

# The Woodlands Acorn



The Woodlands Homeowners' Association, Inc.  
2014 Woodlands Board of Directors

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Co-Activities: Lindsey Hess  
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Clubhouse Managers:  
Phil & Debbie Reimer - 844-6905

## Woodlands Year in Review



A warm greeting to all my neighbors scattered about the southern boundary of the Arctic Circle that we know as the Woodlands Homeowners Association. It appears that the glaciers are finally retreating and that warmer temperatures are headed our way.

Our annual meeting is fast approaching (March 10<sup>th</sup>), and the Board has been hard at work, reviewing what has been done, finishing what needs to be finished, and planning for the year ahead. Some of the more significant work completed:

**Spillway Repairs.** After the heavy rains last spring, we noticed that a significant portion of the spillway had relocated itself into the creek. This compromised the overall integrity of the lake and repairs were needed and completed.

**Clubhouse Roof.** The roof of the clubhouse (north side and porch) was completely replaced. This included tearing off old layers, repairing the slope and drainage, and laying a new membrane system. It isn't completely to our satisfaction (a few minor ponding issues), so Clubhouse Director Pat Luzadder has been in contact with the roofer to have them back out for warranty adjustments.

**Swimming Pool.** As most are aware, we made major renovations last year (2012-13), replacing a large portion of the pool deck. As planned, after the new deck was completed the pool was completely drained and scrubbed and refilled. This needed to be done regardless of the deck improvements, as the water was, well, let's just say less than fresh. Not unhealthy mind you, but a bit on the stale side.

**Tree Work.** We removed trees along the back side of the pool deck and around the tennis courts, most of which were diseased or otherwise not doing well. This was met with mixed emotions, but in the end was decided to be the best course of action. Fear not, tree lovers: There are plans to replant and beautify.

Hopefully you recently received an email asking for your participation in an online survey. We did this to solicit more feedback from the community in hopes of learning more about the relevance of what is currently being offered as HOA amenities, what is desired, and how well we are reaching you to communicate events, policies, and general information. Although we will take time to address the results in greater detail at the annual meeting, I want to touch on a few aspects of the survey now. *cont'd on p. 2*

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## Year in Review *continued*

First, I want to thank all those who participated in the survey. We had a lot of constructive comments to consider. . . and perhaps a few that were less than constructive but that do give us insight into perceptions that need to be addressed.

**Communications.** This is a tough one that we, as a Board, have been struggling with for many years. Many homeowners responded that they don't know about neighborhood events or otherwise feel in the dark about the association at large. I don't discount that, but it isn't because we aren't trying to reach you. We have a website, send newsletters (less frequently, because we have also been told they aren't being read), email blasts, and we tried mailing postcards this year. However, it doesn't appear to be working. I have a few opinions as to why, but not many answers on how to fix it. We live in an age of constant bombardment—traditional mail, flyers, email, robo-calls, social media (Twitter, Facebook, etc.). I struggle with this as a business owner, fearful that I am missing important inbound information or not reaching those that I am attempting to reach. Why? Too much garbage! We delete/throw away without really “seeing” it, or it is otherwise perceived to be more background noise in our lives. My parting request as your president: Send me an email and let me know, SPECIFICALLY, how you wish the Board to reach out to you. Email, postcard, newsletter, telephone, telegraph, in person, by courier pigeon, etc. Include your name, your address, and your preferred method. The information will stay with the Board (nothing will be sent that doesn't involve the Association). Send to [dave@techsolutionsandsales.com](mailto:dave@techsolutionsandsales.com) Subject line: WHOA CONTACT.

**Association Events.** More adult activities. Sounds good; I'm sure that will be a topic of discussion with a positive outcome as the Board (with freshly appointed members) reconvenes.

**Improved access to the lake.** This has been discussed in the past year and will be considered as the new landscaping and plantings are being planned.

Ask not what your neighborhood association can do for you, but ask what you can do for your neighborhood association. Increasingly, the Board is finding it difficult to find willing and able-bodied volunteers to serve. This is true now; an opening still exists for the next term: Pool Director. If you are interested in meeting new people in the neighborhood, taking a vested interest in policy decisions, or are curious about the secret inner workings of our monthly meetings, I can think of no better way than to volunteer for a Board position.

Above all else, I urge you to come to the annual meeting on March 10<sup>th</sup>. If you don't like what we are doing, please come tell us. If you like what we are doing, let us know that, too. It is my most sincere wish that you enjoy living in our neighborhood as much as I do. Stay warm, my friends. —*Dave Fellabaum*

# Pool Report

*Julie Donovan, Pool Director*

**Lifeguards:** We are accepting applications for our summer lifeguards. Please fill out the application below and return it to the Pool Director/Managers, 10700 Lakeshore Drive East, Carmel, IN 46033 or email it to [funkdonovan@hotmail.com](mailto:funkdonovan@hotmail.com).

**Swim Team Registration Meeting May 6<sup>th</sup>:** Doors open at 6:30 p.m. What to bring: information packet (check your email or email Laura Guntz at [lguntz@att.net](mailto:lguntz@att.net)); checkbook; old team suits to donate; unwanted Woodlands swim ribbons (please leave the sticker on); donations of Coke/Sprite/bottled water. What to expect: Meet the coaches and swim moms. Brief informational meeting at 7 p.m. with Q & A. After May 6<sup>th</sup>, please contact [lguntz@att.net](mailto:lguntz@att.net) to register for swim team. We are looking for additional help this season. If you are interested in helping as a swim parent, please contact Laura Guntz.

**2014 Swim Meet Schedule:** Mark your calendars.

- |  |  |
|--|--|
| <b>June 10</b> Home vs. Village Farms    | <b>June 26</b> Away vs. K of C         |
| <b>June 12</b> Away vs. Smokey Row       | <b>July 1</b> Home vs. Woods Run       |
| <b>June 17</b> Away vs. College Park     | <b>July 3</b> Rain Date                |
| <b>June 19</b> Home vs. North Willow     | <b>July 8-9</b> Invitational at K of C |
| <b>June 24</b> Away vs. Woodland Springs | <b>July 10</b> Rain Date               |



## Woodlands Lifeguard Application 2014

NAME: \_\_\_\_\_

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

HOME PHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

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

EDUCATIONAL BACKGROUND: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SWIMMING/GUARDING EXPERIENCE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

WHAT AREAS ARE YOU INTERESTED IN WORKING THIS SUMMER? Please circle all that apply.

Lifeguarding                      Teaching Swim Lessons                      Swim Team

SUMMER AVAILABILITY? Include sports schedules, camps, planned vacations, second jobs, last day of school and fall start date.

Please be prepared to provide this information at the interview. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## WHA 2014-2015 Budget

	Fiscal 2013/2014 Actual (thru 1/31/2014)	Fiscal 2014/2015 Draft Budget
<b>Revenue:</b>		
Clubhouse Rentals	6,570	6,500
<b>Fee Income:</b>		
Membership Fees	155,889	156,279
<b>Swim Fee Income:</b>		
Pool Guest Fees	1,625	1,550
Swim Team	9,003	9,003
Swimming Lessons	<u>2,995</u>	<u>2,750</u>
<b>Total Swim Fee Income</b>	<u>13,623</u>	<u>13,303</u>
<b>Total Fee Income</b>	169,512	169,582
Interest Income	326	400
Tax Refunds		
Tennis Lessons	1,000	1,250
Vending	<u>391</u>	<u>500</u>
<b>Total Income</b>	<b>177,799</b>	<b>178,232</b>
<b>Clubhouse Expenditures:</b>		
Electricity	6,749	7,135
Gas	5,480	4,000
Repairs/Maintenance	26,130	5,500
Telephone	1,714	1,830
Trash Removal	1,009	1,290
Water & Sewage	<u>2,696</u>	<u>2,400</u>
<b>Total Clubhouse Expenditures</b>	<b>43,778</b>	<b>22,155</b>
<b>General Expenses:</b>		
Association Events Expenses	1,428	1,500
Bank Service Charges	190	
Insurance	9,783	10,000
Membership Directory	1,877	
Postage and Printing	2,613	2,750
Licenses, Fees & Permits	669	385
Miscellaneous		150
Professional Fees: Accounting	990	3,500
Professional Fees: Consulting		250
Legal Fees	563	500
Payroll Service	<u>555</u>	<u>585</u>
<b>Total Professional Fees</b>	<u>2,108</u>	<u>4,835</u>
Real Estate Taxes	<u>24</u>	<u>25</u>
<b>Total General Expenses</b>	<b>18,692</b>	<b>19,645</b>
<b>Grounds Expenditures:</b>		
Grounds Maintenance (Mowing, Snow Removal)	15,527	15,000
Lake & Dam Maintenance	11,163	5,600
Tennis Court Resurfacing		
Tennis Courts Maintenance	<u>312</u>	<u>500</u>
<b>Total Grounds Expenditures</b>	<b>33,077</b>	<b>33,100</b>
<b>Payroll &amp; Payroll Tax Expenses:</b>		
Clubhouse Manager	1,797	1,450
ER Medicare Tax	831	582
ER Social Security Tax	1,801	1,900
FUTA Tax	931	400

<u>WHA 2014-2015 Budget</u> cont'd	Fiscal 2013/2014 Actual (thru 1/31/2014)	Fiscal 2014/2015 Draft Budget
Guards	30,502	32,500
SUTA Tax	207	275
Tennis Instructors	<u>1,452</u>	<u>1,475</u>
<b>Total Payroll &amp; Payroll Tax Expenses</b>	<b>37,521</b>	<b>38,582</b>
<b>Swimming Pool Expenditures:</b>		
Chemicals/Testing	13,651	14,000
Maintenance	2,987	32,000
Swim Team Expenses	9,316	8,000
Pool Deck Resurfacing		
Vending (Candy & Soft Drinks)	<u>655</u>	<u>700</u>
<b>Total Swimming Pool Expenditures</b>	<b>26,609</b>	<b>54,700</b>
<b>Total Expenses</b>	<b>159,677</b>	<b>168,182</b>
<b>Net Ordinary Income</b>	<b>18,122</b>	<b>10,050</b>
<b>Other Income/Expense:</b>		
Amortization Expense		
Board Fee Waiver	3,984	3,873
<b>Total Other Expense</b>	<b>3,984</b>	<b>3,873</b>
<b>Net Income before income taxes</b>	<b>14,138</b>	<b>6,177</b>
Federal Income taxes	6,725	927
State Income Taxes	10,072	
<b>Net Income (Loss)</b>	<b>(2,659)</b>	<b>5,250</b>
<b>Ending Available Cash (excludes swim team and clubhouse cash)</b>	<b>76,910</b>	<b>73,455</b>
Cash for tennis courts in 2014		<u>(35,000)</u>
<b>Ending Available Cash after Tennis Courts</b>		<b>38,455</b>

## 2014 Slate of Officers and Directors for WHA Board

Following are the board members slated to be recommended for approval at the WHA annual meeting on March 10, 2014, at 7 p.m. at the Woodlands Clubhouse:

President: Andrew Nist

Vice President: Steve Matthews

Treasurer: Dave Fellabaum

Secretary: Dawn Deady

Membership: Barbara Van Keuren

Pool Director: Open

Tennis Director: Melinda Nash

Clubhouse Director: Patrick Luzadder

Grounds Director: Tim McCullough

Co-Activities Director: Lindsey Hess

Co-Activities Director: Valerie Gies

## Upcoming Woodlands Events

March 10	WHA Annual Meeting 7 p.m.
April 12	Easter Egg Hunt
April 14	Board Meeting 7:30 p.m.
May 12	Board Meeting 7:30 p.m.
June 5-7	Neighborhood Spring Garage Sale
June 28	Fourth of July Parade

All events take place at the Woodlands Clubhouse unless otherwise noted. Please watch your email and the Acorn, and check the clubhouse sign or [www.woodlandshomeowners.org](http://www.woodlandshomeowners.org) for times and updates on all events.

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*"A Great Place to Gather"*



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

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

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