

The Woodlands Acorn



The Woodlands Homeowners' Association, Inc. 2019 Woodlands Board of Directors

- President: Jim Copsey
woodlandspresident@yahoo.com
 Vice President: Ross Sexter
woodlandsvicpres@yahoo.com
 Treasurer: Dave Fellabaum
woodlandstreasurer@yahoo.com
 Secretary: Dawn Deady
woodlandssecretary@yahoo.com
 Membership: Linda Withrow
membership@woodlandshomeowners.org
 Clubhouse: Mike Pipke
woodlandsclubhouse@yahoo.com
 Grounds: Tim McCullough
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 Pool: Andy Nist
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 Tennis: Melinda Nash
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 Co-Activities: Amanda Tutino
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 Co-Activities: Liz Harris
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 Clubhouse Managers:
 Scott & Ann Sweet
woodlandsclubhousemgr@yahoo.com
 Website:
woodlandshomeowners.org
 Twitter:
www.twitter.com/WoodlandsCarmel
 Facebook:
<http://www.facebook.com/WoodlandsCarmel>

A MESSAGE FROM YOUR PRESIDENT

Jim Copsey



Greetings neighbors! Our annual meeting is fast approaching (March 11th), and the Board has been

hard at work, finishing what needs to be finished, and planning for the year ahead. As you read through the Acorn, each director will tell you of our accomplishments and plans for the future.

The website has been updated with an emphasis on using social media to make announcements and publicize upcoming events. The clubhouse rental section now has a calendar showing dates when events have been booked. The webpage is synched with our Facebook and Twitter accounts to keep you posted on events in a timely manner. We will keep working on the site to make it a functional tool for the neighbors. If you have any suggestions, please let us know. We will see if we can possibly integrate it.

I do not believe the By-Laws will be revised in time for the annual meeting. It looks like it will take another year to decide what should be updated and how it can be updated. That was something that I had wanted to accomplish as our By-Laws have not been updated since they were originally created in 1976. My idea behind the amendments was not to make a more restrictive association, but to address items that were not originally allowed (sheds, fences, etc) and just have some general maintenance and upkeep language created.

I have had a great 2 years on the board and have a genuine respect for all the board members and their dedication to the neighborhood. I want to specifically thank Dave Fellabaum, who is stepping down as treasurer and taking a much deserved break. I am comforted in knowing that he will

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MARK YOUR CALENDAR!

WOODLANDS HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

MARCH 11, 2019 AT 7:30 PM IN THE CLUBHOUSE

MEMBERSHIP NOTES

Linda Withrow

2019 Dues Statements are out. Call me if you have questions. My home number is (317) 663-0552. The 5% increase in dues will help pay for the expenses associated with the maintenance and upkeep of the Common Properties as well as special projects.

Thank you to those homeowners that paid prior to Jan. 31 -- I was able to save, time, money, and trees by not having to print and mail your statements to you via the US Postal service.

Remember the deadline to pay is March 1. Checks can be dropped into the black WHA Member mailbox to the left

of the Clubhouse front doors or mailed to 10700 Lakeshore Drive East, Carmel, IN 46033 -- please check your homeowner information and make any necessary corrections. We need good cell numbers and emails for homeowners.

YOU COULD HAVE YOUR YEARLY DUES REFUNDED! Just register for the drawing at the annual meeting on March 11 at 7:30. **Must be a Class A Member and dues for 2019 must be already paid. Must be present to win.**

See page 4 for the Dues Payment Process.



SHARE YOUR BUSINESS WITH NEIGHBORS!

We are printing a new directory this year. We have always printed services that neighbors have to offer in our directory: babysitters, music teachers, lawn care, home repair, etc. You can see examples here: <https://woodlandshomeowners.org/woodlands-neighbor-to-neighbor-services/> While it is **FREE** to list your name and phone number, you can pay a small amount to place an ad with your logo and other information. If you pay for a print ad, you will also have a spot online on our website. Or you can pay for online presence only. Please see pricing below.

If you are interested in being a Directory Sponsor check out the pricing below. All Directory Sponsor ads include a link on our WHA website!

Print Costs for 2019 Directory:

- Outside Back Cover (full page) \$200
- Inside Front Cover (full page) \$150
- Inside Back Cover (full page) \$100
- Neighbor-to-Neighbor Services Section (full page) \$75
- Neighbor –to-Neighbor Services Section (1/2 page) \$30

Web Only Costs:

- With logo \$30
- Without logo \$15

<https://woodlandshomeowners.org/woodlands-neighbor-to-neighbor-services/>



These costs are extremely reasonable if you consider we only print a directory once every 2-3 years. Have a business, but no URL? It will only cost you \$30 to get a spot on our website!

If you are interested in listing your name and phone number or advertising in this year’s directory call or email me before the **DEADLINE JUNE 1.**

VICE PRESIDENT MESSAGE

Ross Sexter

Well, I really thought we were going to be spared the usual snow and cold this winter. It was looking really good until a week ago.

The winter weather reminds us of how as a neighborhood we should help others. Maybe you're living next to a home where they are elderly or just gone for the winter. Help by shoveling or plowing for them.

As good stewards of our own property please keep your walks clean so as walkers and children use them, they are as safe as possible.

Also, keep your drains clean if you have one at your property. Also please be careful as you travel about. Remember to give the cars and intersections plenty of space so that you don't slide into something unexpectedly.

This time of year also brings us heading into our annual WHA meeting. If you have any interest in serving in any capacity, please feel free to call me to discuss the possibilities that are available. Please remember that

our neighborhood is run totally by a volunteer staff. We are all homeowners and have the best interest of our neighborhood in mind. We welcome input from our neighbors too.

As a responsible group we have worked hard on the 2019 budget and as always, we have had some very hard decisions as we move forward. We are striving to keep a balanced budget and to run our association just as we would responsibly run our own households.

I am excited for the upcoming year and look forward to the warmer weather, the pool opening and just enjoying living in one of the best neighborhoods in Carmel.

- Our slate for open positions is as follows:

 - President – Ross Sexter
 - Vice President – Judy Pipke
 - Treasurer – Alisha and James Hiatt
 - Grounds – Jim Copsey
 - Membership – Tim McCullogh
 - Clubhouse – Mike Pipke

POOL NEWS

Andy Nist

Hello friends! Well it seems crazy to talk about the pool in the dead of winter but before we know it the season will be back upon us. That said, I'd like to share a couple things with you.

First, if you are a current/past Woodlands Life Guard and plan to return for the 2019 summer season please email me of your intent by **March 1st** at woodlandspool@yahoo.com

Secondly, if you have not guarded at the Woodlands but have either certification or interest in joining our excellent team please email me by **March 1st**.

Lastly, we have planned a couple important projects and enhancements for our pool this summer. So plan to come out to our Annual Meeting on **March 11th** to learn more, catch up with your friends and neighbors and vote on our proposed budget!



MEMBERSHIP DUES PAYMENT PROCESS

- January** Members will receive dues notices by email (if your membership email has been provided). The dues notices will include (i) the amounts due, and (ii) payment due date.
- February** Members who have not already paid by January 31, will receive dues notices by mail (US post). Annual WHA dues assessments are due by March 1.
- March** After March 1, a second reminder to pay dues will be provided by (i) email (if your membership email has been provided), and (ii) US Post. The March reminder notices will include (i) the amounts due, and (ii) the consequences of delinquent payment, which include (a) an interest charge of 8% of the current balance due, (b) an action at law against the homeowner, (c) a lien filing on the property. Legal expenses incurred for the collection of outstanding dues will be borne by the homeowners as outlined in our Declaration of Covenants and Restrictions. – These are extreme measures that the Board does not want to initiate. **Please pay your membership dues obligations on time.**
- April** After April 1, interest will be tabulated based on payment date and added to your dues statement. If non-payment continues through the end of the year, the cumulative amount owed will be assessed and added to next year's dues notice sent in January. Any further action to proceed with consequences of delinquent payment (as outlined in the above paragraph) is based on the willingness and intent of the homeowner to fulfill his/her obligations to the association.

Homeowners of Class A lots of the planned developments of the Woodlands I, II, III, IV, and Briar Creek I and II have legal obligations to pay dues to the Woodlands Homeowners Association, Inc. for the maintenance of the Common Properties shared by all Class A homeowners (Clubhouse, Pool, Lake, Tennis Courts, Grounds). Class C properties are not obligated to pay the annual dues to the Association for maintenance of the Common Properties, unless the Class C homeowners have chosen to opt-in as members; then they too are obligated to pay for the use and upkeep of the Common Properties. – For more information please see our Declaration of Covenants and Restrictions and By-Laws in the Legal Document section of our website: [HTTP://WOODLANDSHOMEOWNERS.ORG/](http://WOODLANDSHOMEOWNERS.ORG/)

President's Message
Continued from pg. 1

help our new treasurer whenever needed. With that said, 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.

Please attend the annual meeting on March 11th. We need to hear what work of the board you have liked, and what work you think we need to concentrate on in the upcoming year. It is my most sincere wish that you enjoy living in our neighborhood as much as I do. Stay warm, my friends.

Get email updates on neighborhood events and news by signing up here: <http://eepurl.com/b09vRH>

No one can see your name or email address. **You can update your information or unsubscribe at any time** by clicking the links at the bottom of each email message. **QUESTIONS?** Contact Membership Director, Linda Withrow at 317-663-0552 or at woodlandsmembership@yahoo.com

CLUBHOUSE UPDATE

Mike Pipke

Happy New Year Neighbors! Below is my Clubhouse Director update since the Fall 2018 Acorn report:

Final objective and priority to replace the original upstairs apartment windows is complete. The very old original windows from 1970's were replaced in December with new Pella brand.

I have volunteered for a second term as Clubhouse Director and you will see my name on the slate of candidates sent out in advance of the March 2019 annual meeting. My strategy (with quotes) for the 2019/2020 term include improvements to the main floor to remodel the men's bathroom, remove wallpaper, painting, and flooring.

Recap of Earlier Projects Completed in 2018

- Electrical meter base moved to north side of building and new power line drop installed per IPL Engineering; electrical work performed by Ashbaugh Electric, Inc.;
- Crawl space encapsulated and clean up completed;
- Basement and garage were de-cluttered, cleaned, and organized;
- Repaired 3 large picnic tables with treated wood (work performed by me and Scott Sweet, Clubhouse Manager);
- Clubhouse shingles replaced;
- Fireplace chimney rebuilt and damaged flue tile/liner repaired;
- New keyless entry on Clubhouse front door procured and installed by Ross Sexter, Vice President (installation performed by Ross at no cost to HOA);
- Double-metal doors installed in basement/garage; this improvement allows for easier access and storage of pool furniture, equipment; etc.

A Few Tips to Help Keep Our Neighborhood Safe

~ "While neighborhood sidewalks are not covered under the ordinance requiring business owners to remove snow from sidewalks, there is a law requiring residential sidewalks to be clear of debris at all times. Keeping the sidewalks clear of snow and ice also makes it safer for school children and other pedestrians. Owners of property where fire hydrants are located are also asked to clear snow from around the hydrant as this impacts the public safety of the whole neighborhood."

<http://www.carmel.in.gov/Home/Components/News/News/693/25?arch=1&npage=26>

<https://www.wthr.com/article/fire-department-reminds-carmel-residents-clear-snow-hydrants>

~ Sidewalk maintenance is the property owner's responsibility including cracked, crumbling or uneven areas, removal of debris as well as removal of overhanging trees or shrubs. *City Code §6-55 and §6-61*

[http://library.amlegal.com/nxt/gateway.dll/Indiana/carmel/cityofcarmelcodeofordinances?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:carmel_in](http://library.amlegal.com/nxt/gateway.dll/Indiana/carmel/cityofcarmelcodeofordinances?f=templates$fn=default.htm$3.0$vid=amlegal:carmel_in)

~ If your mailbox has been damaged by Carmel snow plows, please contact the Street Department at 733-2001 to arrange for a replacement.

<http://www.carmel.in.gov/department-services/streets/carmel-city-snow-removal>

~ If a street light is out, determine if the lamp is serviced by IPL or Duke Energy. Obtain the number from the post then contact the appropriate company. IPL: https://www.iplpower.com/Outages/Reporting_Streetlight_or_Security_Light_Problems/ Duke Energy: <https://www.duke-energy.com/customer-service/request-light-repair>

TREASURER REPORT

Dave Fellabaum

Time Served

As the saying goes, “a good deed never goes unpunished”. A little over seven years ago, I was asked to join the board and serve as Vice President. I’m a thrill seeker and adventurer, so I tend to say yes rather quickly. With very little understanding of what I would be getting into, my journey began. That was March of 2012. I was already acquainted in some way with most of the board and quickly became friends with those that I didn’t already know. I did my best to absorb the workings of a volunteer organization and navigate the sometimes uncomfortable differences of opinions.

The following March I became President of the board, or as I preferred, a Dave-tatorship. I quickly began to realize that I was a better doer than I was a leader. Planning meetings and setting out agendas was not in my wheelhouse. Fortunately, I was surrounded by a very capable group of neighbors who each contributed in their own special way and didn’t need much guidance. Still, life can be cruel. And so it was in August of 2013 when our treasurer had a nasty fall and suffered a broken hip. I quickly recruited another neighbor to fill the void on the board. He was uneasy with the responsibility, but did his very best with the understanding that I would relieve him and finish out the term when my reign of terror ended as President.

As agreed, I took on the bookkeeping responsibilities in March of 2014. If any of you were at the annual meeting that year, you may recall me speaking as President and then handing the microphone over to

myself to speak as acting treasurer and treasurer-elect. Good times. I want to acknowledge my good friend and past treasurer, Aaron Koenig, for his guidance. He is an accountant by trade. I am not. I manage my books for my business, but the association was surprisingly much more complicated. His understanding of accounting and my familiarity with Quickbooks gave me the confidence to march forward.

I was asked to stay on for another two year term in 2015 and agreed.

After no one answered my call to unseat me at the annual meeting in 2017, I signed up for yet another term. Now, I am pleased to pass the baton to someone else and know they too will contribute to making our little oasis in Carmel a great place to live.

Two parting thoughts as I step away from the board and lots of wonderful memories. Please give consideration to participating on the board. With this neighborhood, there should be no shortage of people to fill eleven seats. You aren’t too busy. It’s once a month, a great way to get to know people, and will ultimately better you by having done it.

Secondly, as I’ve never been short on words or absent of an opinion, I am also very grateful for the patience of my all my fellow board members – past and present. I can be a handful, or so I am told.

Long live the Woodlands.

Budget Notes

The actual performance numbers includes forward-looking projections for the remaining days in January and the month of February. The final results will be presented at the annual board meeting on March 11th. Between now and then, I am also certain to uncover some calculation errors or omissions, but I don’t anticipate any significant changes to what I am presenting in the Acorn. Pool guest fees were boosted by Woodlands Springs guest passes to the tune of about \$4400.00. Likewise, I forgot to budget for the increased revenue that the swim team brings in when we host the invitational.

Rather than try and answer any questions you might have (I’m not the amazing Kreskin), I would invite you to email me and I will reply with as much detail as is warranted. woodlandstreasurer@yahoo.com Better still, please plan to attend the annual meeting where each board member will briefly share their achievements and relate it to our financial performance.

March 2018 - February 2019			March 2019 - February 2020	
INCOME	Budget	Actual*	Budget	Change from Actual
Membership fees	182,343.00	178,234.00	187,975.00	9,741.00
Clubhouse rentals	6,200.00	5,860.00	7,750.00	1,890.00
Pool Guest Fees	600.00	4,923.00	600.00	(4,323.00)
Swim Team Fee	3,775.00	3,995.00	3,800.00	(195.00)
Interest Income	300.00	813.87	1,200.00	386.13
Swim Team income	3,500.00	12,308.50	3,200.00	(9,108.50)
Swimming Lessons	2,200.00	1,380.00	1,500.00	120.00
Tennis Lessons	2,180.00	1,185.00	1,300.00	115.00
Vending Income	350.00	384.10	380.00	(4.10)
TOTAL INCOME	\$201,448.00	\$209,083.47	\$207,705.00	\$(1,378.47)
EXPENSES	Budget	Actual*	Budget	Change from Actual
Clubhouse	21,175.59	81,735.47	31,580.76	(50,154.71)
Grounds	21,550.00	16,028.00	17,250.00	1,222.00
Pool	64,797.19	63,400.89	62,430.00	(970.89)
Tennis	2,200.00	1,740.00	2,085.00	345.00
Activities	3,500.00	3,798.16	4,300.00	501.84
Administrative	27,050.08	21,914.27	25,230.27	3,316.00
Taxes	11,800.00	-	-	-
Principal Loan Payment	22,125.60	20,218.03	22,125.60	1,907.57
TOTAL EXPENSES	\$174,198.46	\$208,834.82	\$165,001.63	\$(43,833.19)
NET PROFIT/LOSS	\$27,249.54	\$248.65	\$42,703.37	\$42,454.72
Projects Completed		Projects Slated (not included in the figures above)		
Crawlspace encapsulation	6,856.00	New Pool Heater	15,000.00	
Carpet replacement (Apt)	5,726.00	Sump Drain repairs	2,000.00	
Basement doors	2,600.00	Tree/Shrub removal	2,000.00	
Roof replacement	13,226.00	Dam improvements	5,500.00	
Chimney repairs	16,214.00	Pathway to lake	3,000.00	
New Windows	5,950.00		\$27,500.00	
Pool deck furniture	7,793.00			
	\$58,365.00			
		Projects desired		
		Men's bathroom remodel	\$24,000.00	
		Bridge Replacement	\$12,000.00	
		Debt reduction	\$10,000.00	

*Actual includes anticipated income and expenses for Jan. and Feb.



"A Great Place to Gather"

The Woodlands Homeowners' Association, Inc.

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

Mailing Label Here

UPCOMING WOODLANDS EVENTS

FEBRUARY

- 10 • BOOK CLUB MEETING 7:00 P.M.
- 11 • BOARD MEETING 7:30 P.M.

MARCH

- 10 • BOOK CLUB 7:00 P.M.
- 11 • ANNUAL MEETING 7:30

APRIL

- 8 • BOARD MEETING 7:30 P.M.
- 14 • BOOK CLUB MEETING 7:00

Look for the summer edition of the Acorn in your **inbox** in May featuring summer events, pool hours, swim and tennis lesson forms, and more!
