

The Woodlands Acorn

**The Woodlands Homeowners’
Association, Inc.
2024 Woodlands
Board of Directors**

President: Michael Simmons
president@woodlandshomeowners.org

Vice President: Jordan Wood
vp@woodlandshomeowners.org

Treasurer: David O’Halloran
treasurer@woodlandshomeowners.org

Secretary: Sara Cummins
secretary@woodlandshomeowners.org

Membership: Kelly Oreshan
membership@woodlandshomeowners.org

Clubhouse: Jeff Bugher
clubhouse@woodlandshomeowners.org

Grounds: Grant Morris
grounds@woodlandshomeowners.org

Pool: Nick Oreshan
pool@woodlandshomeowners.org

Tennis: Unoccupied
tennis@woodlandshomeowners.org

Activities: John and Tiffany Buckingham
activities@woodlandshomeowners.org

Facilities Managers: Betsy & Blake Abshire
Facilities@woodlandshomeowners.org

Website: woodlandshomeowners.org

Twitter: @WoodlandsCarmel

Facebook:

<http://www.facebook.com/WoodlandsCarmel>

MESSAGE FROM YOUR PRESIDENT

Michael Simmons

As we step into 2025, I want to take a moment to reflect on all the accomplishments and efforts that made 2024 another outstanding year for our community.

This past year, we saw continued success in maintaining and enhancing our neighborhood amenities. The collaboration with Aquatics, now in its third year, has been instrumental in keeping our pool a highlight of the community. Nick Oreshan, our dedicated pool director, went above and beyond to ensure everything ran smoothly. His commitment does not go unnoticed, and we owe him our gratitude for his leadership and hard work.

Our activities directors, Tiffany and John Buckingham truly outdid themselves in 2024. Their creativity and dedication brought our neighborhood together through memorable events that added joy and connection to so many lives. Their hard work continues to remind us why this is such a wonderful place to call home.

I’d also like to acknowledge the rest of our volunteer board members, whose efforts have been nothing short of remarkable. From maintaining our shared spaces to addressing community concerns, their contributions have been essential to preserving the quality of life we all enjoy.

Looking ahead to 2025, we remain committed to taking excellent care of our HOA assets and fostering a sense of community in every way we can. Our board takes pride in offering exceptional amenities, services, and events while maintaining some of the lowest dues in the area.

As winter unfolds, we’re already looking forward to the arrival of spring and seeing neighbors out and about again. Until then, I wish everyone a happy and healthy start to the year.

Annual Board Meeting March 10, 2025, at 7:30 pm

ACTIVITIES

Tiffany and John Buckingham

Activities December brought the final events for 2024. This year, our movie night featured the beloved holiday classic, The Polar Express. Kids came in with blankets and sleeping bags to claim their spots and hunker down for an evening of fun. With a brief intermission to enjoy snacks and refreshments, it was a cozy and delightful experience for all.

Our 2024 activities concluded with a visit from the jolly man himself. That's right, Old St. Nick rode his sleigh over to the Woodlands clubhouse and spent the evening spreading holiday cheer. It was a great opportunity for the kids to share their Christmas lists and get pictures on Santa's lap. He then gathered the children around and read 'The Night Before Christmas' before leading everyone in a joyful sing-along.

There was also a craft section set up where kids made ornaments and enjoyed special holiday treats. It was a magical end to another wonderful year of activities in our neighborhood.

If you have any ideas for activities for adults, please email us at activities@woodlandshomeowners.org.

We would greatly appreciate your assistance in facilitating these events.

Thank you, and we look forward to your suggestions!



POOL NEWS

Nick Oreshan

Management

The board will continue our partnership with Aquatic Pool Management for the 2025 season.

Focuses for Aquatic will be more consistent cleaning of our facilities, timeliness of taking and returning from breaks, and rules enforcement.

Do you know someone who would be interested in being a lifeguard next summer? Encourage them to apply here and list Woodlands HOA as their preferred pool: <https://www.indianapolis-pmg.com/summer-job-application>.

Rules

We are working on a more concrete ruleset that will allow accountability on Aquatic, but also consistency for our families. Safety is the number one concern for the board, as well as Aquatic, so we will make an effort to be as transparent as possible on rules, while allowing Aquatic to make the best decisions for pool patrons.

Swim Lessons

We are planning to offer swimming lessons again for the 2025 season, with dates to be determined.

Please stay tuned for future updates and sign-up links via MailChimp.

Swim Team

As we begin the new year, we are anticipating another great Swim Team season for the Woodlands! Staff, timing and signups will be solidified in the first quarter of 2025, with information to follow soon!

Maintenance

This last year, we made some improvements to the pool, both preventive and reactive. Both lifeguard chairs will be replaced going into the season, since one platform broke towards the end of last year. Baby pool cleaning has also been implemented. Without a proper drain, we have purchased and required Aquatic to use a water vacuum to regularly clean the sediment that accumulates on the bottom of the pool. Over the next year, we will begin plans for resurfacing the pool deck, as well as addressing long term viability of the stone wall and planter that separates the main pool from the baby pool.

MEMBERSHIP

Kelly Oreshan

Happy New Year Neighbors! This year has been quite busy for families moving in and out of the neighborhood! As a reminder, all homeowners will receive an electronic invoice for 2025 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. Remember the deadline for paying is March 1. 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. Any dues received after March 1 will be assessed as a \$75 late fee. The **2025 annual dues will be \$514**, as approved by the Board of Directors during the December 9, 2024, 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 the members who pay prior to Jan. 31! If you would like to update your email addresses of record for your household, please email me directly at membership@woodlandshomeowners.org

YOU COULD HAVE YOUR YEARLY DUES REFUNDED! Just register for the drawing at the annual meeting on **March 10th at 7:30pm**. Must be a **Class A Member** and dues for 2025 must be already paid. Must be present to win. See page 6 for the Dues Payment Process.

**** Class A and Class C Members ****

2025 DUES POLICY AND PAYMENT PROCEDURES
PLEASE PAY YOUR DUES OBLIGATION ON TIME BY MARCH 1
MEMBERSHIP DUES (ASSESSMENTS) PAYMENT PROCEDURES

On August 12, 2019, the Board of Directors adopted a Delinquency Policy Resolution effective beginning January 1, 2020, with the following procedures, rules, and regulations for the collection of assessments:

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

Passed by the Board August 12, 2019

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.

LAKE AND GROUNDS UPDATES

Grant Morris

Lake Management

The blue dye treatments for our lake have been a resounding success in reducing submerged algae growth. We will continue these treatments in 2025, starting in June. This food-grade blue dye is completely safe and poses no harm to people, pets, fish, turtles, or any other wildlife, nor does it affect lawns. It's a natural and environmentally friendly solution that helps maintain the beauty and health of our lake. In 2025, we will continue this treatment through a new vendor.

Boat/Watercraft Storage

The storage area behind the pool for boats and watercraft has reached its maximum capacity. Unfortunately, we are unable to accommodate any additional storage currently. All watercraft must be registered with the Grounds Director. If you have any questions, please don't hesitate to contact the Grounds Director.

Dam Safety Inspection

The dam safety inspection is scheduled for August 2025. For the latest information and updates, please visit the "Lake and Boat Info" page on our website at woodlandshomeowners.org.

CLUBHOUSE

Jeff Bugher

Here are the latest updates regarding clubhouse repairs, enhancements, and maintenance:

- Last Fall Spectrum was replaced with MetroNet as the clubhouse Internet provider, in a cost-savings measure.
- Pepper HVAC serviced the heating system - Routine maintenance
- AAA Exterminating completed the job of evacuating squirrels and birds from the clubhouse attic and crawlspace. They also performed extensive work to seal structure and ventilation gaps to prevent their return. The bats in the attic will be addressed in the Spring 2025 timeframe. They are currently hibernating . . . Attempting to evacuate them during the cold season is not advised.



2024/2025 Budget

David O'Halloran

March 1, 2024 - February 28, 2025, Budget Forecast

Last Fiscal Year 3/1/24 - 2/28/25		Forecast for New FY 3/1/25 - 2/28/26		
Forecast Income / Obligatory Sources	FY 2024 - 2025 budget	Actual	New FY Budget	Proposed Change from Last year's Actual
Membership Fees (Class A and Class C)	\$ 210,210	\$ 212,960	\$ 215,880	\$ 5,670.00
Clubhouse Rentals	\$ 5,000	\$ 11,700	\$ 5,000	\$ -
Transfer Fees	\$ 750	\$ 1,650	\$ 750	\$ -
Tennis Lessons	\$ 1,500	\$ 1,705	\$ 1,500	\$ -
Swimming Lessons	\$ -	\$ 1,800	\$ -	\$ -
Pool Guest Fees	\$ 500	\$ 505	\$ 500	\$ -
Interest Income	\$ 3,500	\$ 9,105	\$ 3,500	\$ -
Total Income	\$ 221,460	\$ 239,425	\$ 227,130	\$ 5,670
Operating Expenses	FY 2024 - 2025 budget	Actual*	New FY Budget	Proposed Change from Last year's Actual
Activities	6,000	5,242	6,600	\$ 600
Administrative	28,250	28,433	28,250	\$ -
Clubhouse (includes all utilities for all property)	45,000	39,204	47,250	\$ 2,250
Grounds (Landscaping, tree trimming, dam, and lake)	40,000	30,103	40,000	\$ -
Pool, Tennis & Pickleball	85,000	73,133	90,000	\$ 5,000
Taxes (Federal and State)	-			\$ -
To Capital Reserves for future expenses based on Reserve Study	9,000	9,000	9,000	\$ -
Total Operating Expenses	213,250	185,114	221,100	
Capital Improvement Expenses		Proposed***		
Pool Fixes		\$ 10,000		
Clubhouse Upgrades		\$ 7,000		
Total Capital Expenses		\$ 17,000		
FY 2024_2025 Total		\$ 202,114		

*Actuals above include anticipated expenses for December 2024, January 2025 and February 2025

** Capital Reserve Balance at 11/30/24 is - \$216,000

***Funding from 2024 Excess Income (Final Capital Improvement Expenses still require board approval)

VICE PRESIDENT

Jordan Wood

Hi Neighbors!

Living in the Woodlands remains an incredible blessing, and the opportunity to work alongside such dedicated volunteers on the WHA Board has been a privilege this past year. The level of services, activities, and top-tier facilities we enjoy here, all while maintaining some of the lowest HOA costs in the Carmel area, is truly remarkable.

In my role as Vice President, one of my key responsibilities has been to recruit new board members and collaborate with the Board Nominating Committee to present a slate of candidates. Below is the slate that our membership will vote on during the Annual Meeting on March 10, 2025 at 7:30 pm. As you can see, many open positions remain that need a volunteer for next year. Would you consider serving your neighbors in this way?

The positions up for election next year are:

Position	Names on Slate
President (1 yr.)	Open
Vice-President (1 yr.)	Jason Minor
Treasurer (2 yrs.)	David O'Halloran
Clubhouse (2 yrs.)	Jeff Bugher
Grounds (2 yrs.)	Open
Membership (2 yrs.)	Open
Co-Activities (2 yrs.)	Open

Board positions not up for election are Secretary (Sara Cummins), Co-Activities (John Buckingham), and Tennis (this position would be board-appointed since it has gone vacant this year).

MARCH 10, 2024 ANNUAL MEETING

All members are encouraged to attend the WHA Annual Meeting on Monday, March 10 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 Jordan Wood, VP, 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.

“A Great Place to Gather”

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