

# The Woodlands Acorn



The Woodlands Homeowners Association, Inc.  
2022 Woodlands Board of Directors

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## A MESSAGE FROM THE PRESIDENT

*Scott Adams*

Fall is in the air in the Woodlands!!



Greetings to all, and I hope you and your families are doing well. It was a great summer with so many chances for neighbors to meet and spend time together at our many community events, at the pool, the tennis/pickleball courts, and throughout the neighborhood. Now that fall is in the air we hope to continue to see everyone out at the many upcoming events our activities directors have been working hard to put together. There are many upcoming events and holiday gatherings that we hope to see everyone at so make sure to read through this issue for times and dates. At many of the events we welcome volunteer help with so please reach out if volunteering at any of the events is of interest.

This year the board has continued to work hard to take care of and make improvements to our community assets. Our mission to simplify, streamline, and modernize the board and the ancillary services continues. I wanted to quickly thank the members on the all-volunteer board who work so hard on that mission. I encourage you to read through each of the board members updates and upcoming events contained in this issue of Acorn. We love being able to share some of the things we've been working on and we always welcome feedback and participation in everything we do.

We look forward to seeing everyone out and about this fall. Best wishes to you and your family.

Scott Adams

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## ACTIVITIES

*Sharon and Brian Kinnick*

Sweet Summertime!

Despite the hot sun this summer we had plenty of pool days, multiple sports lessons, and several activities for those of all ages. Just a recap of what it was, and what's to come. The heat of the summer didn't stop the fun. Activities kicked off the summer with the annual garage and plant sales, (and snuck in a food truck). We followed that up with our Independence Day Parade/ Celebration. This was a huge hit, with several families participating in the parade, costume judging, and cookout. A special thanks goes out to all the volunteers that helped during the event. Also, Thank You to the Carmel Fire Department as they guided the parade route, and brought in Koorsen Fire's trained rescue dogs for all to enjoy. Lastly, we rounded out the day with our own neighborhood musician providing music on the lawn as families enjoyed the pool. August brought a great turn out to the "Back to School" event. Families gathered on the lawn with their blankets and chairs as they enjoyed live music, while kids enjoyed face paint and balloon twisting. A fun night for everyone.

Things to Come:

- October 8, 2022: Annual Chili Cook Off
  - o Come out, bring your finest batch of chili and let the judging begin! If you want to participate, but prefer not to be in the competition, please bring an item to share for the pitch in. Additional entertainment for the evening will be music provided by Lakeview Jazz Trio . Back by popular demand will be Scheumann Farm with a petting area and pony rides. Lastly, there be will artists to provide glitter tattoos for the kids. Remember, all activities are free of charge!
- October 22, 2022: Fall Event at the Clubhouse
  - o This will be a two-hour event for you to bring a pumpkin to paint. The clubhouse will provide paints, brushes, and light seasonal snacks.
- October 31, 2022
  - o Feel free to stop by the clubhouse for hot dogs and treats during regularly scheduled trick or treat time!
- December 9, 2022: Grinch Movie Night at the clubhouse
  - o Feel free to wear your favorite pjs or holiday wear as you enjoy popcorn, and drinks as we watch the children's version of the "Grinch".
- December 11, 2022: Holiday Celebration with Santa at the clubhouse
  - o Round out the year as you join in the holiday crafts, snacks, and a visit with Santa. Make sure to bring your cameras.

Mail chimp reminders will continue to be sent. If you are not on the list and would like to be added please let me know! I am sharing just a couple of photos of the Woodlands Activities. Enjoy!





## *POOL NEWS*

*Josh Linderman*

### **General 2022 Season Update:**

The 2022 pool season is finished! I hope you enjoyed your time at the pool and see it as a valuable asset to our neighborhood. Along with the good things, there were many challenges this year. I have a growing list of suggestions for the 2023 season. If you have specific comments or suggestions for next year, please email me at [Pool@woodlandshomeowners.org](mailto:Pool@woodlandshomeowners.org). I'll do my best to incorporate your ideas into changes for 2023.

**Baby Pool:** Big update here. I received lots of input from families in the neighborhood regarding the baby pool. I heard two main questions: 1.) Can we convert to a splash pad? 2.) Can we just fix the problems, so it is dependable? After reviewing splash pad options, the cost (\$70-90k) and complexity (permitting, future equipment maintenance/costs, etc) are too high to enable this change. It would not be a good stewardship of our HOA resources.

Instead, I focused on the best way to make the baby pool a dependable feature of our pool area. The Board approved an in-depth resurfacing and refinishing of the baby pool. This project is not only a repair, but also an upgrade which will greatly reduce future maintenance requirements. The work has already been completed.



# Woodlands HOA Rewrite of Declaration of Covenants and Restrictions

## A Message from the Vice President

*Paul Jansen*

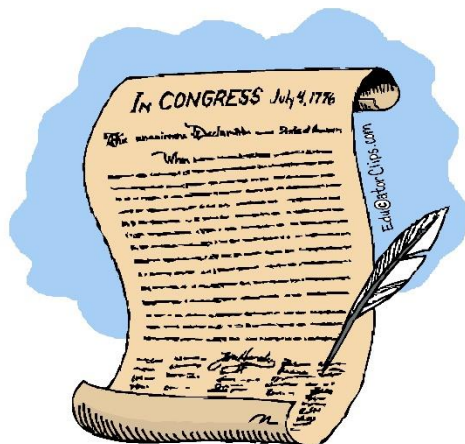
### Overview

Over the past few years of being on the HOA Board, I have noticed that one of the most common questions that come from homeowners is around what rules and requirements exist within our current Declaration of Covenants and Restrictions, and Plat Restrictions for the Woodlands HOA.

Some of the questions or requests to the HOA Board ask that we either put various restrictions and requirements on current members, or to prevent action from a current or future homeowner. For example, demand that a member maintain their property (yard and lawn), require HOA approval to install a fence or shed, require architectural review/approval for property improvements or construction, and limit the number of homes that can be purchased and used as a rental property. Having various restrictions like these in HOA Covenants has become almost a standard for newer neighborhoods.

While these types of requirements are much more standard for new neighborhoods, the existing Declaration of Covenants and Restrictions that govern the Woodlands HOA were written and approved many years ago with limited restrictions that provide great flexibility and independence to our members. Undertaking an effort to rewrite our legal documents to include some of these standard restrictions has been a Board item reviewed each and every year. Based on many factors, the Board has consistently voted to not pursue rewriting our Declaration of Covenants and Restrictions.

Since this is a frequently asked topic, I thought we would create an opportunity for members who are interested to join a few Board members to talk about our current covenants and restrictions, what the effort involves, cost, and requirements involved to complete a re-write. On November 3<sup>rd</sup> at 7:00pm at the Clubhouse, we will host an open discussion on the Woodlands HOA Declaration of Covenants and Restrictions, the cost/effort, and timeline to update. Look forward to talking with anyone interested.



## ANNOUNCING THE NEW FACILITIES MANAGERS

Please extend a warm **WOODLANDS** welcome to Blake and Betsy Abshire who we are pleased to introduce as the new Facilities Managers residing in the Clubhouse apartment. Blake grew up in Alexandria, Indiana, attended Alexandria High School, and graduated from Ball State University. He is currently a Firefighter with the Anderson Fire Department. Betsy grew up in Farmland, Indiana, attended Monroe Central High School, and graduated from Anderson University. Currently she is an independent representative with a financial education company. They had been living in Anderson, Indiana before moving here to Carmel.

Both Blake and Betsy have a passion for serving at their church, they attend ITOWN church, and they enjoy working on their business together helping families become financially independent.

You may contact the Abshires at [facilities@woodlandshomeowners.org](mailto:facilities@woodlandshomeowners.org) for Clubhouse rentals and other WHA questions. Please write down the Clubhouse email in your WHA Membership Directory. You will enjoy working with the Abshires!

Welcome



## TENNIS NEWS

*GREER TRAPKUS-HARRIS*

Happy Fall! We've had a great season at the courts!

For those of you who haven't read the minutes, I took over as Tennis Director mid-June. The learning curve was steep, and I am looking forward to next year!

### **2022 Season in Review:**

- Our summer children's tennis lessons were a hit! We were able to offer two sessions with a total of 74 participants ranging in age from 5 to 14. Many thanks to our amazing coaches, Ellen Gardner and Corbin King! We hope to offer lessons again next summer, so be watching out for email updates late next spring!
- Pickleball is reportedly America's fastest-growing sport, and Woodlands residents are on trend! Additional nets were purchased for pickleball play, with striping replaced to accommodate the large number of residents who turn out to play with family and friends. We now offer two-lined pickleball courts that overlay the south tennis court. Each side features a moveable net that can be easily maneuvered to the fenceline should tennis dominate both courts.

### **Fall Play**

With regard to fall play, we hope to keep the nets out as long as possible. My hope is to try to make it to Thanksgiving. An email will be sent out when nets are taken down for the year.

### **Teamwork Makes the Dream Work**

So many thanks to Mike Pipke and Larry Rich for their help in maintaining the courts and also to Judy Rouhselang and the other Board Members for educating me on the processes. Also, thank you Banks Harris for helping me put the nets together!

**NEIGHBORHOOD SAFETY**

If a street light is out near your home, determine if the lamp is serviced by IPL or Duke Energy. Obtain the serial number from the post then contact the appropriate company.

IPL: [https://www.iplpower.com/Outages/Reporting\\_Streetlight\\_or\\_Security\\_Light\\_Problems/](https://www.iplpower.com/Outages/Reporting_Streetlight_or_Security_Light_Problems/)  
Duke Energy: <https://www.duke-energy.com/customer-service/request-light-repair>



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*WOODLANDS EVENTS AT-A-GLANCE*

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- OCTOBER 8 CHILI FEST
- OCTOBER 10 BOARD MEETING 7:30 PM
- OCTOBER 22 FALL CLUBHOUSE EVENT
- OCTOBER 31 TRICK OR TREAT EVENT
- DECEMBER 9 GRINCH MOVIE NIGHT
- DECEMBER 11 HOLIDAY CELEBRATION WITH SANTA CLAUSE



The Acorn is issued three times a year to provide updates on activities in the Woodlands. If you have signed up for Woodlands emails, look for your copy via email in May and October. The January edition is mailed to each property.