

The Woodlands Acorn



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



President: Paul Jansen
president@woodlandshomeowners.org
Vice President: Scott Adams
vp@woodlandshomeowners.org
Treasurer: Brian Peterson
treasurer@woodlandshomeowners.org
Secretary: Beth Schiffli
secretary@woodlandshomewoners.org
Membership: Lisa McCoy
membership@woodlandshomeowners.org
Clubhouse: Ross Sexter
clubhouse@woodlandshomeowners.org
Grounds: Judy Rouhselang
grounds@woodlandshomeowners.org
Pool: Andy Nist
pool@woodlandshomeowners.org
Tennis: Christie & Rich Mora
tennis@woodlandshomeowners.org
Co-Activities: Alisha Pankiw & Marie Williams
activities@woodlandshomeowners.org
Facilities Managers:
Ryan & Brittany Jansen:
facilities@woodlandshomeowners.org

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

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Message From the President

Paul Jansen

Welcome to 2022!

Wow! I cannot believe that we have been through another year. I can remember back many years ago when I was a much younger person, the holiday season seemed to go slowly. Now that I'm a little more mature in my age, time just flies. I hope you and your family were able to relax and enjoy this past Thanksgiving, Christmas, and New Year, and you are excited for 2022.

The WHOA Board continues to work hard to improve our neighborhood and plan for the future. As I reflect back on this past year, I am so happy and impressed with what this talented and committed volunteer group has accomplished. A few examples include: The Clubhouse remodel and redecoration, the Bridge replacement, Tennis and Pickleball courts maintained, Dam inspected, another excellent Pool Season, fantastic Activity events. We hope you were able to see and experience many of what the neighborhood has to offer.

While we are happy with the accomplishments, the work never stops. We pride ourselves in being one of the lowest cost HOAs in the Carmel area, while still providing the highest quality services and top line common facilities. We commit to continuing doing that while holding increases on our dues to a nominal amount.

Finally, 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 and Committee needs that require assistance.

Stay warm and safe, and hope Spring gets here sooner rather than later!!!

**Annual Meeting: Monday, March 14, 2022
7:30 PM at the Clubhouse**



Membership

Lisa McCoy

Seasons Greetings, Neighbors! We welcomed so many new neighbors into the Woodlands this year and we love seeing all of the new faces around the neighborhood. So much fun!

As a reminder, all homeowners will receive an electronic invoice for annual dues in January. The invoice will be delivered via email. If you don't have email (?!?!), you will receive a paper invoice via US Mail in February. Annual dues must be paid by March 1 to remain in good standing. Any dues received after March 1 will be assessed a \$75 late fee. Homeowners dues for 2022 will be \$445, as approved by the Board of Directors during the December 13, 2021 Board meeting. I would like to encourage you to e-pay your dues when you receive your electronic invoice.

Thank you to those members that have paid yearly dues prior to January 31. This saves the association money by not having to print and mail the paper statements to you via the US Postal Service. 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.

YOU COULD HAVE YOUR YEARLY DUES REFUNDED! Just register for the drawing at the annual meeting when you attend on March 14, 2022 at 7:30 p.m. in the Clubhouse. **To be eligible you must be a Class A Member, your dues for 2022 must already be paid, and you must be present to win. See page 8 for the Dues Payment Process.**

Finally, in order to communicate well, we appreciate updated member information. Please email me directly for changes in email or phone number. Thanks very much!

Pool

Andy Nist

Hello friends! The pool is closed and out of sight and mind but the reality is we are looking forward to next summer already. Below are a couple of important communications:

1. The Woodlands Swim Team is a fantastic community in which to participate. As our team numbers have decreased the last few years we highly recommend each Woodlands family considering the "sponsorship" of close family and/or friends to join our team. Please direct any questions related to the Swim Team to Laura Behrle at wstmom@gmail.com.
2. We are looking to add new Lifeguards to the Woodlands Guard Team! Please email pool@woodlandshomeowners.org for an application!



Activities

Alisha Pankiw and Marie Williams



We enjoyed getting to meet new neighbors and reconnect with existing neighbors this Fall. A special shout-out to Kevin and Barb Kaufman on horns, Kent Withrow on bass, and Dave Hampton on drums for our wonderful Chili Cook-off entertainment! Guests also enjoyed petting a boa constrictor, wearing a tarantula hat, and being eye-to-eye with an alligator. Hedgehog Hannah provided a great show. Congrats to Dan Pankiw, our repeat Chili cook-off champ. Two spoons!



A special thank you to the Jansen Family for spearheading our first annual Halloween hotdog gathering in front of the Clubhouse. It turns out that real food and drinks in addition to candy was a big hit. This past Sunday, Santa Claus stopped by the Clubhouse. He walked in the front door to preserve his chimney magic for Christmas, but families still enjoyed his reading of *'Twas the night before Christmas* along with cookies, milk and fun activities. We hope you have a very Merry Christmas and Happy New Year!



PICKLEBALL UPDATE

We had a successful first season in 2021 for open pickleball play. Starting in the Spring 2022 open play will begin. All levels are welcome including beginners.

A communication about dates/times will be sent in the Spring and an announcement will be posted on the Clubhouse message board.

Grounds Report

Judy Rouhselang

The biennial dam safety inspection was performed August 3, 2021 and the report was finalized in October 2021 and provided to the Indiana DNR. The full report is posted on the Woodlands website on the “Lake and Boat Info” tab.

The new bridge is in place and was completed at the end of November, 2021. New grass will be seeded in the Spring 2022.

For matters relating to the grounds, your feedback is appreciated. You may reach me through my Woodlands email grounds@woodlandshomeowners.org.



Clubhouse

Ross Sexter

Happy Holidays and Happy New Year to everyone.

The clubhouse renovations for 2021 are all complete and we have had fantastic feedback from our owners.

The new facilities and updates are spectacular. If you have not had a chance to view it please stop by and check it out.

As a reminder our rental rates are increasing for 2022.

The clubhouse in the last month has had a full schedule once again and we look forward to all the rentals already scheduled in 2022. Make sure you reach out to our clubhouse manager to schedule your next event.

I'd like to also give a huge shoutout to our clubhouse manager Brittany Jansen. She has done a fantastic job not only taking care of the daily chores but she was crucial in helping pull off the remodel project too.

We are excited to hopefully do a full renovation on the men's bathroom in 2022. Other projects for the clubhouse are minimal to this year's major remodel.

As always we as board members appreciate your feedback.

Exemplary Service

Beth Schiffli

Thank You

The following outgoing WHA Board members deserve our recognition and thanks.

Andy Nist has served 2 full terms (4 years) as Vice President and President. The last 2 terms (4 years), Andy served as the Pool Director. He also did a temporary stint to fill in as Vice President. Andy's leadership and management skills have been invaluable to the Board over this multi-year period. He conducted research to create guidelines, and worked tirelessly to ensure a safe, orderly and on time opening of our pool amid 2020 Covid restrictions. His vision, wisdom, and years of experience have provided a valuable rudder, to both professionalize and guide our Association.

Alisha Pankiw has been Co-Activities Chairperson for 2 years. She did a nice job during Covid to initiate multiple Blood Drives and a Plastic Bag and Coat Drive as Service for the neighborhood during the pandemic. **Marie Williams** joined Alisha for one year as Co-Activities Chairperson. Together, Alisha and Marie provided many delightful activities in 2021 including: Kid's Movie Night at the Pool, Chili Cook-Off, Foxgarden Food Truck with Music, July 4 Bike Parade, Mini-Triathlon, Thanksgiving Walk around the Lake, and Visit with Santa.

Christie and Ritch Mora have served as Tennis Directors for 2 years. Christie has done an excellent job keeping the courts and equipment repaired, clean and functioning well. Lessons for both adults and children have been successful, and the court reservation system was modernized under her leadership. In addition, Judy Rouhselang initiated weekly pickleball sessions, which were quite popular.

Beth Schiffli served 2 years as Secretary, overseeing publication and distribution of the Acorn Newsletter. She was also responsible for documentation of Board Meeting Minutes, and other correspondence, and storing the information electronically.



New Members Welcome

Spring Green Garden Club is a local club here in Carmel. We are inviting new members to join us. If you are interested in learning more about all areas of gardening, we meet in the John Hensel Center at 106th Street and College Avenue on the third Thursday of the month at 6:30 p.m. Contact Rosie Springer at 317-846-1902 or e-mail Lana Compo at lanacompo@gmail.com for more information.

Vice-President Scott Adams

As a first time WHA board member I have learned so much this year. The passion, time and giving spirit of every board member has been very inspiring to witness. Growing up in Carmel, I always dreamed of one day living in The Woodlands. Driving past the lake on my way to CHS each morning I would always look over at the lake and say to myself “one day I’m going to live on that lake and catch every fish in there”. At that time I had no idea how much hard work the volunteer board puts in to keep this neighborhood the wonderful place I always knew it was. This year it has been an honor to see that hard work and to serve alongside such a great 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. Below is the slate that the membership will vote on at the **March 14, 2022 Annual Meeting**. The open positions and the committee’s slates are:

POSITION	NAME FOR SLATE
President (1 year term)	Scott Adams
Vice President (1 year term) (VP will roll to President for 2023)	Paul Jansen
Secretary (2 year term)	Mandi Adams
Pool (2 year term)	OPEN
Co-Activities (2 year term)	Sharon Kinnick
Co-Activities (2 year term)	Brian Kinnick
Tennis (2 year term)	Greg Kubik

Board Members returning (positions not up for election) are: Brian Peterson (Treasurer), Ross Sexter (Clubhouse), Judy Rouhselang (Grounds), and Lisa McCoy (Membership).

I look forward to another great year serving this wonderful community with some new faces. This is an amazing group of people who have stepped up to volunteer and serve as board members but it is hard work to get enough volunteers to fill open positions. Therefore, I encourage anyone who has a passion and love of our community to take the dive and join us in volunteering. I wish you all the happiest of holidays and I look forward to seeing you all out and about in this wonderful neighborhood we call The Woodlands in 2022!

MARCH 14, 2022 ANNUAL MEETING

All members are encouraged to attend the WHA Annual Meeting on Monday, March 14 at 7:30 PM at the Clubhouse. One agenda item will be to vote in new Board Members. **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 February 1, 2022 and any new nominations must be returned by February 8, 2022. 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 Scott Adams, Vice President, at vp@woodlandshomeowners.org

NOMINATION FORM TO SERVE AS A BOARD MEMBER

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

LAST YEAR OVERVIEW AND NEW YEAR BUDGET FORECAST

Operating Budget

LAST FISCAL YEAR 3/1/21 - 2/28/22			FORECAST FOR NEW FY YEAR 3/1/22 - 2/28/23	
INCOME SOURCES	LAST YEAR'S BUDGET	ACTUAL	NEW FY BUDGET	PROPOSED CHANGE FROM LAST YEAR ACTUALS
Membership Fees (Class A and C)	\$ 179,350.00	\$ 183,885.00	\$ 190,905.00	\$ 7,020.00
Late Fees from late payments	\$ -	\$ 225.00	\$ -	\$ (225.00)
Back dues recovery		\$ 483.00		\$ (483.00)
Clubhouse Rentals	\$ 900.00	\$ 4,995.00	\$ 5,000.00	\$ 5.00
Transfer Fees from home sales	\$ 750.00	\$ 2,550.00	\$ 750.00	\$ (1,500.00)
Tennis Lessons	\$ 2,560.00	\$ 3,200.00	\$ 3,000.00	\$ (200.00)
Pool Guest Fees	\$ 600.00	\$ 1,343.00	\$ 750.00	\$ (834.00)
Interest Income	\$ 100.00	\$ 1,779.00	\$ 100.00	\$ (105.00)
TOTAL INCOME	\$ 184,260.00	\$ 198,460.00	\$ 200,505.00	\$ 3,678.00

Operating EXPENSES	LAST YEAR'S BUDGET	ACTUAL *	NEW FY BUDGET	PROPOSED CHANGE FROM LAST YEAR ACTUAL EXPENSES
Activities	\$ 5,935.00	\$ 4,117.00	\$ 4,500.00	Up \$383
Administrative	\$ 32,682.00	\$ 27,980.00	\$ 26,420.00	Down \$1,560
Clubhouse	\$ 29,905.00	\$ 36,995.00	\$ 37,160.00	Up \$165
Facilities Manager Expenses	\$ 2,500.00	\$ 5,745.00	\$ 3,500.00	Down \$2,245
Grounds (includes Dam)	\$ 31,500.00	\$ 30,208.00	\$ 33,650.00	Up \$3,442
Pool	\$ 58,551.00	\$ 56,010.00	\$ 56,500.00	Up \$490
Tennis and Pickleball	\$ 10,560.00	\$ 9,200.00	\$ 10,940.00	Up \$1,740
Taxes	\$ 2,000.00	-	\$ 2,000.00	Up \$2,000
To capital reserves			\$ 9,000.00	Up \$9,000
TOTAL Operating EXPENSES	\$ 173,633.00	\$ 170,255.00	\$ 183,670.00	Up \$13,415

Capital Improvement Expenses	ACTUAL **
Clubhouse Renovation	\$ 54,000.00
New Bridge	\$ 12,700.00
TOTAL Capital EXPENSES	\$ 66,700.00
FY 2021 TOTAL	\$ 236,955.00

* Actuals above include anticipated expenses for December, January and February 2022

** Funding from 2021 excess income and capital reserves/savings

2022 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 due 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, 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 the Board August 19, 2019

“A Great Place to Gather”

The Woodlands Homeowners' Association, Inc.

10700 Lakeshore Drive East

Carmel, IN 46033-3836

Mailing Label Here

Board Meetings

The Board of Directors meets monthly on the second Monday of every month at 7:30 p.m. If you are interested in attending a Board meeting, please contact Paul Jansen at president@woodlandshomeowners.org.

