

The Woodlands Acorn



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



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Scott & Ann Sweet:
woodlandsclubhousemgr@yahoo.com

Website:
<https://woodlandshomeowners.org>
Twitter:
www.twitter.com/WoodlandsCarmel
Facebook:
<http://www.facebook.com/WoodlandsCarmel>

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Message From the President Judy Rouhselang

Greetings! As I sit down to write this message..... I think I speak for all of us when I say "I am relieved" that winter is behind us, Spring is here, the temperatures are heading in an upward direction, and Summer is just around the corner. **FINALLY**, right? So it is no secret that day to day life is not the normal that we are used to and things have been uncertain and very upside down. We all know why.... so I won't talk about that anymore here. Having said that, it is helpful to look at life with a "glass half full" attitude!

Here in the Woodlands, more and more people are out and about playing in their yards, walking, walking with families, walking with dogs, jogging, biking, playing tennis, pickleball, and there is just more good energy! Truly a sense of community and neighborhoodness (a made up word). So be optimistic and here are a few things to try and stay positive. Try at least one idea below. Maybe try something outside your comfort zone:

1. Set your intention; in other words, make a daily plan and have a purpose
2. Perform an act of courage; in other words try something outside your comfort zone
3. Turn a problem into an opportunity; don't focus on a problem, focus on your solution
4. Avoid energy drainers, those things that suck the life out of you....like the news broadcasts
5. "Lighten up," watch a funny movie or spend time with someone who makes you laugh
6. Exercise, it's good for you

Thank you for your membership in the WHOA. Feel free to offer suggestions, comments, and ideas.

Always strive to be good neighbors!



Board Focus for the Upcoming Year

The Board will continue the objectives started when Ross Sexter was President last year. The mission being to simplify, streamline, modernize, focus on results, and to evolve the Board with new volunteers. Maintenance and repairs will continue as a priority aiming to get them done sooner rather than later, avoid delays, and things being put off or lost in transition.

I didn't want to steal anyone's thunder so you will have to read on to learn what the Directors have to report. There is a very nice story about kindness from the Activities Directors and be sure to read the Membership update about the new 2020 Membership Directory that is available.

BOARD MEETINGS

The Board of Directors meets monthly on the second Monday of every month. The next Board meetings are **Monday, May 11 and Monday, June 8, 2020**. More detail about the time and place will be shared closer to the meeting date.

Thank You

A **Thank You** "shout out" to Melinda Nash (Tennis Director), Heather Hewitt (Co-Activities Director), and Jim Copsey (Grounds Director) for your time, energy, and effort as former Board members. Your volunteer service to the Woodlands Homeowners Association and membership is very much appreciated!



This is a **special "thank you"** to all health care and essential business workers who are members of the WHOA. Thank you for keeping us safe and functioning during this challenging and difficult time. We know you are working in stressful situations and making sacrifices, and we are grateful.

Important Message and Rules about Woodlands Spillway And Dam Area

There have been reports about certain unsafe and damaging activity in and around the Woodlands dam, spillway, and spillway channel.

The manual moving and relocating of the stone riprap from the spillway and spillway channel has caused additional erosion. See photos below.



This activity has increased the cost to the Association as we move to arrange and make necessary repairs to comply with the 2019 Dam Inspection Report. The repairs are costly! There is a link to the full inspection report on the WHOA website in the tab section titled "Lake and Boat Info."

Please kindly observe the following rules regarding the spillway and dam behind the WHOA Clubhouse, and please share these rules with your family:

- Do not play on any part of the rocky portion of the dam (this is not safe)
- Do not move stones (called "riprap") from off the sides of the **spillway channel** and into the channel
- Do not move/relocate/pile up/collect the stones ("riprap") from the dam and build other structures, walkways, castles, towers campfires, etc.
- After moderate/heavy rains stay away from dam altogether and from the rushing water in the creeks.
- Do not leave boats or watercraft on the dam or spillway overnight.
- Please report inappropriate behavior to the Woodlands President at woodlandspresident@yahoo.com

More information will be forthcoming and shared about the timing for repairs. If questions, please contact Woodlands President at woodlandspresident@yahoo.c

**Thank you for observing the rules! Where do I go for WHOA Information?
Everything HOA can be found on the WHOA website: woodlandshomeowners.org**



Clubhouse Report

Michael Pipke

Neighbors, a quick update on our Clubhouse:

1. Clubhouse is closed and will remain closed for rentals till restrictions are lifted per state order.
2. Electrical receptacles in garage brought up to code and extras added.
3. Parking lot lights have changed from mechanical to photo sensor timer.
4. Garage/Basement sump pumps serviced/cleaned.
5. Working with licensed plumber on solution to prevent future flooding.

Good Luck and Best Wishes to our new Clubhouse Director, Dawn Deady!

Membership Directories – May Delivery

Linda Withrow

Well, a lot has happened since our March Annual meeting. I had this grand plan to hand out directories at every HOA event so that each member would have the opportunity to sample the cool neighborhood events that bring the Woodlands community together, but COVID-19 has pretty much put a hard stop to that idea (at least for now). So....Plan B is we will be delivering directories to homeowners in May. Mike Pipke and I will be working together to get all 450 directories out in May.

WHAT YOU NEED TO KNOW: The postal service does not allow us to put the directories in your mailbox, so we will be hanging them on your front door doorknob (see sample). If you have an active email address on file with us, I will let you know the day your directories are delivered. Click here to submit, verify, or update your email address: <http://eepurl.com/b09vRH>. For homeowners without email addresses, we will hang the directory on your doorknob and then ring your doorbell.

Be sure to thank our advertisers whose sponsorship significantly reduced the cost of the directory (by 1/2 this year) and consider their services as you plan for the upcoming year!



Tennis News

Christie & Ritchie Mora

Summer Lessons

The weather has warmed and spring is finally here! That makes it a perfect time to play tennis. Usually at this time of year, we would be sending out information regarding upcoming summer tennis lessons. Due to the current COVID-19 crisis, we have had to rethink what could or should be done with lessons. As of now, Indiana is still recommending social distancing with the exception of essential workers and making short trips for necessary needs, such as doctor appointments, grocery shopping, etc. As a result of this, it is looking unlikely that we would be able to have tennis lessons this summer. Of course, if anything changes in a more positive direction for all of us, we will do everything we can to quickly establish a sign-up and schedule for lessons.

Court Availability

The courts are available on a “first come, first serve” basis. The only exception to this being, if you would like to reserve a court time to ensure availability on a certain day/time. To reserve a time slot, you will need to email us at: woodlandshomeowners_tennis@yahoo.com We will put you on the schedule for that day and send you a confirmation email. The daily court schedule will be posted on the bulletin board by the courts on any days that have reserved court times. If no schedule is posted, there are no reserved courts for that day.

Court Rules/Regulations

As you read in our email blast within the past month, we recently had our tennis courts professionally cleaned. They are looking much better and we would love to keep it that way. That being said, please help us maintain our shared courts by only playing tennis (or pickleball) on them. All other activities, such as kickball, roller blading, skateboarding, etc. are prohibited. **Please also keep pets off of the courts.** We appreciate your help with maintaining and preserving our Woodlands courts!



Activities

Audrey Strong and Alisha Pankiw



The Easter bunny broke quarantine! We would like to say thank you to the Kempson Family – Kathryn, Jaron, Kylin, Kirra, and Kelci swooped in to save the annual Easter Egg Hunt. Kirra rounded up her family to stuff Easter eggs and place them in many yards – precautions were taken of course. 24 family signed up and there were lots of happy little kids Easter morning. Thank you Kempson Family!

We would like to encourage you to keep ideas coming for the Clubhouse sign – please reach out to Mike Pipke at woodlandsgrounds@yahoo.com if you have any ideas to display.

Please enjoy the weekly window walk – it is a great way to practice your Vincent van Gogh and then brightens the walk of others in the neighborhood. The schedule through the end of May is attached. This can include window art, but also feel free to get creative with chalk drawings and yard art.

We would be happy to consider any ideas that you have to brighten the days of others during this difficult time. Please reach out to us at woodlandsactivities@yahoo.com. Stay safe!



WEEKLY WINDOW WALK:

April 29	Silly Faces
May 6	Hearts
May 13	Stuffed Animals
May 20	Words of Encouragement
May 27	Flags (USA, checkered, etc.)

Woodlands Homeowners’ Association Annual Meeting 3/9/20

Welcome and Call To Order

President Ross Sexter opened the meeting at 7:30 p.m. and welcomed all in attendance. Encouraged neighbors to volunteer for the board. Introduced and thanked current board members. Board has been working on processes and procedures to carry neighborhood into the future: engaged legal counsel, finalized dam report, and improvements were made on the dam and nearby. Future projects include further compliance with the dam report, remodeling the clubhouse, and reviewing and updating legal documents. Volunteers will be needed for these future projects as well as to continue with committees such as the social committee.

Clubhouse

Mike Pipke reported that he will put together a maintenance list so that future clubhouse managers can continue with scheduled maintenance. A question was asked about money spent on clubhouse this year. Pipke responded small items were repaired or replaced such as smoke alarms and baby changing tables.

Secretary

Dawn Deady noted the monthly board meeting minutes and the newsletters are on the Woodlands website. She also thanked Jim Bauerle and his family for coordinating volunteers to distribute the summer and fall editions of the newsletter to people who do not receive them electronically.

Pool

Andy Nist noted a successful run of the 2nd triathlon this past September. Closing the pool at the same time as holding the end of summer picnic is helpful. Activities directors helpful in coordinating pool closing volunteers and picnic. This past season included installation of new garage door, no pump burn outs, new guard compensation structure to attract and retain guards, a formal weather closure procedure, an enlarged door area between pump room and basement to maneuver large pool items in and out of storage,

and the 20 year old pool heater was replaced in the spring. He reported there were three floods in pump room due to rain events and a pipe burst. Ground faults were added to pump room to protect people during floods. Future projects include adding chaise lounges, looking into implementing badge access system, and planting perennials this summer. Will ask for volunteers to come help plant. Luke Donovan will be head guard.

Grounds

Jim Copey reported storms last spring required large portion of grounds' budget to be used on down trees. Algae was a problem in the lake, however it was determined payments were not being made so treatments were not occurring when transition was going on between old and new grounds director. Requested notification from lake treatment provider when lake is treated so can alert neighbors. Dam report was finalized and is on the website. Boy Scout troop cleared brush and trees according to dam report recommendations. Also removed boats. Looking into boat storage somewhere nearby as well as a walkway to the spillway. Next year need to increase riprap on spillway. More dead trees need to be removed. Pine trees near tennis court also need to be removed due to damage they are causing to the courts. Q: Is it possible to use the Woodlands Springs access road while we work on a way to get boats to our lake? A: No, but we have an area that can be used to get to the lake. Mike will show homeowner where to drive boat to lake. Q: What protocol should be used to ask for something to be taken care of such as a tree down after a storm? A: Contact director in charge or president.

Activities

Audrey Strong thanked all who have supported and attended events. Coming up on busy season for events which is April – December. Social Committee meets 2nd Monday of every month at 6:30. Talking about adding food trucks to some events and possibly an outdoor movie. Easter event on March 28.

Membership

Linda Withrow noted that if you don't currently receive emails through Mailchimp from the WHA, she will bring information to each WHA social event to sign up for the emails. Advertisers help pay for directories and she encouraged patronization of these businesses. Noted neighbor-to-neighbor-services listed in the directory for help if needed. Currently, 420 Class A members and 30 Class C members. Explained new members receive a directory, tour of the clubhouse and explanation of all amenities available to them. Looking for someone to fill her position and would train them this year to take role next year.

Tennis

Judy Rouhselang reported for Melinda Nash. Two sessions of lessons last summer. Instructors from Carmel High School want to return to teach 2020 summer lessons. Five adults signed up for adult lessons last season. Courts still in good shape. This past fall Leslie Coatings filled cracks in courts at no cost to WHA. Ross Sexter introduced clubhouse managers Scott and Ann Sweet.

Treasurer

Ross Sexter explained he assumed role of treasurer when Alisha Hiatt resigned. Worked with accountant on taxes and saved over \$10,000. Working on establishing more processes and procedures so that when new directors come on board the processes and procedures can keep work moving smoothly. All bills paid on time. Payroll issues were worked out. Expenses under pool are mostly salaries. Note WHA is only pool in area that manages own pool and hires own guards which is a huge cost savings. Cash balance is \$244,051 of which \$161,000 is dues. \$196,000 is anticipated dues revenue. Still have 44 assessments outstanding. Try to keep about \$100,000 in reserve but needed to dip into it last year. Made the decision not to raise dues by full 5% for 2020 while still trying to keep reserve for large unexpected expenses. Plan to pay off loan this August. Currently budget shows \$30,000 over anticipated revenue but several projects listed that would cost more than \$30,000. Counsel provided estimate of cost of rewrite of covenants and restrictions. Q: what is necessary to change in legal documents? Would cost a lot. A: Current documents written in 1972. Indiana law has changed since then; our documents are not consistent with Indiana law in some instances. Would like to bring them up to date. 50% of homeowners would likely be needed to ratify changes. The process takes one to three years. Would need homeowners to join committees to work on the changes. Q: Are we a nonprofit for taxes? A: No, we are incorporated in Indiana as an Indiana not-for-profit corporation. We do not have Federal non-profit tax exempt status. The association qualified as a homeowners' association which is a year to year election for tax purposes as long as we meet the requirements and we met the requirements for 2018-2019 tax year.

Vice President

Judy Rouhselang noted effort to modernize the board. Looking for new members on the board. Introduced slate of candidates: Judy Rousehlang, president; Paul Jansen, vice pres; Beth Schiffli, secretary; Andy Nist, pool; Christy and Ritch Mora, tennis; Alisha Pankiw, co-activities. Unanimous vote in favor of slate. Not in favor of new slate: o. Slate approved. Judy noted that the clubhouse mailbox was vandalized and Larry Rich and Tom Matherson made the necessary repairs.

Homeowner thanked board for created community board at tennis court and providing notice of lake treatment.

Q: Asked if bridge will be repaired. A: Bridge will be repaired before Easter egg hunt and then will have to determine if it should be replaced.

Page 70 of new directory is an online crime watch. Jennifer McNair will send slide show to be emailed and put on website. The information includes safe activities that families can go to as well as learn about incidents in neighborhood. She said Fire Dept does well checks on neighbors if someone is concerned that they haven't seen their neighbor. Draw for free dues: Alisha Pankiw.

Meeting adjourned at 8:40 pm.

“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

See “Weekly Window Walk” Schedule on Page 6

MAY 11 and JUNE 8, 2020 – Monthly Board Meetings

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.