

# The Woodlands Acorn

**The Woodlands Homeowners'  
Association, Inc.  
2025 Woodlands  
Board of Directors**

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## MESSAGE FROM YOUR PRESIDENT

*Michael Simmons*

As we eagerly anticipate the arrival of summer, I want to take a moment to reflect on the accomplishments and efforts that made the past year another outstanding one for our community.

This past year, we have continued to succeed in maintaining and enhancing our neighborhood amenities. Our collaboration with Aquatics has been instrumental in keeping our pool a community highlight. 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 director, Tiffany Buckingham, truly outdid herself last year. Her creativity and dedication brought our neighborhood together through memorable events that added joy and connection to many lives. Her hard work reminds 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. Kelly Oreshan efficiently managed membership, Grant Morris took excellent care of our grounds, and Jordan Wood served as a dedicated vice president. Their contributions have been essential to preserving our quality of life.

As we look forward to the summer of 2025, I am excited to welcome our new Board members: Gina Mencias for membership, Catherine Taylor for tennis, Jason Minor as vice president, Neil Metzger for grounds, and Sherri Zimmer for activities. We are thrilled to have them on Board and look forward to their fresh perspectives and enthusiasm.

Our Board remains committed to taking excellent care of our HOA assets and fostering a sense of community in every way possible. We take pride in offering exceptional amenities, services, and events while maintaining some of the lowest dues in the area.

As the warm weather approaches, we look forward to seeing neighbors out and about, enjoying all that our community has to offer. Until then, I wish everyone a happy and healthy start to the summer season.

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## ACTIVITIES

*Sherri Zimmer and John Buckingham*

### Upcoming Events

We are excited to announce that Euchre night and Bunco night will be organized soon. We are currently liaising with those interested to finalize the details. Additionally, we are open to ideas for different activities not solely focused on children, so please share your suggestions!

### Recent and Upcoming Activities

The Annual Woodlands Easter Egg Hunt was a SMASH HIT! About 60 kids came out to get as many candy-filled eggs as possible. There were 1,000 eggs hidden all over The Woodlands Club House grounds, and 1 GOLDEN EGG for each age group with a \$10 gift card inside. We even had a visit by the Easter Bunny himself! The kids loved seeing the Easter Bunny arrive at the clubhouse in a convertible. On top of the egg hunt and a visit from the easter bunny, arts & crafts were provided and delicious snacks and drinks. We want to thank Ashley for working so hard to bring smiles to our families by being our EASTER BUNNY, to the Pankiw kids for showing up earlier and volunteering to hide the eggs for the young kids. We also had several adults help with clean-up after the event, which is SUCH a blessing! The extra hands after an event like that help us out. Finally, if you'd like to help or your child needs some volunteer hours, they are welcome to contact us about volunteering for one of our upcoming events.

### Future Planning

We are always looking for ideas to make our activities more inclusive. The next big event on our calendar is the garage sale, scheduled for June 12-14, 2025.

### Suggestions and Discussions

- **Ice Cream Social:** One suggestion is to have an ice cream social on the last day of school. Another is to host an ice cream event on May 24th, the pool opening day.
- **Business Sponsors:** The president will discuss with the former president if there are any legal issues regarding having business sponsors for neighborhood events.

We appreciate your participation and feedback in making our community events enjoyable. Please feel free to reach out if you have any ideas or suggestions. Thank you for being an active part of our community!



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## POOL NEWS

*Nick Oreshan*

Welcome to Summer 2025! Our neighborhood pool will open **May 24th (Saturday) at 10:00 AM!** Please see our website for hours of operation, rules, pertinent info, and updates:

### Pool Website and Rules

#### 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.

#### Pool Hours and Maintenance

The pool will remain open until 8 p.m. in August, costing \$1000. This extension in hours has increased the budget. Additionally, the chairs have been refurbished for \$1100.

#### Baby Pool and Gate Updates

To dig out the baby pool would cost about \$5k, but we have decided to opt for a patch that will last 2-3 years and cost \$400. The baby pool also needs a fence around it, and the degrading planter will likely be removed and replaced with this fence.

We will implement a keyfob system for \$4291 for the gate to issue 450 key fobs, with an annual software maintenance fee of \$60. This system will be cloud-based, and while the lock mechanism will not be replaced, the software will be updated. The Board has passed the action to install the keyfob system.

#### Facility Repairs and Upgrades

The gutters need to be replaced for \$130k. Other updates include repairing the lifeguard chair and installing a new rope in the pool. The security process update to use key fobs will start in a few weeks. Swim lessons are now posted on the website.

#### Future Projects

The gutter system replacement and pool resurfacing will be costly and will be planned for the next few years.

## POOL NEWS (*continued*)

Nick Oreshan

### Member Feedback and Actions

- **Umbrella Placement:** Members have expressed concerns about the placement of umbrellas.
- **Keyfob Replacement:** The replacement cost for a keyfob will be \$25, and one keyfob will be issued per house.
- **Lifeguard Engagement:** Last year, lifeguards seemed disengaged. Nick has been speaking to Aquatic about improving pool safety and supervision. The on-site supervisor is present, but the mobile supervisor does not show up often. Nick will be hiring new lifeguards.
- **Morning Hours:** Members have asked why there are no morning hours when the swim team season closes. This could be considered in the future, but it is not feasible this year due to hiring restrictions for minors.

### Additional Updates

- **Keyfob Distribution:** Keyfobs can be picked up at the following times:  
  
**Saturday, May 17th from 5:30-8:00 PM**  
  
**Sunday, May 18th from 12:00- 2:00 PM**
- **New BBQ Grill:** A new BBQ grill has been added this year.
- **Board Action:** The Board has passed amended [pool rules](#) published on the Woodlands Homeowners' site's pool info page.
- **POOL GUEST FEES** – \$2.00/day per person, and an adult homeowner member must accompany ALL guests: [Venmo: @woodlandsswimming](#)



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## 2025 SWIM LESSONS AND SWIM TEAM

*Nick Oreshan & Michele Kirby*

### **Swim Lessons**

We are excited to announce two swimming sessions this summer, scheduled for June 10-14 and June 17-21. These sessions offer various options tailored to early swimmers of all abilities. The cost is \$40 per week, and children can attend either one or both sessions. As we approach the pool opening, signups will be made available. Stay tuned for more details!

### **Swim Team**

As we begin the new year, we anticipate another great Swim Team season for the Woodlands! Staff, timing, and signups will be solidified in the first quarter 2025. An email with information on how to sign up for the Woodlands 2025 Swim Team was sent.

### Coaching Support

Our former coach, Kate, has generously offered to consult and train the new coaches. Kate may also develop a training plan and provide documentation to ensure a smooth transition.

### Financial Details

The cost per swimmer is \$123, with \$18 allocated to Swimmingly. The remaining funds will support the team and the end-of-year party.

### Scheduling Conflicts

The new coaches may have potential scheduling conflicts, as they are also part of the Carmel swim team, which practices in the mornings.

### Board Actions

The Board has passed an action allowing children who do not live in the neighborhood to participate in the swim team. However, these children will not receive pool privileges and must have a sponsor living in the neighborhood.



## MEMBERSHIP

*Gina Mencias*

- **HOA Dues Payments:** 97% of homes have paid their dues.
- **Class C Membership:** There are now 13 Class C homes.
- **Delinquency Notices:** 12 homes have not been paid yet; therefore, delinquency notices were sent in early April.
- **Liens:** Two houses had liens, which need to be renewed.
- **Postcards:** Class C membership postcards were posted.
- **Inquiries:** We have received many emails about rules and regulations, and are still following up on them. Generally, we follow Carmel City ordinances for things like fence placement.

Thank you for staying updated with our community's financial and membership status. If you have any questions or need further information, please feel free to reach out.

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

**2025 S 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**

**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 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. 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/)



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## LAKE AND GROUNDS UPDATES

*Neil Metzger*

### **Picnic Tables**

Our picnic tables show signs of degradation and need to be replaced, with composite ones being a probable choice. The mowing crew currently moves the picnic tables to avoid the need for weed-eating around them. We may consider not replacing the picnic tables.

### **Dam and Lake Management**

A semi-annual dam inspection is scheduled for 2025. Due to the current dam situation, the proposal for additional boat storage was not approved. The storage area behind the pool for boats and watercraft has reached its maximum capacity. All watercraft must be registered with the Grounds Director. In 2025, we will also use a different company to implement a "greener" treatment for the lake, aiming for more environmentally friendly practices.

For the latest information and updates, please visit the "Lake and Boat Info" page on our website at [woodlandshomeowners.org](http://woodlandshomeowners.org)

Thank you for staying informed about our community updates. If you have any questions or need further information, please feel free to reach out.



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## CLUBHOUSE

*Jeff Bugher*

### Completed Projects:

- **Pest/critter control:** AAA will eliminate installed bat evacuation tubes in the attic soon after hibernation season ends. This will allow the uninvited bats to exit the clubhouse attic and prevent re-entry.
- **Handrail Installation:** Initiated by feedback from some clubhouse renters and their guests, hand grab bars have been installed for assistance in ascending and descending to/from the foyer

### Upcoming Projects:

- **Surveillance Cameras:** The Board approved implementing a surveillance system that will help deter common area vandalism and provide us with the means to review recorded activity in the event of an incident. Several incidents (involving the pool gate, picnic tables, and board) had been previously reported. Several vendor proposals were obtained, and Robison Technology Interiors was awarded the job. Implementation date is still TBD, but will occur this spring/summer. Best practices for HOA surveillance will drive the installation and use of the system.
- **Sign Board (Lakeshore Dr) Repair:** A post is rotting and needs to be repaired or replaced. We are exploring options.

### Routine Maintenance:

- **Semi-Annual Window Cleaning:** Professional window cleaning will begin in May by Northside Window Cleaning.
- **HVAC Maintenance:** The cooling season HVAC inspection and maintenance will be scheduled soon.
- **Roof Inspection:** The annual roof inspection will be scheduled in May-June.





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## Treasurer

*David O'Halloran*

### New Practices

- **Team Sign-Off:** A new practice will be implemented where the entire team will sign off on the monthly expenditure reports.

### Financial Updates

- **Audit:** The ongoing audit will be completed within the next month.
- **Cash Reserve:** We have a healthy cash reserve with a 3% APR being received.
- **Income Sources:**
- Main income is derived from membership dues.
- Additional income comes from clubhouse rentals.
- **Budget Performance:** All areas came in under budget this past year.
- **Unplanned Expenses:** There are always unplanned expenses to consider.
- **Excess Funds:** We have a \$35k excess for this past year, which can be used for future investments.

### Feedback and Future Planning

- **Annual Fee Increase:** The maximum annual fee increase is 5% as per the bylaw.
- **Tennis Courts:** There is a need to resurface the tennis courts, which will cost over \$100k.
- **Reserve Study:** A reserve study was conducted to plan for significant future expenses.
- **Interest Rates:** The higher-than-expected interest rate is due to the APR being a variable rate that depends on the market.

### Vendor Management

- **Approved Vendor List:** The approved vendor list should be updated, including confirmation of liability insurance for each vendor.

Thank you for your attention to these updates. If you have any questions or need further information, please feel free to reach out.

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## TENNIS

*Catherine Taylor*

As we look forward to the vibrant summer season, I want to address an important matter concerning our neighborhood tennis courts. Regrettably, the courts have become dilapidated and are in dire need of replacement. This essential upgrade will require a significant financial investment.

We recognize the importance of maintaining our amenities to ensure their safety and enjoyment. Therefore, we will investigate this issue thoroughly throughout the year and initiate the process of replacing the tennis courts.

In addition, we are excited to announce that we are exploring the possibility of offering tennis lessons for the neighborhood children. This initiative aims to foster a love for the sport and provide a fun, engaging activity for our young residents. We are currently recruiting for a tennis coach; therefore, if you are interested or know someone who may be interested, please get in touch with me at [tennis@woodlandshomeowners.org](mailto:tennis@woodlandshomeowners.org).

We appreciate your understanding and support as we work to enhance our community facilities and create enriching experiences for all.



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## VICE PRESIDENT

*Jason Minor*

As we look forward to an exciting summer filled with community activities and improvements, I would like to take a moment to express our heartfelt gratitude to the outgoing Board members for their dedicated service. Kelly Oreshan, who managed membership, Grant Morris, who oversaw grounds, Jordan Wood, our vice president, and Tiffany Buckingham, who coordinated activities, contributed significantly to our community's success. Their hard work and commitment have been invaluable. At the same time, I am thrilled to welcome our new Board members: Gina Mencias for membership, Catherine Taylor for tennis, Jason Minor as vice president, Neil Metzger for grounds, and Sherri Zimmer for activities. We are excited to have them on Board and look forward to their fresh perspectives and enthusiasm. Here's to a wonderful summer ahead!

### Important Upcoming Dates

<b>May 17<sup>th</sup></b>	Collect Pool Keyfob <b>5:30-8:00 PM</b>
<b>May 18<sup>th</sup></b>	Collect Pool Keyfob <b>12:00-2:00 PM</b>
<b>May 22<sup>nd</sup></b>	Ice Cream Social <b>6:00-7:00 PM</b>
<b>May 24<sup>th</sup></b>	Pool Opening <b>10:00 AM</b>
<b>June 12-14<sup>th</sup></b>	Neighborhood Garage Sale