

# The Woodlands Acorn



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

President: Andy Nist  
[woodlandspresident@yahoo.com](mailto:woodlandspresident@yahoo.com)  
Vice President: Tim McCullough  
[woodlandsvicpres@yahoo.com](mailto:woodlandsvicpres@yahoo.com)  
Treasurer: Dave Fellabaum  
[woodlandstreasurer@yahoo.com](mailto:woodlandstreasurer@yahoo.com)  
Secretary: Dawn Deady  
[woodlandssecretary@yahoo.com](mailto:woodlandssecretary@yahoo.com)  
Membership: Linda Withrow  
[woodlandsmembership@yahoo.com](mailto:woodlandsmembership@yahoo.com)  
Clubhouse:  
[woodlandsclubhouse@yahoo.com](mailto:woodlandsclubhouse@yahoo.com)  
Grounds: Jeff Kempson  
[woodlandsgrounds@yahoo.com](mailto:woodlandsgrounds@yahoo.com)  
Pool: Ross Sexter  
[woodlandspool@yahoo.com](mailto:woodlandspool@yahoo.com)  
Tennis: Melinda Nash  
[woodlandstenniscourts@yahoo.com](mailto:woodlandstenniscourts@yahoo.com)  
Co-Activities: Amanda & Zeno Tutino  
[woodlandsactivities@yahoo.com](mailto:woodlandsactivities@yahoo.com)  
Co-Activities: Michele Kirby  
[woodlandsactivities@yahoo.com](mailto:woodlandsactivities@yahoo.com)  
Clubhouse Managers:  
Scott & Ann Sweet  
[woodlandsclubhousemgr@yahoo.com](mailto:woodlandsclubhousemgr@yahoo.com)  
Website: [woodlandshomeowners.org](http://woodlandshomeowners.org)

## In This Issue:

Membership Notes	2
Activities	3
Vice President Message	4
Grounds Update	4
Pool News	5
Treasurer Report	6
Upcoming Events	8

## A Message from your President

*Andy Nist*



Happy 2017 friends and neighbors!  
I hope the New Year finds you off to a great start. If

you are new to the Woodlands neighborhood we want to extend a warm and hearty "Welcome" – we're glad you're here! And while we anticipate the coming spring weather there is plenty of activity and upcoming projects being planned by the Woodlands Board now. As always, this time of year has the Board seeking to fill the transitioning Officer and Director positions according to our By-Laws. So if you are new to the neighborhood and wish to get involved or have been a long-time resident just waiting for the opportunity to settle-in further, then please do consider serving. You can simply email [woodlandsvicpres@yahoo.com](mailto:woodlandsvicpres@yahoo.com) and let Tim know of your interest.

Please plan on attending our neighborhood's Annual Meeting scheduled for March 13<sup>th</sup> at 7:30 PM in our Clubhouse. This will be an opportunity to interact with and meet new and long-time neighbors, hear from the Board on the past year's highlights and learn what is planned for 2017. Of course there will be the drawing for one lucky neighbor to have their dues waived for the upcoming year. So put the date on your calendar and we will look forward to seeing you in March.

On a final note, I would be remiss not to recognize and thank the Lazzadars, whom after 30+ years of living here and serving in various Board capacities over the years, have decided to move South (as in sunny and warm no-snow South). Thank you Pat and Valerie – you will be greatly missed!

See you in March!

### MARK YOUR CALENDAR!

**WOODLANDS HOMEOWNERS' ASSOCIATION**

**ANNUAL MEETING**

**MARCH 13, 2017 AT 7:30 PM IN THE CLUBHOUSE**

## Membership Notes

Linda Withrow

### NEIGHBORHOOD EMAILS

Woodlands Homeowners Association is making an effort to communicate useful information to members. We do this through email notices to neighbors who have signed up to receive the emails.

Last year we told neighbors about 10 parties, 14 activities centered around the tennis courts, pool, and annual garage sale, and 6 notices of interest about a lost dog, a lost key fob, and when the pool hours changed.

### NOT RECEIVING THESE EMAILS?

You can receive these neighborhood communications by signing up here: <http://eepurl.com/b09vRH> There are

already 338 Woodlands HOA Members that are signed up.

**YOUR INFORMATION IS SAFE:** No one can see your name or email address except for you. **You can update your information or unsubscribe at any time** by clicking the links that are included at the bottom of each email message. See email image below.

### QUESTIONS?

Contact Membership Director, Linda Withrow at [woodlandsmembership@yahoo.com](mailto:woodlandsmembership@yahoo.com) or call 317-663-0552.

*Copyright © 2017 Woodlands Homeowners Association, All rights reserved.*

You are receiving these emails because you opted in to receive these emails during the annual registration process or by contacting our Membership Director.

#### Our mailing address is:

Woodlands Homeowners Association  
10700 Lakeshore Drive East  
Carmel, IN 46033

Add us to your address book

← so our emails  
don't end up in  
your SPAM folder

Want to change how you receive these emails?

You can update your preferences or unsubscribe from this list

MailChimp

↗ YOU update your email  
address if it has  
changed or if you want  
to exit the program

**2017 DIRECTORY**

Woodlands Homeowners Association will be printing the newest neighborhood Directory soon and we would like to have a section that refers neighbors to neighbors that have services to offer!



We are looking for:

**HANDYMEN  
TUTORING  
BABYSITTING  
LEAF RAKING**

**MOWING & LAWN CARE  
HOME REPAIR/ HOME REMODELING  
SNOW REMOVAL  
PET SITTING/ WALKING**

Let's help each other out! If you or your children are able to offer these services in a professional manner to neighbors who need them, please contact Membership Director, Linda Withrow at [woodlandsmembership@yahoo.com](mailto:woodlandsmembership@yahoo.com) or call [317-663-0552](tel:317-663-0552) -- If you have a service not mentioned above, make the call and find out if this is the right fit for you.

## Activities

*Michele Kirby, Amanda Tutino, Zeno Tutino*

Thanks to everyone who attended the events that were held in 2016. In that last few months of the year we said good-bye to summer with the annual end of summer bash, cheered on the Colts at the clubhouse, and enjoyed sundaes with Santa. We also had some new activities including wine and canvas and swing dancing. This year we are looking forward to another wine and canvas painting event, a night of music with neighbors, and the annual Easter Egg Hunt. Hopefully

winter flies by and we are able to see everyone soon at the pool. Thanks for continuing to come out and enjoy our neighborhood and the different events.

### Up Coming Events

- Easter Egg Hunt: Sunday, April 9<sup>th</sup>
- 4<sup>th</sup> of July Parade: Saturday, July 1<sup>st</sup>
- End of Summer Picnic: Saturday, September 9th

## Vice President Message

*Tim McCullough*

Tim McCullough here, I hope everyone has kicked off the New Year in a very positive way. The Board is planning for the year 2017 and my responsibility as vice president is to put together a slate of candidates for 2017-2018. We need all the homeowners to help. As the old recruitment poster say **"We want you"**. This year we have the following positions available for you to pick from:

**President:** He/she conducts the monthly meetings and conducts business at the annual meeting. He/she helps coordinate new projects along with the director that maybe involved. 1 year Term

**Vice-President:** He/she would step in and conduct business of the Association in the absence of the president. This person could chair any special projects that the Board or the president needs. 1 year Term

**Treasurer:** He/she oversees the financial books for the association. Presents financial reports at monthly meetings and prepares the fee statement for the Association. 2 year Term

**Clubhouse Director:** He/she oversees the facility and coordinates repairs (if so needed) and works closely with clubhouse managers on all projects. 1 year Term (this is fulfilling Pat Luzzadar's position who has left the neighborhood).

**Activities Director:** He/she oversees the fun activities of the association along with co-activities director. 2 year Term

**Grounds Director:** He/she oversees the grounds and common property as well the lake. Contracts with many vendors on maintenance contracts for the Woodlands. 2 year Term.

**Membership Director:** He/she is responsible for communications and oversees the directory. 2 year Term

Come join the Board of Directors, have good time, and learn more about the place where you live. Please feel to call Tim McCullough if you are interested in helping the neighborhood out (317-797-8139) or email me at [tim.mccullough12@yahoo.com](mailto:tim.mccullough12@yahoo.com).

---

## Grounds Update

*Jeff Kempson*

The residents of the Woodlands enjoy Lake Woodland in a variety of ways. Some enjoy boating/canoeing, others like to swim, a number of individuals are avid fishermen and many just enjoy the physical beauty provided by the lake throughout the year. It is important that the lake be maintained in such a way that it remains available for these multiple purposes.

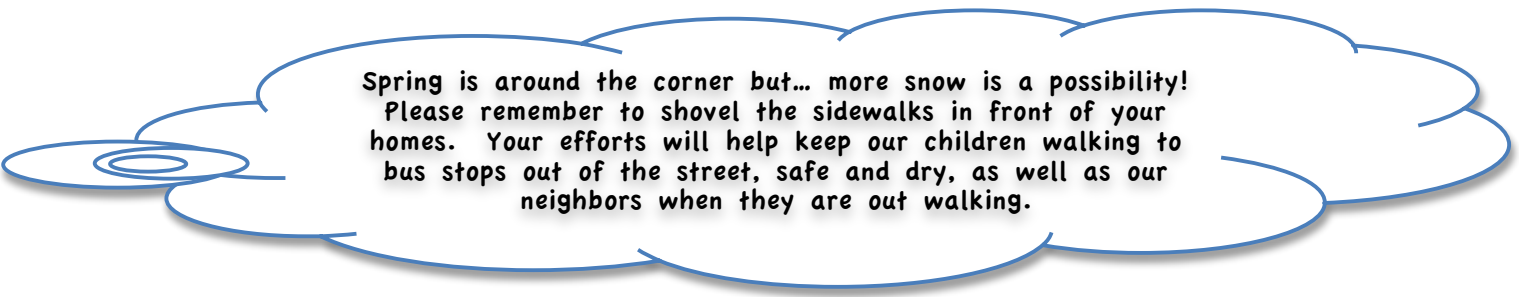
The lake is treated periodically to control algae growth. The aim of these treatments is to eliminate the algae without negatively impacting the vegetative habitats for the various fish species that dwell in the lake. The WHA Board was recently contacted by a member of the community who is an avid fisherman. He reported that a fish survey was recently completed on the larger lake that resulted in a recommendation to add habitat for fish. He made an appeal to the board for the expansion of the habitats suitable for fish in the smaller lake.

*Con't on pg. 5*

*Grounds Update con't from pg. 4*

After reviewing a plan presented on the Indiana Department of Natural Resources' (IDNR) website about aquatic habitat enhancement, it was decided that permission would be given to this individual to place three Christmas trees on the bottom of the lake to provide additional habitat for Bass and Bluegill. Care will be taken to make the placements in optimal locations where there is sufficient depth. Evergreens can be expected to last for a period of 4 to 7 years in the water.

This process of adding habitat to the lake is being monitored. Be aware that any plan to add habitat to the lake must have prior WHA Board authorization.



Spring is around the corner but... more snow is a possibility!  
Please remember to shovel the sidewalks in front of your homes. Your efforts will help keep our children walking to bus stops out of the street, safe and dry, as well as our neighbors when they are out walking.

## Pool News

*Ross Sexter*

Now that we are well into winter it is time to start thinking about the Woodlands pool.

We had another great season thanks to our wonderful guards and our Clubhouse Managers, Scott and Ann Sweet.

We had a rather good weather season for swimming.

We had several movie nights by the pool that were very well attended. I'm hopeful we can continue with this activity. We also brought back volleyball on Sundays.

So, let's talk about what we have coming up this year.

- Resurface the diving board.
- Repair the lights in the pool.
- Repair the decking around the baby pool.
- Replace at least 10 chaise lounges.

- Assemble the new lane line holder.
- Hire the guard staff.
- Continue to seek design options and pricing for a splash pad.
- Replace the doors to the guard room.

Some other things we are seeking feedback on from our members would be lap swimming for adults at various times (we piloted this last year with poor attendance) and other activities you think might be fun and engaging.

As always if you have feedback or suggestions please feel free to email or call me. We are always striving to improve our facilities.

And don't forget we **NEED** your help to uncover the pool. Stay tuned for the exact date.

## Treasurer Report

*Dave Fellabaum*

	Mar '17 - Feb 18		Mar '16 - Feb 17 (Projected)	
ORDINARY INCOME/EXPENSE	Budget		Actual	
<b>INCOME</b>				
Clubhouse Rentals	6410		5815	
Total Membership Fees	176360		169564.29	123.75
Pool / Swimteam income	11090		10765	
Interest Income	388		283.42	
Tennis Lessons	2400		2115	
Donations/Contributions			100	
<b>Total Income</b>	<b>196648</b>		<b>188642.71</b>	<b>123.75</b>
<b>EXPENSE</b>				
<b>Clubhouse</b>				
Electricity	8120		7582.45	440
Gas	4495		3747.88	385
Telephone	1176		1070.74	97.34
Trash Removal	808.2		705.38	66.66
Water & Sewage	4075		3711.59	165
Maintenance	14075		5728.18	230
<b>Total Clubhouse</b>	<b>32749.2</b>		<b>22546.22</b>	<b>1384</b>
<b>General Expenses</b>				
Filing Fees	22.5		22.5	
Dues and Subscriptions	685			685
Association Events Expenses	2538		1787.02	250
Bank Service Charges	24		12	
Insurance				
Liability Insurance	9250		9141	
Workmen's Compensation	1980		1851	
Membership Directory	400			
Office	241.16			
Postage, Delivery, Printing	3425		1828.09	685
Professional Fees				
Accounting	3940		940	
Legal Fees	500			
Payroll Service	1025		1017.96	40
Real Estate Taxes	28			
<b>Total General Expenses</b>	<b>24058.66</b>		<b>17284.57</b>	<b>1660</b>
<b>Grounds</b>				
Lake & Dam Maintenance	5250		8774	
Landscaping, Planting, Trimming	3200		4166.2	
Mowing & lawn maintenance	12465		12125	
Snow Removal	1470		610	
<b>Total Grounds</b>	<b>22385</b>		<b>25675.2</b>	



<b>Tennis Courts Maintenance</b>				
Tennis Courts Resurfacing	0		21500	
Tennis Supplies	91.45		133.04	
<b>Total Tennis Courts Maintenance</b>	<b>91.45</b>		<b>21633.04</b>	
<b>Pool, Swim Team, vending expenses</b>	23537.49		19795.92	
Interest Expense	2856		3092.35	258
Licenses, Fees & Permits	277.25		289.5	
Merchant deposit fees	57.5		46.5	
Payroll & Payroll Tax Expenses	38921		34469.74	
Deferred FIT	7600		826	
Deferred SIT	3880			
<b>Total Taxes (Income)</b>	<b>11480</b>		<b>826</b>	
Board Fee Waiver	4560		4380	
<b>Total Expense</b>	<b>160973.55</b>		<b>149213.04</b>	<b>3302</b>
<b>Net Income</b>	<b>35674.45</b>		<b>39429.67</b>	<b>36251.42</b>
Banking (Budget)			Banking (projected)	
Cash on hand	150674.45		Cash on hand	115000
Loan Value	-52505		Loan value	-72091.18

### **MEMBERSHIP DUES PAYMENT PROCESS**

**January** Members receive dues notices by mail (US post) and email (if your membership email address has been provided and confirmed). The dues notices will include the (i) amounts due, and (ii) payment due date.

**February** Reminder notices to pay dues will be provided through a variety of methods, including (i) email (if your membership email address has been provided and confirmed), (ii) Acorn newsletter, and (iii) community board posting.

**March** A second reminder to pay dues will be provided via (i) mail (US post) and (ii) email (if your membership email address has been provided and confirmed). In addition to reminding our members of the amount due and due date, the notice will warn the members of the potential consequences of late or non-payment, which may include (a) an interest charge, 8% of the current balance due, and (b) a lien filing option on the property, which can be approximately a \$300 expense for which the homeowner is responsible. None of these remedies are desirable for any of us. Please pay your membership dues obligations on time and avoid any adverse ramifications.

**April** Interest charges are added to the amount due and late payment notices are sent to those members who have not paid their membership dues. The notices will be sent by (i) mail (US post) and (ii) email (if your membership email address has been provided and confirmed).

**May** A final demand is sent certified mail to those members who have not paid their membership dues.

**July** After numerous attempts and notices for payment, we may file a lien on the homeowner's property. If the homeowner's account is more than one year in arrears, we may take other legal action necessary to collect the overdue amounts.



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

Woodlands Homeowners' Association

10700 Lakeshore Drive East

Carmel, IN 46033-3836

Mailing Label Here

---

## Upcoming Woodlands Events

February 2	Board Meeting 7:30 p.m.
March 13	Annual Meeting 7:30 p.m.
April 9	Easter Egg Hunt
April 10	Board Meeting 7:30 p.m.
May 8	Board Meeting 7:30 p.m.

---