

The Woodlands Acorn

The Woodlands Homeowners'
Association, Inc.
2021 Woodlands
Board of Directors



President: Judith Rouhselang
woodlandspresident@yahoo.com
Vice President: Paul Jansen
woodlandsvicpres@yahoo.com
Treasurer: Ross Sexter
woodlandstreasurer@yahoo.com
Secretary: Beth Schiffli
woodlandssecretary@yahoo.com
Membership: Linda Withrow
membership@woodlandshomeowners.org
Clubhouse: Dawn Deady
woodlandsclubhouse@yahoo.com
Grounds: Mike Pipke
woodlandsgrounds@yahoo.com
Pool: Andy Nist
woodlandspool@yahoo.com
Tennis: Christie & Rich Mora
woodlandshomeowners_tennis@yahoo.com
Co-Activities: Audrey Strong, Alisha Pankiw
woodlandsactivities@yahoo.com
Clubhouse Managers:
Ryan & Brittany Jansen:
woodlandsclubhousemgr@yahoo.com

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

In This Issue:

President News & Updates.....	2
Pool, Clubhouse, Activities.....	3
Membership and VP Message...	4
Service.....	5
Annual Meeting Notice & Info....	6
Dues Policy & Procedures.....	7
WHA Delinquency Policy.....	8

Message From the President

Judith Rouhselang

Happy New Year to all Friends & Neighbors!

Phew!! Another **year** over, and here we still are! With the holidays behind, I hope you are finding some winter enjoyment and here are some reasons why:

1. Let it Snow. Snow is so beautiful in the Woodlands: It covers everything like a fluffy white blanket and makes for a picturesque panorama. Snow is also better than rain because you won't get as soaked, and you can actually do activities in it, like sledding or throwing snowballs. Have you ever tried to throw a rainball? I didn't think so.

2. Layer Away. There is no better time to take layering to the next level: in winter, you can basically wear all of your clothes at once, wrap yourself in comfy scarves, and show off your fuzzy slippers. Winter is the season for boots, jackets that feel like sleeping bags, and hats that cover up a bad hair day in the coolest way possible.

3. Make the most of the Shorter Days. I know a lot of people complain about this, but you know what? It's actually a great excuse to be lazy: you don't have to be super productive as you do in the summer when you swim in the pool, go for long walks, enjoy a barbecue. In winter, you can just roll up in a blanket, grab some chips, and spend countless hours catching up on all your favorite TV shows. Now, **that's** living!

4. Sweat no more. It's the worst when you are sweating like crazy and have sweat stains and get all self-conscious. So, less sweating means less body odor which is a win(ter)- win situation for everyone, really.

5. And celebrate that there are no bugs. Wasps, bees, mosquitoes and flies, be gone! Mosquito bites that itch like crazy don't wake you up at night. You don't have to worry that certain foods will attract wasps outside and you don't have to swat away flies.

Enjoy winter in the Woodlands and be safe out there!!



President News and Updates

Just a few newsworthy items below:

- In January, the Annual dues statements are being delivered electronically and by mail. Please pay your dues on time.
- On **Monday, March 8, 2021** the Annual Meeting will be held virtually at **7:30 PM**. Watch for more communications to come to you soon about the annual meeting.
- See the announcement below about the new Facilities Managers.
- See the news from the Vice President with the slate of candidates recommended for election.
- Please read important updates below from the Board

Annual Meeting:
March 8, 2021
7:30 PM
New Clubhouse #:
317-564-4297

Announcing the New Facilities Managers

We are pleased to announce and introduce the new Facilities Managers Ryan and Brittany Jansen residing in the apartment above the Clubhouse. Ryan grew up in Anderson, Indiana and Brittany grew up in Avon, Indiana. Ryan is a Territory Sales Manager responsible for the West Coast. Brittany is a Stay-at-Home mother to a beautiful little girl. Their daughter, Shaylee, is 18 months old. Ryan and Brittany enjoy family time, playing cards, and going on adventures!



Please extend a warm “**WOODLANDS**” welcome to Ryan and Brittany. We hope you are already starting to feel at home!

You may contact the Jansens at **317-564-4297** for Clubhouse rentals and other WHA questions. Please write down the new phone number in your WHA Membership Directory. We know you will enjoy working with the Jansen Family.

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

Dawn Deady

If you are looking for a place to host a special event, the Woodlands Clubhouse is probably the perfect location! Please keep in mind that if you have rented in the past, some policies or procedures will be different due to COVID 19. Rental information can be found on the Woodlands website at <http://woodlandshomeowners.org/index.php>. Links are provided on the website to download the rental agreement, as well as the addendum to the rental agreement and liability waivers necessary to rent under the COVID 19 operating plan.

Rental inquiries can also be made by emailing the Clubhouse Managers at woodlandsclubhousemgr@yahoo.com or by calling the NEW clubhouse phone number (317) 564-4297. Many thanks are due to our members who have rented in recent months and have been patient and understanding as requirements have been and likely will continue to be fluid.

Activities

Alisha Pankiw and Audrey Strong

Thank you again to everyone who donated in our Woodlands Blood Drives!!! We plan to make this recurring for years to come. There is a critical blood supply shortage, so if you weren't able to donate please consider donating at another drive. Please be on the lookout for email communications about future blood drives.

Additionally, we are hoping to be able to host our regular neighborhood events in 2021 (Chili Cook-Off, Story with Santa, 4th of July Parade, etc.), but we always need extra sets of hands at events! If you are interested in joining the Activities Committee or just volunteering for events, please send us your contact information.

Thank you again for your continued support and participation in our neighborhood events! We can't wait to have more fun next year! Please reach out to us at woodlandsactivities@yahoo.com with any questions. Happy Holidays and New Year!



Vice President

Paul Jansen

I'm sure all of you have heard this so many times already – What an incredibly difficult year 2020 has been. As a first time WHA Board member, I have been amazed at the passion, love for our community, and the work that the other board members give towards making this the best neighborhood. My wife and I love living in the Woodlands. It has been such an honor and pleasure to get to know so many people, and to work with a wonderful group of volunteers.

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 8, 2021 Annual Meeting. The open positions and the committee's slate are:

POSITION	NAME FOR SLATE
President (1 year term)	Paul Jansen
Vice President (1 year term)	Scott Adams
Membership (2 year term)	Lisa McCoy
Grounds (2 year term)	Judy Rouhselang
Clubhouse (2 year term)	Ross Sexter
Co-Activities Director (2 year term)	Marie Williams
Treasurer (2 year term)	Brian Peterson

Board Members returning (positions not up for election) are:

Andy Nist: Pool Director
 Alisha Pankiw: Co-Activities Director
 Beth Schiffli: Secretary
 Christie and Ritchie Mora: Tennis Director

I look forward to getting to know so many more of you in the coming year, and to hopefully get back to having more opportunities to meet and interact face to face. We have an excellent group of people who have stepped up to volunteer and serve as board members. We do, however, continue to struggle with getting volunteers to fill open positions. I encourage anyone who has a passion for our community, and a desire to work with incredible people to take a step and join us.

Hope you all have had a wonderful Holiday season, and look forward to the warm weather and time when we can all get out and enjoy this wonderful neighborhood we call The Woodlands!

Membership

Linda Withrow

The 2021 Dues Statements will be sent out electronically mid-January 2021 and as a paper statement in early February. The process is this: 1) dues statements are EMAILED to homeowners in January — you can pay electronically or by paper check. 2) For all unpaid accounts, dues statements are then MAILED to homeowners in February. Regardless of how you pay, remember the **deadline to pay dues is March 1**. Checks can be dropped into the black WHA Member mailbox to the left of the Clubhouse front doors or mailed to the Clubhouse: 10700 Lakeshore Drive East, Carmel, IN 46033. **Thank you (in advance) to the homeowners that pay prior to Jan. 31!** This is saving time, money, and trees by not having to print and mail statements to you via the US Postal service. The 2021 dues are the same as last year: \$425. There is no increase. Call me if you have questions. My home number is (317) 663-0552.

Service with Distinction

Beth Schiffli

“Summa cum laude” is an apt description for the following outgoing WHA Board Members and 2020 President:

Linda Withrow has served as Membership Director, responsible for updating the HOA membership database, compilation of the Directory, communications via mail chimp, and processing of annual dues. Linda is an expert with computer skills and has spent countless hours to benefit our neighborhood. She and Pool Director Andy Nist worked tirelessly conducting research and due diligence to create guidelines to ensure safety and to secure an orderly, on time opening of our pool amid 2020 COVID restrictions.

Dawn Deady served as Secretary, overseeing publication of the Acorn Newsletter, and responsible for documentation of Board meeting minutes, etc. She also completed a partial term as Clubhouse Director and developed the Clubhouse re-opening plan amid COVID, and managed through a critical transition period from one Facilities Manager to the next, ensuring a smooth process for all.

Mike Pipke is the outgoing Grounds Director. Mike has been meticulous with keeping our Grounds beautiful and is to be highly commended. Mike freely contributes much of the upkeep in the Clubhouse and Grounds himself. As director Mike has kept the Dam and tree work in excellent shape, specifically the concrete exit channel from the principal spillway was repaired, and rock and riprap added to the spillway. Previously, Mike served as Clubhouse Director for 3 years and championed much needed inside and outside repairs and improvements.

Audrey Strong served as Co-Activities Director with Alicia Pankiw, and amidst COVID, they did a nice job of thinking “outside the box” to initiate multiple Blood Drives and a Plastic Bag and Coat Collection Drive as Service for the Neighborhood during the COVID pandemic.

Judy Rouhselang served as **President** of the WHA Board this year, and has accomplished an inordinate amount consistent with the Board’s mission to evolve, streamline processes/procedures, simplify, automate, and seek different/better ways to get things done. She is a tireless, hands-on worker, and has spent countless hours updating many processes that the Board oversees. Along with Mike Pipke, Judy oversaw long neglected work on the dam, to help conform to the DNR Dam inspection report. She was responsible for reducing insurance costs, and working towards a plan to update the WHA Declarations and Covenants. Her utilization of services by legal counsel Eads, Murray and Pugh has resulted in savings to the WHA and has been a tremendous safeguard with legal issues. Judy initiated preparation of a new Employment agreement for Facilities Manager, expediting hiring of Brittany and Ryan Jansen in a timely manner. She has provided extensive Budget Review and updates, organized Board actions and motions, and initiated updated computer storage. Many, many thanks to Judy! We are fortunate that she will serve another term on the WHA Board as Grounds Director.

MARCH 2021 ANNUAL MEETING**NOTICE OF ANNUAL MEETING TO BE HELD ON MONDAY, MARCH 8, 2021 at 7:30 PM
“VIRTUAL – ONLY” FORMAT using ZOOM**

After considering the health impacts of COVID-19, the related government guidance, and the well-being of the WHOA members, the Board has decided to hold the 2021 Annual meeting only by Virtual attendance. You may attend by using the ZOOM video conferencing service. This will require you to download the free Zoom application using Google Chrome or through the “App Store” on Apple devices.

A second communication will be mailed to the WHOA membership in mid-February, 2021. This will have the specific detail about how to connect and attend the annual meeting, and the agenda.

At this time, please see the slate of candidates below for the open Board positions:

POSITION	NAME FOR SLATE
President (1 year term)	Paul Jansen
Vice President (1 year term) (VP will roll to President for 2022)	Scott Adams
Membership (2 year term)	Lisa McCoy
Grounds (2 year term)	Judy Rouhselang
Clubhouse (2 year term)	Ross Sexter
Co-Activities Director (2 year term)	Marie Williams
Treasurer (2 year term)	Brian Peterson

If you are interested in sending in a new nomination for any of the open positions above, or if you want to be considered for a Board position, via a “self-nomination,” detach the form below. Complete the form for a “write-in” nomination.

The “write-in” nomination process ends on January 25, 2021 and any new nominations must be returned by February 1, 2021. Nomination forms can be dropped into the black WHA Member mailbox to the left of the Clubhouse front doors or mailed to the Clubhouse: 10700 Lakeshore Drive East, Carmel, IN 46033. If you have questions, please send an email to Paul Jansen, Vice President, at woodlandsvicpres@yahoo.com

NOMINATION FORM TO SERVE AS A BOARD MEMBER

I nominate _____ (insert name) for the position of _____
_____ to serve on the Board.

Submitted by _____ Date _____

2021 DUES POLICY AND PAYMENT PROCEDURES

PLEASE PAY YOUR DUES OBLIGATION ON TIME BY MARCH 1

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/)

Want to receive our WHA communications about activities happening in the Woodlands? Sign up electronically by clicking 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 woodlandsmembership@yahoo.com.



"A Great Place to Gather"

The Woodlands Homeowners' Association, Inc.

10700 Lakeshore Drive East

Carmel, IN 46033-3836

Mailing Label Here

**WOODLANDS HOMEOWNERS ASSOCIATION, INC.
DELINQUENCY POLICY RESOLUTION**

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.

Currently Effective and passed by Board August 19, 2019