

The Woodlands Acorn



**The Woodlands Homeowners Association, Inc.
2023 Woodlands Board of Directors**

- President: Scott Adams
president@woodlandshomeowners.org
- Vice President: Paul Janson
vp@woodlandshomeowners.org
- Treasurer: Brian Peterson
treasurer@woodlandshomeowners.org
- Secretary: Mandi Adams
secretary@woodlandshomeowners.org
- Membership: Lisa McCoy
membership@woodlandshomeowners.org
- Clubhouse: Ross Sexter
clubhouse@woodlandshomeowners.org
- Grounds: Judy Rouhselang
grounds@woodlandshomeowners.org
- Pool: Josh Linderman
pool@woodlandshomeowners.org
- Tennis: Greer Trapkus-Harris
tennis@woodlandshomeowners.org
- Co-Activities: Sharon & Brian Kinnick
activities@woodlandshomeowners.org
- Facilities Managers:
Betsy & Blake Abshire
Facilities@woodlandshomeowners.org
- Website:
<https://woodlandshomeowners.org>
- Twitter:
www.twitter.com/WoodlandsCarmel
- Facebook:
<http://www.facebook.com/WoodlandsCarmel>

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A MESSAGE FROM THE PRESIDENT

Scott Adams

Welcome to 2023 and another great year in The Woodlands. I hope you and your family were able to relax and enjoy this past Thanksgiving, Christmas, and New Year.

As the new year begins, I have been reflecting on all of the amazing work the board was able to accomplish in 2022.

We had our first full year relying on the professional services of Aquatics to assist our pool director, Josh Linderman, with managing the pool. A big change like that requires big shoulders and a ton of work that was spearheaded by Mr. Linderman. I, the board, and the neighborhood are grateful for the long hours that Mr. Linderman put in to making that transition as smooth as possible.

It was also another year full of wonderful activities that were put on by our activities directors, Sharon and Brian Kinnick. They put in the hard work to make so many events that were special for so many people in the neighborhood. Their efforts and care for the neighborhood really does make this a special place to live.

Behind the scenes, the rest of the volunteer board did so much work to make sure our neighborhood remains the wonderful place to live that it is. It was a pleasure to work side by side with so many great people on our board.

As we look ahead to 2023, our goal is to continue to provide great care for the HOA assets and facilities while making this neighborhood special in all areas possible. We commit to doing that while holding increases in our dues at only a nominal amount. Despite high-cost increases in most areas, we have battled to keep the dues low. This board takes pride in having some of the lowest dues in our area, yet still providing facilities, activities, and services well above others.

Spring will be here soon, and we look forward to seeing everyone out and about!!

Annual Meeting: Monday, March 13, 2023, at 7:30pm in the Clubhouse

Pool News

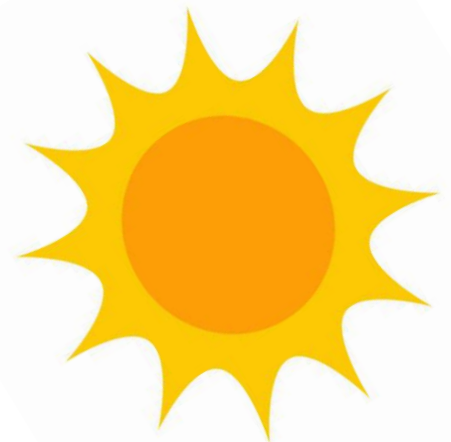
Josh Linderman

- Baby Pool
 - The baby pool has been resurfaced and will be ready for the 2023 season!

- Pool Management
 - The board reviewed multiple options and decided to continue using Aquatic Pool Management for the 2023 season.
 - I've incorporated your feedback and set clear expectations with Aquatic for the 2023 season. You'll see improvements in pool maintenance, bathroom cleanliness, staffing, and lifeguard engagement.
 - Do you know someone who would be interested in being a lifeguard next summer? Tell them to apply here and list Woodlands HOA as their Preferred Pool...www.indianapolis-pmg.com/summer-job-application

- Swim Lessons
 - We'll run two sessions of Swim Lessons again in 2023 (June 12-16 & June 19-23).
 - Look for future updates and a link to sign-up via MailChimp.

- Swim Team
 - We're looking forward to another exciting Swim Team season in 2023!
 - Look for future information and sign-ups from Swim Team leadership in the Spring.



Vice President

Paul Jansen

I cannot believe it's been another year for my wife and I living in this incredible neighborhood. We continue to feel so blessed to live in the Woodlands, and for the opportunity to work with such a wonderful group of people who volunteer their time to serve as a member of the WHA Board. It amazes me the quality of services, activities, and top line facilities that we have here while continuing to be one of the lowest costs HOAs in the Carmel area.

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 13, 2023, 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) (VP will roll to President for 2024)	Michael Simmons
Membership (2 year term)	Kelly Oreshan
Grounds (2 year term)	Grant Morris
Clubhouse (2 year term)	Sharon Kinnick
Co-Activities Director (2 year term)	Tiffany Buckingham
Treasurer (2 year term)	Brian Peterson

Board Members returning (positions not up for election) are Josh Linderman (Pool), John Buckingham (Co-Activities Director), Mandi Adams (Secretary), Greer Trapkus-Harris (Tennis Director).

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!

MARCH 13, 2023 ANNUAL MEETING

All members are encouraged to attend the **WHA Annual Meeting on Monday, March 13 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 nomination for any of the open positions listed 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, 2023, and any new nominations must be returned by February 8, 2023.** 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 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.

Submitted by _____ Date _____

LAST YEAR OVERVIEW AND NEW YEAR BUDGET FORECAST				
Operating Budget				
LAST FISCAL YEAR 3/1/22 - 2/28/23			FORECAST FOR NEW FY YEAR 3/1/23 - 2/28/24	
INCOME SOURCES	LAST YEAR'S BUDGET	ACTUAL	NEW FY BUDGET	PROPOSED CHANGE FROM LAST YEAR ACTUALS
Membership Fees (Class A and C)	\$ 190,905.00	\$ 194,465.00	\$ 201,744.00	\$ 7,279.00
Late Fees from late payments	\$ -	\$ 300.00	\$ -	\$ (300.00)
Back dues recovery				\$ -
Clubhouse Rentals (Income Transfer)	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ (1,000.00)
Transfer Fees from home sales	\$ 750.00	\$ 3,750.00	\$ 750.00	\$ (3,000.00)
Tennis Lessons	\$ 3,000.00	\$ 2,925.00	\$ 3,000.00	\$ 75.00
Pool Guest Fees	\$ 750.00	\$ 750.00	\$ 750.00	\$ -
Interest Income	\$ 100.00	\$ 100.00	\$ 100.00	\$ -
TOTAL INCOME	\$ 200,505.00	\$ 207,290.00	\$ 210,344.00	\$ 3,054.00
Operating EXPENSES	LAST YEAR'S BUDGET FORECAST	ACTUAL *	NEW FY BUDGET FORECAST	PROPOSED CHANGE FROM LAST YEAR ACTUAL EXPENSES
Activities	\$ 4,500.00	\$ 5,000.00	\$ 5,500.00	Up \$500
Administrative	\$ 26,420.00	\$ 25,400.00	\$ 28,250.00	Up \$2,850
Clubhouse	\$ 37,160.00	\$ 36,000.00	\$ 42,425.00	Up \$6,425
Grounds (includes Dam)	\$ 33,650.00	\$ 33,000.00	\$ 38,875.00	Up \$5,875
Pool	\$ 56,500.00	\$ 66,800.00	\$ 71,750.00	Up \$4,950
Tennis and Pickleball	\$ 10,940.00	\$ 5,300.00	\$ 9,600.00	Up \$4,300
Taxes	\$ 2,000.00	\$ -	\$ 2,000.00	Up \$2,000
To capital reserves **	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	Same \$-
TOTAL Operating EXPENSES	\$ 180,170.00	\$ 180,500.00	\$ 207,400.00	Up \$26,900
Capital Improvement Expenses		ACTUAL ***		
Baby Pool Improvement/Resurfacing		\$ 13,000.00		
Men's Bathroom Renovation		\$ 10,000.00		
TOTAL Capital EXPENSES		\$ 23,000.00		
FY 2022_2023 TOTAL		\$ 203,500.00		
* Actuals above include anticipated expenses for December 2022, January 2023, and February 2023				
** Capital Reserve Balance as of 3/1/23 = \$91,000				
*** Funding from 2022 excess income				

Clubhouse News

Ross Sexter

Well, we are making our way through another year at the Woodlands. The clubhouse has been very busy again with many rentals and parties.

Our activities have made good use of the clubhouse and our amazing grounds.

Please reach out to schedule your parties in advance by contacting our Facilities Manager.

Below is her email for you to reach out to her. As always, if you don't hear back let myself or our President know. Tours are available if you're new or just want to revisit the facilities.

Our new Facilities Manager, Betsy, would love to give you a tour or help schedule your next rental. Feel free to reach out to her via email: **facilities@woodlandshomeowners.org**

The clubhouse is one of our greatest assets for our HOA. As prices have been rising for utilities and just about everything else, the board has approved a rental increase that will be effective February 1st. If you already have rented and paid, you are not affected until your next rental agreement.

I am pleased to announce that we are moving forward on a full remodel of the men's bathrooms. The Clubhouse will be closed from Jan 22nd until February 4th to accommodate this. Most of you won't be reading this until after that.

We also had our walks outside by the pool deck raised and leveled this year. Our roof was inspected and only needs some overall minor repairs.

If you have suggestions or can offer your services, please feel free to reach out to me also. My email is: **clubhouse@woodlandshomeowners.org**

It has been an honor to serve this board for almost 10 years now. I hope that you support the upcoming board like you have supported me in my various roles on the board. But it's time to let others serve and help move our neighborhood forward.

Hope to see everyone soon again at our Clubhouse and Pool.

Enjoy the weather,

Ross Sexter

Clubhouse director

**** Class A and Class C Members ****
2023 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/)

**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 quote, 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 claim 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

MEMBERSHIP

Lisa McCoy

Season 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 2023 annual dues in January**. The invoice will be delivered via email. For all unpaid accounts, 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.

The 2023 annual dues will be \$467, as approved by the Board of Directors during the November 14, 2022 Board meeting.

I encourage you to electronically pay your dues when you receive your electronic invoice, as it will help reduce our mailing and printing expenses to the HOA. **Thank you in advance to members who pay prior to Jan. 31 !**

If you would like to update your email addresses of record for you household, please email me directly at membership@woodlandshomeowners.org

Lisa McCoy
Membership Director
membership@woodlandshomeowners.org

Please plan to attend the Woodlands Homeowners Association Annual Meeting on March 13, 2023 at 7:30pm in the Clubhouse. **YOU COULD HAVE YOUR ANNUAL DUES REFUNDED!** Just come and register for the drawing at the beginning of the meeting. **Must be a Class A Member and dues for 2023 must already be paid prior to the annual meeting. Must be present to win.**

GROUNDS

Judy Rouhselang

Blue dye treatments for the lake were successful in 2022 and helped to reduce submerged algae growth. The blue dye treatments will continue in 2023 starting in June. This is a food grade blue dye and not an herbicide. The dye is not harmful to people, pets, fish turtles, or any other wildlife or to lawns.

Regarding boat/watercraft storage behind the pool, this area is at maximum capacity. There is no more room for storage. All watercraft is registered with the Grounds Director. Please contact the Grounds Director if you have any questions.

Last, the dam safety inspection will be performed in August 2023. Please visit the **Woodlandshomeowners.org website**, "Lake and Boat Info" page for all the latest information.

Activities

Sharon & Brian Kinnick

We have wished farewell to Summer, raked all the Autumn leaves and we find ourselves facing the cold days of Winter....and through it all activities in Woodlands is bustling.

October started with a bang with our annual Chili Cookoff pitting neighbors against each other in a friendly competition to see whose chili would reign supreme and earn the coveted wooden spoon. Congratulations to Gina Rochford for her chili being recognized as the best in the neighborhood. Families camped on the lawn and listened to live music (including Woodlands resident musicians Kevin Kaufman, Barb Kaufman and Kent Withrow) while others enjoyed the petting zoo and pony rides from Scheumann Farms or took their turn getting glitter tattoos. A fun event for all.



October activities continued with a fun event for the kids in the spirit of Halloween. Neighbors were invited to the clubhouse for snacks and refreshments and decorating their pumpkins. It was a good time for all and a great way for neighbors to get to know each other better.



December brought the final events for 2022. Movie night included a double feature of Frosty the Snowman and The Grinch with a brief intermission for to enjoy snacks and refreshments. Kids came in with blankets and sleeping bags to claim their spots and hunker down for an evening of fun.



Our 2022 activities concluded with a visit from the jolly man himself. That's right, Old St. Nick himself rode his sleigh over to the Woodlands clubhouse and spent the evening. It was a great opportunity for the kids to share their Christmas list and get pictures on Santa's lap. He then sat the kids down and read 'The Night Before Christmas' before leading everyone in song. There was a craft section setup where kids made ornaments and enjoyed the special holiday treats.



“A Great Place to Gather”

**The Woodlands Homeowners Association, Inc.
10700 Lakeshore Drive East
Carmel, IN 46033**

Mailing Label Applied Here