

The Woodlands Acorn



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

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Message From The President

Ross Sexter



Welcome to 2020!!

It's been a mild winter so far, but the cold is quickly approaching. The holidays are now behind us and it's time

to get back to business. As most of you know the board meets year-round so, we did not have a break from the hustle and the bustle. Your board has been hard at work to improve our neighborhood and plan for the future. Luckily for you as a homeowner we have a very dedicated and committed volunteer group to work thru these changing times.

Our neighborhood and clubhouse were developed in the 1970's. When our covenants were drawn up laws and expectations were much different. One of the things we have done this past year and will be continuing to do is evaluating our neighborhood articles that we are guided by. Here are just a few of things we are working on:

1. We have engaged legal counsel on a retainer to help us get ready to redo these documents and modernize them.
2. We will be evaluating things that may or may not be changed.
3. We will be polling the neighborhood and looking for suggestions and volunteers to sit on a committee to present changes/updates.

One of my main things to accomplish this year also was to hold the increases on our dues to a nominal amount. We are very close to paying off our loan that we used to do the emergency repairs to the dam. Unfortunately, we have inspections required by law and will be using additional funds to maintain and update this critical area of our property. We already were forced to remove and clear the dam of any boats and overgrowth as a result of our inspection. Some of the homeowners with houses on the dam are also required to make changes to ensure the integrity of the dam. We have been working with them as a team to resolve these issues.

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MARK YOUR CALENDAR!

WOODLANDS HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

MARCH 9, 2020 AT 7:30 PM IN THE CLUBHOUSE

2020 DUES POLICY AND PAYMENT PROCEDURES

WOODLANDS HOMEOWNERS ASSOCIATION, INC. DELINQUENCY POLICY RESOLUTION

Passed by the Board August 12, 2019

WHEREAS, Woodlands Homeowners Association, Inc. ("Association") is responsible for the maintenance, improvement, repair, and operation of the residential community in Hamilton County, Indiana commonly known as Woodlands, including, but not limited to, the maintenance, repair, and upkeep of the common areas and recreational facilities, payment of insurance thereon, and the cost of labor, equipment, and material furnished with respect to the common areas; and

WHEREAS, as set forth in the "Declaration of Covenants and Restrictions" recorded in the Hamilton County, Indiana Recorder's Office on December 3, 1979 at Misc. Book 261, Page 87, by purchasing a home within the community, each owner covenanted and agreed to pay assessments to the Association for their pro rata share of the Association's common expenses; and

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

NOW, THEREFORE, BE IT RESOLVED that the duly elected Directors of the Association have adopted 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.

2020 DUES POLICY AND PAYMENT PROCEDURES

MEMBERSHIP DUES (ASSESSMENTS) PAYMENT PROCEDURES

JANUARY	Members receive annual dues notices by email, if email has been provided. The dues notice will include: (1) the amounts due, and (2) the payment due date.
FEBRUARY	Members who have not paid dues by January 31 will receive dues notices by mail (US Post). Annual dues assessments are due by March 1 and must be received by March 1 (not just postmarked).
MARCH 1	Annual dues assessments are due by March 1 and must be received by March 1 (not just postmarked). Payments must be received at Woodlands Homeowners Association, Inc., 10700 Lakeshore Drive East, Carmel, Indiana 46033.
MARCH 2	Dues are late. Any payment received for less than the full amount shall not be accepted as full payment.
MARCH 31	The late charge of \$75 will be added to the Member's account. Payment must be for dues plus late charge.
APRIL 1	On or soon after April 1, the Association will send a first Delinquency Notice (late notice) to members who have not paid dues by March 1. Members are responsible for the annual dues and the \$75 late charge. The total amount is due within 15 days. Any payment received for less than the full amount (dues plus late charge) shall not be accepted as full payment.
MAY 1	On or soon after May 1, the Association will send a second Delinquency Notice (second and final late notice) to members who are still delinquent. Members are responsible for the annual dues and the \$75 late charge. The total amount is due within 15 days. Any payment received for less than the full amount (dues plus late charge) shall not be accepted as full payment.
MAY 16	On or soon after May 16, if the member is still delinquent, the matter may be turned over to the Association's attorney to pursue collection in the manner recommended by the Association's attorney. All communications by the owner must be directed to the attorney.

Any member who is late with payment will be responsible for (1) late charges, (2) costs/ charges for filing liens, (3) attorney's fees, court costs and expenses incurred by the Association, (4) charges incurred by the Association for "bounced" or "stopped payment" checks, (5) any and all other charges incurred by the Association.

Homeowners of Class A lots of the Woodlands I, II, III, IV, and Briar Creek and II have legal obligations to pay dues to the Woodlands Homeowners Association, Inc. for the maintenance and upkeep of the Common Properties. Class C properties are not obligated to pay annual dues to the Association unless the Class C homeowners have chosen to opt-in as members; then they too are obligated to pay for the maintenance and upkeep of the Common Properties. For more information refer to the Declaration of Covenants and Restrictions in the Legal Documents section of the Association website:

[HTTP://woodlandshomeowners.org/](http://woodlandshomeowners.org/)

WOODLANDS HOMEOWNERS' ASSOCIATION ANNUAL MEETING

Please plan to attend the Woodlands Homeowners' Association Annual Meeting on March 9, 2020 at 7:30 p.m. in the clubhouse. **YOU COULD HAVE YOUR YEARLY DUES REFUNDED!** Just register for the drawing at the meeting. **Must be a Class A Member and dues for 2020 must be already paid. Must be present to win.**

VICE PRESIDENT

Judith Rouhselang

One of my main responsibilities as Vice President has been to recruit new board members and work with the Board Nominating Committee on a slate of candidates. This is the slate that the membership will vote on at the March 9, 2020 Annual Meeting. The open positions and the committee's slate are below.

POSITION	NAME FOR SLATE
President (1 year term)	Judy Rouhselang
Vice President (1 year term)	Paul Jansen
Secretary (2 year term)	Beth Schiffli
Pool Director (2 year term)	Andy Nist
Tennis Director (2 year term)	Christie and Ritch Mora
Co-Activities Director (2 year term)	Open

During the year I have met many new neighbors at the social events and activities ... and I have made a lot of new friends along the way! I am pleased to tell you that we have new volunteers coming forward to serve on the board for the upcoming term and for future positions in the coming years! This is your association and if you want to be a part of changes or improvements then volunteering for a board position is the best way to see this happen.

President's Message Continued from pg. 1

One of the big struggles for the neighborhood is getting enough volunteers to fill positions on the board. If you have an opinion and want to serve your neighborhood, I encourage you to step up. We have board seats; committee needs and many other things that you could help with. It's easy to sit back and complain and much harder to get up off of that easy chair and make a difference.

We also will be making changes to the pool admission this year

via an access system. More to come on this later.

I encourage everyone of you to attend our annual meeting that will be coming up very shortly and find out more about the changes and improvements that have been made and continue to happen.

Stay warm and safe, and hope spring gets here sooner then later!!!

POOL NEWS

Andy Nist



Lifeguard Call-out! We are seeking more certified, summer guards. If you are interested in joining our team, please send an email to woodlandspool@yahoo.com with your interest by **March 1st**. You will receive a formal Guard Application to complete. For **former guards desiring to return this summer, please email me by March 1st to confirm your intent**. New guard applicants will be interviewed in April at the clubhouse. Come work for the Woodlands this summer: Make money, get a tan, and keep our pool a safe and fun space.

CLUBHOUSE UPDATE

Mike Pipke

Greetings Neighbors! Another quick update on the Clubhouse since the Fall Acorn report. Glad to report that everything is in good working order and no **major** projects were completed or are in the works for the rest of this fiscal year. However, we have made one repair and several improvements to address safety issues. Going forward I will be putting together and documenting a maintenance schedule/plan with processes that are to be performed by Clubhouse Manager/Clubhouse Director. This provides documentation that can be passed on to future Clubhouse Directors.



In closing, my safety turtles (that I am sure everyone has noticed who drives LSDE) are hibernating for the winter. Please use caution while driving the neighborhood as pedestrians may move from the sidewalks to the streets

to avoid ice and snow. 25 MPH please!

Completed Clubhouse Projects

Since the Last Acorn Report

- Kitchen refrigerator successfully repaired (no new refrigerator purchase needed)
- Photosensor LED flood light installed outside garage door (no previous light)
- GFCI – breakers installed on all pool pumps for electrical current auto shut off
- Automatic ventilation system installed in garage/pump room to vent chlorine fumes
- Smoke detectors replaced with new 10-year models

THANK YOU TO LUIS WITHROW AND SCOUT TROOP 132

On November 9, 2019, Luis Withrow guided fellow members of Boy Scout Troop 132 in a project he designed to help the WHA and meet criteria to achieve the rank of Eagle Scout. Scouts removed abandoned watercraft and boats from the dam area behind the clubhouse. In addition, overgrowth, brush, weeds, and small trees were cut down, cleared, and removed. All of this was having a negative impact on the structural integrity of the Woodlands dam and the project has put the Association in a significantly better position to help us comply with the dam inspection report* recommendations. Finally, Luis's Eagle Scout project resulted in a savings of several thousand dollars to the Association. Completion of this project was the last of many steps Luis has taken to earn his rank as Eagle Scout. Congrats Luis! On behalf of the Woodlands Homeowners Association, **THANKS Luis and Boy Scout Troop 132.**



*The **2019 Dam Safety Inspection Report** can be found on the Woodlands Homeowners' Association webpage at woodlandshomeowners.org under Boat and Lake Info.



"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 • BOARD MEETING 7:30 P.M.

MARCH

9 • ANNUAL MEETING 7:30

28 • EASTER EGG HUNT

APRIL

13 • BOARD MEETING 7:30 P.M.

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 membership@woodlandshomeowners.org.