

The Woodlands Acorn



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

President: Paul Jansen
president@woodlandshomeowners.org
Vice President: Mike Simmons
vp@woodlandshomeowners.org
Treasurer: David O'Halloran
treasurer@woodlandshomeowners.org
Secretary: Mandi Adams
secretary@woodlandshomeowners.org
Membership: Kelly Oreshan
membership@woodlandshomeowners.org
Clubhouse: Sharon Kinnick
clubhouse@woodlandshomeowners.org
Grounds: Grant Morris
grounds@woodlandshomeowners.org
Pool: Josh Linderman
pool@woodlandshomeowners.org
Tennis: Greer Trapkus-Harris
tennis@woodlandshomeowners.org
Activities: John and Tiffany Buckingham
activities@woodlandshomeowners.org
Facilities Managers:
Betsy & Blake Abshire
Facilities@woodlandshomeowners.org
Website: [woodlandshomeowners.org](http://www.woodlandshomeowners.org)
Twitter: @WoodlandsCarmel
Facebook:
<http://www.facebook.com/WoodlandsCarmel>

A MESSAGE FROM YOUR PRESIDENT

Paul Jansen



Welcome to 2024! I hope you and your family were able to relax and enjoy this past Thanksgiving, Christmas, and New Year, and you are excited for 2024.

The WHOA Board continues to work hard to improve our neighborhood and plan for the future, As I reflect on this past year, and talk with other neighborhood HOAs, I am reminded how blessed we are with the talented and committed volunteer group we have serving on the Board. I am convinced that there is no other neighborhood that offers the services and top line common facilities that we have. This is only accomplished due to the group of people we have who commit to serving on the board. From the pool, the activities, the clubhouse, the common area, the lake, tennis courts, the Woodlands neighborhood is the best.

As we look ahead to 2024 and beyond, the biggest struggle that we have for the neighborhood is getting enough volunteers to fill positions on the Board. If you have an opinion and want to serve your neighborhood, while continuing to keep our costs at the lowest possible level, we encourage you to step up. We have Board seats and Committee needs that require assistance.

Finally, I want to personally thank a few outgoing board members who have faithfully served over the past couple years. Scott and Mandi Adams, Greer Trapkus-Harris, and Brian Peterson have been incredible to work with. Thank you for your help, service, and friendship!

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

Annual Meeting: Monday, March 11, 2024 7:30 PM at the Clubhouse

Paul Jansen

In This Issue

Letter from VP	2
Clubhouse News	4
Membership	5
Grounds	6



LETTER FROM VICE PRESIDENT MIKE SIMMONS

I cannot believe it’s been another year living in this incredible neighborhood. I 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 cost 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 11, 2024 Annual Meeting.

The open positions and the committee’s slate are:

Position	Name for Slate
President (1 year Term)	Michael Simmons
Vice President (1 year Term)	Jordon Wood
Secretary	Sara Cummings
Tennis	Marcia Cossell
Co-Activities	John Buckingham
Pool	Josh Linderman

Board Members returning (positions not up for election): David O’Halloran (Treasurer. Replaced Brian Peterson), Tiffany Buckingham (co-activities), Grant Morris (Grounds), Sharon Kinnick (Clubhouse), Kelly Oreshan (Membership).

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 11, 2024 ANNUAL MEETING

All members are encouraged to attend the WHA Annual Meeting on Monday, March 11 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, 2024, and any new nominations must be returned by February 8, 2024.** 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 Michael Simons, 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 3/1/23 - 2/29/24			FORECAST FOR NEW FY YEAR 3/1/24 - 2/28/25	
INCOME SOURCES	LAST YEAR'S BUDGET	ACTUAL	NEW FY BUDGET	PROPOSED CHANGE FROM LAST YEAR ACTUALS
Membership Fees (Class A and C)	\$ 201,744.00	\$ 203,892.00	\$ 210,210.00	\$ 6,318.00
Late Fees from late payments	\$ -		\$ -	\$ -
Back dues recovery				\$ -
Clubhouse Rentals (Income Transfer)	\$ 4,000.00	\$ 8,575.00	\$ 5,000.00	\$ (3,575.00)
Transfer Fees from home sales	\$ 750.00	\$ 1,340.00	\$ 750.00	\$ (590.00)
Tennis Lessons	\$ 3,000.00	\$ 1,745.00	\$ 1,500.00	\$ (245.00)
Pool Guest Fees	\$ 750.00	\$ 520.00	\$ 500.00	\$ (20.00)
Interest Income	\$ 100.00	\$ 5,432.00	\$ 3,500.00	\$ (1,932.00)
TOTAL INCOME	\$ 210,344.00	\$ 221,504.00	\$ 221,460.00	\$ (44.00)
Operating EXPENSES	LAST YEAR'S BUDGET FORECAST	ACTUAL *	NEW FY BUDGET FORECAST	PROPOSED CHANGE FROM LAST YEAR ACTUAL EXPENSES
Activities	\$ 5,500.00	\$ 5,200.00	\$ 6,000.00	Up \$800
Administrative	\$ 28,250.00	\$ 27,800.00	\$ 28,250.00	Up \$450
Clubhouse	\$ 42,425.00	\$ 42,900.00	\$ 45,000.00	Up \$2,100
Grounds (includes Dam)	\$ 38,875.00	\$ 38,200.00	\$ 40,000.00	Up \$1,800
Pool	\$ 71,750.00	\$ 70,500.00	\$ 75,000.00	Up \$4,500
Tennis and Pickleball	\$ 9,600.00	\$ 3,300.00	\$ 10,000.00	Up \$6,700
Taxes	\$ 2,000.00	\$ -	\$ -	Same \$-
To capital reserves **	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	Same \$-
TOTAL Operating EXPENSES	\$ 207,400.00	\$ 196,900.00	\$ 213,250.00	Up \$16,350
Capital Improvement Expenses	ACTUAL ***			
Pool Fixes		\$ 19,100.00		
Parking lot resurfacing		\$ 2,500.00		
TOTAL Capital EXPENSES		\$ 21,600.00		
FY 2023_2024 TOTAL		\$ 218,500.00		
* Actuals above include anticipated expenses for December 2023, January 2024, and February 2024				
** Capital Reserve Balance as of 3/1/24 = \$110,000				
*** Funding from 2023 excess income				

CLUBHOUSE NEWS

The clubhouse has a few updates to report during 2023. The major update this year was replacing and moving the electrical panels in the basement. These panels were physically moved out of the pump room and across the hall to a smaller area that does not allow any moisture to reach the wiring. The cost of this improvement was \$6,800.00.

The clubhouse also had an inspection completed/cleaning of the fireplace just before winter. The fireplace was in great condition and no issues to report.

The roof contract with Blackmore and Buckner was updated for a 5 year period and there were no major issues to report.

HVAC inspection has been done and filters were replaced. Everything is in working order and an upcoming inspection is scheduled.

There was repair work done in the front entry banister along the steps to the front porch.

Upcoming clubhouse items that will continue to be addressed are: a new flood light on the outside to light up the area near the walkway to the pool. This area lights up the parking areas around the dumpsters. Professional estimate of this item was estimated around \$1,000.00.

Lastly, there was a garage door company out to estimate the cost of some minor repair work on one of the garage doors in the basement area. The doors are in working order and this was not a focus point this year. Repair will need completed in the future. Costs are estimated to be just over \$1000.00.

We will continue to maintain the clubhouse and address all/any action items as they come.

MEMBERSHIP UPDATE

Season's Greetings Neighbors!

We welcomed many new neighbors into the woodlands this year and we loved seeing all of the new faces around the neighborhood. As a reminder, all homeowners will receive an electronic invoice for 2024 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 1st to remain in good standing.** Any dues received after March 1st will be assessed a \$75 late fee. The 2024 annual dues will be \$490, as approved by the Board of Directors during the November 13, 2023 Board Meeting. I encourage electronic payment of the dues when you receive your electronic invoice, as it will help reduce the mailing and printing expenses to the HOA. If you would like to update your email addresses of record for your household or have questions about getting on our email list for the neighborhood updates/activity information, please email me directly at membership@woodlandshomeowners.org or call me at (317) 378-2698.

Kelly Oreshan



Lake and Grounds Updates Grant Morris

Hello Woodlands neighbors!

Another fantastic year has gone by, and we are looking forward to an even better 2024! Thank you to all that helped keep out clubhouse grounds clean, safe, and inviting for all to enjoy.

Our biennial dam safety inspection was performed August 2, 2023 by Burke Engineering and provided to the Indiana DNR. The full report is posted on the Woodlands website on the "Lake and Boat Info" tab.

Ponds RX continued outstanding service treating the lake in 2023 with blue dye treatments, helping to reduce submerged algae growth. The blue dye treatments will continue in 2024, starting in June. Please remember when you see these treatments applied to avoid swimming and drawing irritation out of the lake for 24-48 hours. Ponds RX has partnered with Jones Lake Management starting in November 2023, which is an industry leader in professional lake management, fish stocking, and pond aeration. Jones Lake Management will have access to new resources and capabilities to better serve our lake and continue to deliver top-notch service.

Boat/Watercraft storage behind the pool is at maximum capacity for 2024. There is no more room for storage. However, we ask that all current boats/watercrafts be re-registered by May 1st 2024 to ensure that there are no abandoned vessels. A name, address, phone number, and vessel description with the vin# emailed to Grounds@woodlandshomeowners.org is all that is needed to register. If you have stored a vessel in the past and do not wish to continue, please send us an email so we can reach out to our waiting list and allow someone else the opportunity to store for the 2024 season. There is no need for registering a vessel if you are taking it with you after each use. Please contact the Grounds Director if you have any questions.



“A Great Place to Gather”

The Woodlands Homeowners Association, Inc.

10700 Lakeshore Drive East

Carmel, IN 46033

Mailing Label Applied Here



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 February edition is mailed to each property.