

The Woodlands Acorn



The Woodlands
Homeowners'
Association, Inc.
2019-2020 Woodlands
Board of Directors

President: Ross Sexter

Woodlandspresident@yahoo.com

Vice President: Judith Rouhselang

woodlandsvicpres@yahoo.com

Treasurer: Ross Sexter

woodlandstreasurer@yahoo.com

Secretary: Dawn Deady

woodlandssecretary@yahoo.com

Membership: Linda Withrow

membership@woodlandshomeowners.org

Clubhouse: Mike Pipke

woodlandsclubhouse@yahoo.com

Grounds: Jim Copsey

woodlandsgrounds@yahoo.com

Pool: Andy Nist

woodlandspool@yahoo.com

Tennis: Melinda Nash

woodlandstenniscourts@yahoo.com

Co-Activities: Audrey Strong

woodlandsactivities@yahoo.com

Co-Activities: Heather Hewitt

woodlandsactivities@yahoo.com

Clubhouse Managers:

Scott & Ann Sweet

woodlandsclubhousemgr@yahoo.com

Website: woodlandshomeowners.org

A MESSAGE FROM YOUR PRESIDENT

Ross Sexter



Fall is in the air and it's a special time in our neighborhood. Why? Well for one we live in the Woodlands and what better time of year then the fall? The trees start to change and there are so many others that are envious of our

mature trees. Our lake reflects the fall colors and is special to reflect on.

As we enter this special time of year, we have many special events that our social committee works on so hard. The chili cookoff should once again be spectacular.

Take the time to enjoy the beautiful weather and enhance your relationships with your neighbors. As the weather turns, we won't have many opportunities to be outside. Be a good steward of our neighborhood and keep your gutters clear both on your house and on the street. This helps reduce flooding and helps keep our neighborhood a choice place to live.

Our board has been working hard to make some major improvements and we love hearing from our neighbors. We would love to have more people involved in our many opportunities to volunteer. These events don't happen on their own.

It looks like one of the big nemesis to our neighborhood may be coming to an end soon. The dreaded 96th Street project. According to City Councilman Jeff Worrell it should be done on schedule the end of this year.

As we make changes to some of our policies keep in mind that these are for the benefit of the Woodlands.

We have had a great year so far and looking to finish it out strong.

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The Acorn is distributed three times a year: February, May, and October. A hard copy of the February, or winter edition, is mailed to all homeowners. The May and October editions are emailed for significant cost savings. To receive a hard copy of the May and October editions, call or email membership director, Linda Withrow, and a neighbor will deliver it to your door. Many thanks to Jim Bauerle who organizes the volunteers to deliver requested hard copies!

If you are receiving a paper copy of the Acorn and would like to opt-out of receiving the paper Acorn, please contact Linda Withrow.

Linda's contact information:

(317) 663-0552

woodlandsmembership@yahoo.com



POOL NEWS

Andy Nist

The pool is officially closed! What a great season it was and a big thanks to our guards, Scott & Ann Sweet (Clubhouse Managers), Tim McCullough (service contractor) and Mike Pipke (Clubhouse Director) for all their efforts and helping hands keeping our pool running and safe this summer. Thanks again to all the volunteers and race participants at our 2nd Annual Woodlands Triathlon who made it a success.



Congratulations to our age group and team triathlon winners: Evan Bardwell, JT Underhill, Mark Douglas and Jason/Kylin Kempson (Team).



And lastly a special thanks to all those that helped us close the pool down after the Labor Day Picnic.....the old adage that "many hands make work light" could not be more fitting given the record time we were able to complete the closure tasks this year! As we transition into our off-season for the pool please feel free to reach out to me with any questions, ideas, improvements, etc. that we might consider and/or incorporate into our pool operations next summer. Thanks and a Happy Fall to all!

TENNIS UPDATE

Melinda Nash

Summer tennis was fantastic. Looking forward to next year's lessons. We will have furniture on the courts for next year. Nets will go down at the beginning of November.



What Is Going On In The Woodlands?

Follow us on twitter at www.twitter.com/WoodlandsCarmel, like us on Facebook at www.facebook.com/WoodlandsCarmel, and visit us online at woodlandshomeowners.org!

**IMPORTANT NOTICE TO MEMBERS ABOUT ASSESSMENTS
DELINQUENCY POLICY RESOLUTION**

There was a need to clarify and ratify orderly procedures for the collection of assessments which remain unpaid past their due date of March 1, since delinquent assessments pose a serious financial and administrative burden on the Association.

On August 12, 2019, the Board of Directors adopted a Delinquency Policy Resolution effective beginning January 1, 2020, with the following procedures, rules and regulations for the collection of assessments:

1. Assessments are due and payable in advance for each fiscal year annually, with the due date being the 1st day of March.
 2. To be deemed timely, payments must be received (not just postmarked) by the due date at Woodlands Homeowners Association, Inc., 10700 Lakeshore Drive East, Carmel, Indiana 46033.
 3. The Association will send two late notices to the owner before the account is sent to an attorney's office for collection. Notices will be sent approximately 30 and 60 days after the respective due date.
 4. Any payment or installment not received within 30 days after the original due date shall result in a late charge of \$75 being added to the delinquent owner's account for which the owner is responsible, which shall be deemed a part of the indebtedness to the Association.
 5. If an owner is still delinquent after the second late notice is sent, the matter may be turned over to the Association's attorney with instructions to pursue the collection thereof in the manner recommended by the Association's attorney. Thereafter, all communications by the delinquent owner must be directed to the attorney. Actions taken by the attorney may include recording a lien against the owner's property, filing a small claims lawsuit against the owner, or foreclosing on the Association's lien.
 6. Any payments received at any time for less than the full amount then due shall not be accepted as full payment.
 7. Payments received will be applied in the following order: (1) attorney's fees, court costs and expenses incurred by the Association, (2) late charges, (3) charges incurred by the Association for "bounced" or "stopped payment" checks, then (4) outstanding assessments.
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ACTIVITIES

Audrey Strong and Heather Hewitt

Mark your Calendars and Stay Tuned for the following Upcoming Activities

- Chili Cookoff and Street Festival in the Woodlands Clubhouse parking lot on Saturday, October 5 from 5 p.m. to 8 p.m.
- Story with Santa at the Woodlands Clubhouse on December 15 from 6:00 p.m. to 8:30 p.m.

NEED VOLUNTEERS FOR SOCIAL EVENTS

We need volunteers for the Christmas event to be held on December 15, 2019. In addition, we need volunteers for the upcoming year in order to continue to provide the wonderful social activities and events to the WHA membership.

If volunteers are not found, the social activities and events will likely be trimmed down and some eliminated. Please email us at woodlandsactivities@yahoo.com if you can help.

GROUNDS REPORT

Jim Copsey

This spring and summer there were some issues with the lake treatment as the Grounds position and the Treasurer position transitioned. The company treating the pond was not sending invoices to the correct email and thus were not getting paid. After ironing out the email and invoice issues, the pond has been receiving regular treatments and looks to be back in good shape.

The bi-annual dam inspection was completed last month and the report is back. We will have the report posted online for all to see.

Dead trees around the clubhouse, pond and tennis courts have been identified and are being removed.

**** IMPORTANT ACTION REQUIRED FOR MEMBERS WITH WATERCRAFT ****

**** DEADLINE IS OCTOBER 31, 2019 ****

All watercraft and equipment **MUST** be removed from the dam spillway by October 31, 2019. This applies to ALL watercraft, whether registered or not registered.

Please remove all watercraft (boats, kayaks, paddle boats, etc.) and any equipment on the dam spillway and embankment by October 31, 2019. Any watercraft and equipment that remains after October 31, 2019 will be considered abandoned and will be disposed of.

Storage of watercraft on the dam and embankment is no longer allowed in order to comply with recommendations in the recent independent Dam Safety Inspection Report.

Thank you for cooperating and for prompt removal.

CLUBHOUSE REPORT

Mike Pipke

Greetings neighbors! A quick update on the clubhouse since the last time I posted an Acorn article. I have only been able to complete several "handyman tasks" listed to the right.

I report that all utility bills, maintenance service agreements, and trash removal have been paid.

I regret that I have not been able to move forward this year with the 2-year plan for updating the clubhouse (remodel of men's bathroom, painting clubhouse interior, and replacing worn out flooring) as there is no Clubhouse Director budget allocation for updating and improvements. I would like to invite interested members to contact me and take a tour of the clubhouse as support is needed to accomplish these plans and I would like to know what is most important to members. I can be contacted at 317-379-1958. Your feedback is appreciated.

Last, thanks to members who have slowed and are driving more safely on Lakeshore Drive East and adhering to the 25mph speed limit.

Projects Completed at the Clubhouse to Date

- Automatic door closure installed in men's bathroom
- Baby changing station installed in men's bathroom
- Insurance review conducted with agent
- Safety tape applied in clubhouse entryway as recommended by our agent during the insurance review to help prevent tripping
- Constructed and installed a wire mesh gate at bottom of garage door to aerate /vent chemical vapors from stored containers. Allows 24/7 ventilation during pool months
- Replacement of water heater with high efficiency model
- Repaired threshold on floor entering men's bathroom to avoid tripping
- Motion sensor installed for auto-activation of light in clubhouse hallway
- Refurbished another picnic table on grounds (replaced boards on top and seats)

MEMBERSHIP UPDATE

Linda Withrow

It is that time again! We will have a new WHA Directory to hand out at the Annual Meeting next year in March, and believe it or not, we are starting now to put the draft together. The Woodlands directory is a great place to advertise to neighbors! Do you or your children give lessons? Tutor? Babysit? Lawn Care? Pet Care? Do you spread mulch? We have a lot of new families that have moved into the Woodlands -- over 40 since Jan. 2018!! This is a great opportunity for kid or adult babysitters to let neighbors know they are for hire! Get your name out there in our Neighbor-to-Neighbor Services section of our directory

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



Are you connected with a local business that wants to connect with community?? Want **more** than just your name in the directory? Your business card, or logo? Sponsor our directory or the Woodlands Neighbor-to-Neighbor Services section to highlight your business in print AND online. We have REASONABLE RATES! Your investment in advertising is a great bang for your buck -- pay once now and get the benefit for 3 years. The next directory won't be printed until 2023, so ACT NOW!

Call or email Linda at 317-663-0552 membership@woodlandshomeowners.org



Woodlands MailChimp Emails 101

Did you know you can update your email information so you don't miss announcements or newsletters?? At the bottom of every email there are choices. See the picture below.

You aren't receiving WHA news in your inbox?? SIGN UP HERE: <http://eepurl.com/b09vRH>

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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

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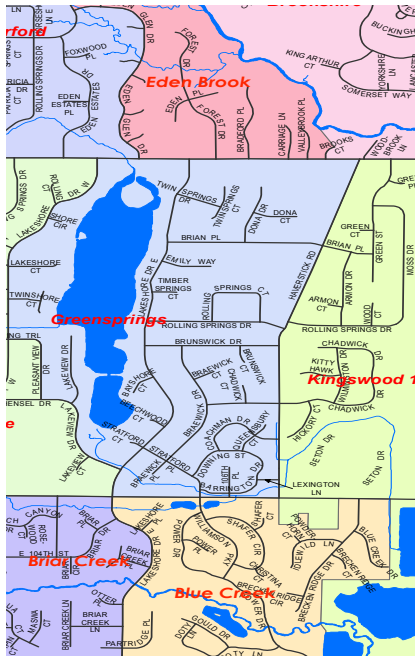
All new homeowners should receive a Welcome Packet from the Board which includes: WHA brochure, invitation to receive WHA email news, latest WHA Directory, latest WHA Membership Form (to return to me), as well as a Letter From WHA President, Ross Sexter. -- If you have not received a Welcome Packet, please call or email Linda.



If a street light is out near your home or child's bus stop, determine if the lamp is serviced by IPL or Duke Energy. Obtain the identification 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>



ELECTION DAY

Municipal elections will be held Tuesday, November 5. Not sure of your polling location?

You can find your polling location by calling the Hamilton County Election Office at (317) 776-8476 or at <https://www.hamiltoncounty.in.gov/DocumentCenter/View/13810/2019-Municipal-Election-Polling-Sites>.



UPCOMING WOODLANDS EVENTS

"A Great Place to Gather"

OCTOBER	5	STREET FEST AND CHILI COOK OFF 5-8 P.M.
	14	BOARD MEETING 7:30 P.M.
NOVEMBER	11	BOARD MEETING 7:30 P.M.
DECEMBER	9	BOARD MEETING 7:30 P.M.
	15	STORY WITH SANTA 6-8 P.M.
JANUARY	13	BOARD MEETING 7:30 P.M.
FEBRUARY	10	BOARD MEETING 7:30 P.M.

