendance. He reminded everyone that the Reimers retired last year and noted Phil Reimer passed away last fall. He introduced Scott and Ann Sweet as the new clubhouse managers who have been in place over the last year. Steve also noted Jeff Hess was elected as Vice President but moved out of the neighborhood over the summer. Andy Nist agreed to step in as VP for remainder of term. Steve highlighted that \$100,000 was spent on dam overflow repair.

Highlights of 2015 Activities

Pool Director: Ross Sexter

Last year was a fantastic year at the pool. Our facility hosted an invitational meet during a year we wouldn't normally host. Condition of pool is great. A leak was repaired this winter. The heater will need to be repaired or replaced this year. Currently in the process of hiring guards who also serve as swim instructors and coaches for the swim team. Majority of guards from last year returning. In the last Acorn and on website is an application for lifeguarding. Ross thanked Scott Sweet for helping with pool this last summer commenting that it helps to have eyes and ears when he is unable to be present. Last year received comments at annual meeting about lowering guest fees. Lower guests fees were implemented last summer.

Grounds Director: Jeff Kempson

Last spring the corrugated pipe that serves as the overflow from the lake needed to be replaced after 50 years due to a leak. It was replaced and is working well. Expenses for dam will be an ongoing issue and part of our budget. Final report was sent to DNR. We have not heard from them but expect further action is needed. The Acorn provided updates in the past year of repair progress and will continue to explain additional work. Vessels on dam need to be identified and registered, or removed. We will wait to see what DNR requires of dam before improvements can be made for storing boats in area. Grounds work on property this year include trees to be removed. Jeff noted

that submerging items in the lake should (such as Christmas trees) not be done without notifying the board. Questions were asked from the attendees. Q: Could pavers be placed to walk to dam? A: A path is in mind, however, we must find out what is acceptable to DNR so not to interfere with erosion control on dam. Q: Can we swim in lake? A: Yes. Q: What will be done with unclaimed boats? A: Auctioned off to neighborhood members. Contact Jeff if interested. Q: Can woodlands springs help us with dam? A: Woodlands responsibility. Q: Not clear where to walk to get to dam and not be on someone's property. A: Property line is along old apple trees – rough delineation. Can walk anywhere up on spillway. Q: If there is a drain on curb, if took that to dam can you walk on it? A: Not sure if that is an easement that can be used to walk to dam. Q: Do we know how much it will cost for ongoing maintenance of dam? A: There is talk to armor the dam with more rip rap. Rock is often pushed down off spillway into drain so will look at different ways to do this. It is a high hazard dam as determined by DNR so must maintain it. Q: Is our neighborhood responsible for small lake or large lake? A: The small lake. Know we need to pay for inspection which will include some analysis about \$10,000. Q: Are there any assessments to people who live on lake? A: Don't have a way to do that with our by-laws. Share it as a community, everyone can use it. Q: A number of years ago the rocks in baskets along creek were successful with stopping erosion. Will baskets be considered for spillway. A: Yes. Q: Can we build a boardwalk over rock at dam? A: Will ask. Comment: Would be nice to keep better access in mind as money is available after dam expenses.

Clubhouse Director: Tim McCollough

Several projects completed last year: painted the new posts that support porch roof; spent time training Sweets; carpets cleaned upstairs and downstairs once (usually do it twice a year); made minor repairs; put new locks on cabinets; and made pool table

Woodlands Homeowners' Association Annual Meeting Minutes

March 14, 2016 (continued)

repairs. The rental agreement was updated to include simplified language and lower rental rates. Upcoming projects include fixing outside electrical panels that are pulling away from clubhouse; a crack in basement wall allowing water to seep in; a support post in basement; and minor carpentry projects. Q: Do we know source of water causing crack? A: Gutters, which will also be addressed. Hoping to make repair without having to tear up pool deck. Q: Could it be sealed and water diverted? A: Looking at sealing it with hydraulic cement often used in basements. Looking at diverting current drain to another gutter when large flow.

Membership Director: Randy Bennett

The dues increased this year from \$350 to \$365 due to dam and other projects. Worked with treasurer to clarify and publish the dues payment and late fee process. Dave Fellabaum added a request for phone number and email address from homeowners for accounting software in case address is wrong or post office has issue with delivering invoice there is an additional way of contact. Steve noted almost everyone pays on time. Only six haven't paid last year dues. Dave collected door to door to and talked to homeowners that have significant payment issues.

Activities Co-Directors: Valerie Geis and Michele Kirby

Events during last year included swing dancing, Easter Egg Hunt with over 75 participants, July 4 parade, Halloween Party, Colts Party, and Sundaes with Santa. Upcoming events include the Easter Egg Hunt on Sunday, March 20 from 2-4 and swing dancing on April 8. Will take suggestions for new events and welcome volunteers. Email blasts will notify of events.

Tennis Director: Melinda Nash

Hope to have courts sealed and overlaid this spring. Meeting this Friday with contractor, Matt Strom with Leslie Coating. The cost will be \$20,000. Looked at other quotes including quotes for other options. Crack filling costs \$2,000-\$3,000 dollars each year and overlay will last longer. New courts would cost \$40,000. Several days of 70 degree weather needed to do work then can play 24 hours after done. Same tennis instructors this year as last year. Second session last year in July was not as populated. Fall lessons are also offered. Q: Still not locking gate? A: Seems to work fine. Not much vandalism. Will re-evaluate if start to have problems. Hope to have one or two more trees taken out to keep pine needles off court. Q: Electrical outlet at court? Would bring blower to clean. A: No. Hope to have more trees removed to help with issue.

Secretary: Dawn Deady

Acorn is mailed three times a year. It is also posted on website and can be emailed. Homeowners can request to be added to email list for the Acorn and email blasts for events and news by emailing woodlandsvicepres@yahoo.com.

Clubhouse Managers: Scott and Ann Sweet

Rental agreements on website. Let us know how we can support you.

Treasurer: Dave Fellabaum

Have improved dues collections. Six have not been collected and there are payment arrangements for four. Seventy homes still owe for this year. Couple more weeks until late fees accrue. Filing a lien can sometimes cost more if home will be foreclosed. Found that the loan process was not easy for a homeowners' association. The WHA banks with National Bank of Indianapolis so took \$100,000 loan from them at 4% for five years. Hope to pay off in 3 years. Trying to build up reserve at same time for future issues. Q: How many homes in WHA? A: 421 Class-A homes and less than 30 Class-C. C members are on other side of Haverstick across from Woodbrook School and north side of 116th Street. Q: General postage going up over \$800? Accounting going up \$2000? A: By-laws require audit every 2 years. Audit definition has changed. Initiated it a couple years ago when president but couldn't get an audit by CPA firms. Working on a better defined scope of audit to fulfill obligations as needed by by-laws. One estimate was \$5000 but hoping to get one for \$2000. Postage – probably because of new directories this year. New directory will be mailed this year.

Vice President: Andy Nist

Thank you to everyone who has served in the past. Read slate of new officers. Linda Withrow agreed to step in to finish current membership director term. Amanda Tutino agreed to serve as co-activities director. Pat Luzaddar, who served in capacity previously, will be clubhouse director.

Jim Bauerle made a motion that nomination be closed. Motion was seconded. All in favor.

Steve asked if there were any questions. Q: When trying to get to website two different sites come up, they have same pictures but wrong numbers. A: Try clearing browsing history. Linda will ask Kent Withrow to look into website. Q: Any update on bridge south of 106th street. A: Project will start after school is out and take three-four months. No thru traffic during that time. Contractor has not been determined as of last month. Will put elevated sidewalks on both sides. Q: Goats are gone? A: City ruled in favor of board position of no farm animals in neighborhood. Q: Anything more we can do about dogs that bark a lot. A: Talk to neighbors, subject to city ordinances. Steve read note from member Pat Graham appreciating work of board members.

Crime Watch

Crime watch coordinator was invited to come to all board meetings. Met with mayor and chief of police, now have 113 officers in department. Have 419 neighborhoods in Carmel. Car thefts big issue. Provided tips to prevent thefts in car and home.

Drawing for dues: Mike Sale.

Meeting adjourned at 8:50 p.m.
47 attended



The Woodlands Homeowners' Association, Inc.

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

Mailing Label Here

Upcoming Woodlands Events

May 9	Board Meeting 7:30 p.m.
May 14	Pool Uncovering
May 27	Pool Opens
June 2-4	Neighborhood Garage Sale
June 6	Swim & Tennis Lessons Begin
June 13	Board Meeting 7:30 p.m.
June 25	Woodlands 4th of July Bike Parade
July 11	Board Meeting 7:30 p.m.
August 8	Board Meeting 7:30 p.m.
August 27	End of Summer Bash
September 12	Board Meeting at 7:30 p.m.