

The Woodlands Acorn



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

President: Tim McCullough
tmccul3711@aol.com

Vice President: Dave Fellabaum
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Treasurer: Aaron Koenig
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Secretary: Claire O'Brien
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Membership: Sean Gies
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Clubhouse: Doug Potter
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Pool: Julie Donovan
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Tennis: Melinda Nash
melindanash@earthlink.net

Co-Activities: Kathryn Kempson
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Co-Activities: Sara Nist
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Clubhouse Managers:
Phil & Debbie Reimer - 844-6905

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Woodlands Year in Review



Happy 2013! Your Woodlands HOA has been very busy making improvements to our beautiful pool and grounds this past year. Here's an update:

Pool deck. In an effort to properly maintain our swimming pool, the Board decided it was time to address the western half of the pool deck, which had settled significantly, resulting in cracks and separation. Left unchecked, the deck would have continued to deteriorate, which would have increased the risk of personal injury and/or compromised the integrity of the pool itself. We solicited bids from several contractors in the area and also brought in an outside consultant to help us write a comprehensive scope of work and to help with project management. Included in this project was the tear-out of the old deck; regrading and pouring of new concrete; replacing the diving board stand, pool stair anchors, and lifeguard chairs; resurfacing of the diving board; rewiring of the pool lights; and replacing the electrical junction boxes and west pole lights.

Grounds. We recently had several trees and dead limbs removed. As part of the pool deck renovations, it was decided that the pine trees directly behind the west side of the pool deck needed to be removed. A few of the trees were diseased, but others were shedding pine needles and sap on the pool deck, making it more difficult to maintain. We also removed several trees around the perimeter of the tennis courts. This was a difficult decision as the trees provide a natural screen, hiding the tennis courts and providing a fair amount of shade. Unfortunately, as with the pool deck, the trees were also making maintenance of the tennis courts difficult. We have been fighting mold on the courts in several areas and were told that the pine trees were a contributing factor. In both cases, we wanted to remove as few trees as possible while moving forward efficiently. We do plan to plant new trees in both areas, but will set them back a bit further than the previous trees. We will also plant a greater variety of species.

Tennis. For several years it has been noted that the tennis courts are in need of significant improvements. Like the pool deck, the courts have suffered from settling, resulting in cracking. We have addressed the cracking year to year by patching the cracks, but every year they grow a bit worse and require additional patching. Melina Nash, our Tennis Director, has researched several options, including complete resurfacing and top coating. In the end, if we do not address the base grading of the courts, anything other than a complete resurfacing will

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Year in Review *continued*

have short-term results. We therefore have budgeted for and plan to resurface the courts this spring. This will likely involve replacing the fence and removing more trees. With respect to the trees, it is our intention to phase any removals over a period of time so that we can replant and give the new trees time to grow, thus avoiding a complete loss of the natural screen they provide.

Lake. As everyone is well aware, the last couple of years have been hot and dry during the spring, summer, and well into the fall. This has created a stressful situation with the lake. We had a severe infestation of milfoil, a type of algae that blooms in the lake bed. Because of the drought and extreme temperatures, there was very little treatment that could be done in an environmentally responsible manner. Aggressive treatment would have likely resulted in a massive kill or would otherwise have had a negative impact on the small ecosystem that is our lake. We are hopeful that the combination of extended cold temperatures and precipitation this winter will help us. We have committed to a treatment

plan. The service we use made the first treatment in October and will make another application this month or next, depending on the temperature and weather conditions. Ultimately we may not know the effectiveness of these treatments until June or July. Our outgoing President/incoming Grounds Director, Tim McCullough, will be meeting with residents who live on the lake and other concerned neighbors to form an ongoing plan. Several ideas that have been discussed include continued chemical treatments, adding grass carp, and aeration.

Auditor Recommendations. Treasurer Aaron Koenig spearheaded the hiring of a new CPA firm to audit the Woodlands' financial records. The auditors recommended a few best practices, most notably showing actual Woodlands swim team revenue and expenses grossed up in the income statement (versus showing an approximation of revenue and expense as one net number).

2013 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 11, 2013, at 7 p.m. at the Woodlands Clubhouse:

President: Dave Fellabaum

Vice President: Andrew Nist

Treasurer: Diana Foxworthy

Secretary: Claire O'Brien

Membership: Barbara Van Keuren

Pool Director: Julie Donovan

Tennis Director: Melinda Nash

Clubhouse Director: Pat Luzadder

Grounds Director: Tim McCullough

Co-Activities Director: Kathryn Kempson

Co-Activities Director: Lindsey Hess

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.

Swim Team Report: Look for more information to come on Swim Team registration. If you would like to update your email, or be included on or excluded from the swim team email list, please send your contact information to Laura Guntz at lguntz@att.net.

2013 Swim Meet Schedule: Mark your calendars.

- June 11 Meet 1
- June 13 Meet 2
- June 18 Meet 3
- June 20 Meet 4
- June 25 Meet 5
- June 27 Meet 6
- July 2 Meet 7
- July 9-10 Invitational



Woodlands Lifeguard Application 2013

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 2013-2014 Budget

	Fiscal 2012/2013 Actual (thru 1/31/2013)	Fiscal 2013/2014 Draft Budget
Revenue:		
Clubhouse Rentals	4,360	4,500
Membership Fee Income	146,992	149,068
Pool	4,329	4,270
Swim Team	9,233	5,250
Tennis Lessons	1,795	1,800
Vending	686	700
Other	<u>452</u>	<u>500</u>
Total Income	167,910	166,088
Clubhouse Expenditures:		
Electricity	7,517	7,400
Gas	3,968	6,500
Repairs/Maintenance	1,802	5,500
Telephone	1,560	1,650
Trash Removal	988	1,200
Water & Sewage	<u>2,103</u>	<u>1,800</u>
Total Clubhouse Expenditures	17,938	24,049
General Expenses:		
Association Events Expenses	886	1,250
Insurance	9,669	10,500
Postage and Printing	1,147	2,000
Licenses, Fees & Other	465	525
Professional Fees	<u>4,069</u>	<u>4,625</u>
Total General Expenses	16,236	18,900
Grounds Expenditures:		
Grounds Maintenance	15,553	20,000
Lake & Dam Maintenance	5,671	7,000
Tennis Courts Maintenance	<u>1,504</u>	<u>2,000</u>
Total Grounds Expenditures	22,728	29,000
Total Payroll & Payroll Tax Expenses	36,886	38,550
Swimming Pool Expenditures:		
Chemicals/Testing	14,354	15,789
Maintenance	5,434	6,000
Vending (Candy & Soft Drinks)	<u>902</u>	<u>900</u>
Total Swimming Pool Expenditures	30,591	28,689
Total Expenses	124,379	139,189
Net Income (loss) before amortization and income tax	43,531	26,899
Amortization of buildings and equipment	19,710	20,617
Net Income before income tax	23,821	6,282
Federal income taxes	---	942
State Income Taxes	28	534
Net Income (Loss)	23,793	4,806
Ending Available Cash	67,600	93,628
Projected Tennis Court Resurface Cost		<u>(35,000)</u>
Ending Estimated Available Cash – 2/28/2014		58,628
Dues Rates During These Years	325	332
% Rate Increase	4.8%	2.2%

Upcoming Woodlands Events

March 11	WHA Annual Meeting
March 23	Easter Egg Hunt 10 a.m.
April 8	Board Meeting 7:30 p.m.
May 13	Board Meeting 7:30 p.m.
May 30-June 1	Neighborhood Spring Garage Sale
June 10	Board Meeting 7:30 p.m.

All events take place at the Woodlands Clubhouse. Please watch your email and the Acorn, and check the clubhouse sign or www.woodlandshomeowners.org for times and updates on all events.

"A Great Place to Gather"



The Woodlands Homeowners' Association, Inc.

Woodlands Homeowners' Association
10700 Lakeshore Drive East
Carmel, IN 46033-3836
www.woodlandshomeowners.org

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