

The Woodlands Acorn

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

President: Michael Simmons
president@woodlandshomeowners.org

Vice President: Jason Minor
vp@woodlandshomeowners.org

Treasurer: David O'Halloran
treasurer@woodlandshomeowners.org

Secretary: Sara Cummins
secretary@woodlandshomeowners.org

Membership: Gina Mencias
membership@woodlandshomeowners.org

Clubhouse: Jeff Bugher
clubhouse@woodlandshomeowners.org

Grounds: Neil Metzger
grounds@woodlandshomeowners.org

Pool: Nick Oreshan
pool@woodlandshomeowners.org

Tennis: Catherine Taylor
tennis@woodlandshomeowners.org

Activities: John Buckingham & Sherri Zimmer
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 the vibrant colors of fall begin to grace our neighborhood, I want to take a moment to reflect on the season's transitions—not just in nature but also within our community.

This year has brought both triumphs and challenges. Our board has remained steadfast in its commitment to maintaining the integrity, safety, and beauty of the Woodlands. Thanks to the tireless efforts of our volunteers and staff, we've continued to enhance our amenities and foster a welcoming environment.

However, we've also faced some difficult decisions and sensitive matters. I want to acknowledge the board's diligence in navigating these issues with transparency and care. We recently uncovered and addressed an incident of embezzlement, and while this was deeply disappointing, it reaffirmed our commitment to accountability and trust. We've taken corrective actions and implemented stronger safeguards to protect our community's resources.

Another major undertaking was the decision to completely rip out and replace the tennis court. This was not made lightly, but after careful evaluation, it became clear that a full renovation was necessary to ensure long-term usability and safety. We're excited about the improvements and look forward to unveiling a refreshed space for all to enjoy.

Our pool remains a cherished amenity, and I want to thank our Pool Director, Nick Oreshan, for his relentless efforts to keep it safe and enjoyable for our members.

Despite these challenges, our board remains united and focused. I want to thank our new and returning members for their resilience and dedication. Their leadership has been instrumental in guiding us through these moments with grace and resolve.

As we move into the cooler months, I encourage everyone to stay engaged, attend upcoming events, and continue to support one another. The strength of our community lies in our shared commitment to making the Woodlands a place we're proud to call home.

Warm regards,

Michael Simmons

President, Woodlands HOA

ACTIVITIES

Sherri Zimmer and John Buckingham

Upcoming Events

Chili Cookoff
(Saturday, **October 11th**)

 **Think your chili has what it takes?** Join us for a sizzling showdown at the Chili Cookoff! Whether you're a seasoned spice master or just love to stir the pot, this is your chance to show off your flavor, have fun, and maybe even take home the title of Chili Champion and take home the legendary wooden spoon. We will have a **live band** and an **inflatable football toss game**! Bring the heat, bring your friends, and let's make it a deliciously unforgettable day!

Trick or Treating at the Clubhouse (Friday, **October 31st**)

 Stop by the **clubhouse** for a sweet and savory treat! Our kind neighbors will be **passing out candy** for all the trick-or-treaters and serving up **free hot dogs** for everyone to enjoy. Bring your family, your costume, and your appetite — it's going to be a great time for the whole neighborhood!

Kids' Holiday Movie Night (Friday, **December 5th**)

 **Holiday Movie Night at the Clubhouse!**
Gather your loved ones and join us for a cozy evening of festive fun! We'll be showing a **holiday-themed movie** perfect for children and families to enjoy together. There will be **hot chocolate**, **snacks**, and plenty of holiday cheer to go around.

💡 **Don't forget to bring something cozy** — a blanket, sleeping bag, or pillow — to snuggle up on the clubhouse floor while you watch. It's the perfect way to kick off the season and make some magical memories!

Santa at the Clubhouse (Saturday, **December 13th**)

 **Santa's Coming to the Clubhouse!**
Get ready for a magical day of holiday cheer! **Santa Claus** will be making a special stop at the **neighborhood clubhouse**, ready to hear Christmas wishes and pose for festive photos. Kids can enjoy **holiday-themed activities** like holiday crafts with seasonal joy. Don't miss this chance to celebrate the season with your neighbors — it's going to be merry and bright!

Summer Activities





POOL NEWS

Nick Oreshan

Pool Repairs & Safety Measures

- The **deep end drain work** was completed a few years ago, but the **shallow end is deteriorating**.
- **Plaster lifespan** is typically 7–10 years. The board reviewed multiple quotes for **replastering the main pool**, ranging from **\$52K to \$73K**, depending on the extent of chip-out.
- A **temporary patch repair** costing **\$5K** was approved unanimously to address immediate safety concerns. This repair required a **4-day pool closure**, scheduled after the swim team season and around the July 4th weekend.

Baby Pool & Splashpad Discussion

- The **baby pool** is experiencing erosion due to **skimmer leakage**. Repairs would involve re-leveling, skimmer replacement, and new coping.
- A **fence is likely required** around the baby pool per city regulations.
- The board has explored the possibility of replacing the baby pool with a **splashpad**, estimated at **\$100K**.
- A comprehensive repair package for both pools was quoted at **\$108K**, including a 1-year material warranty and 10-year labor warranty (fence not included).

MEMBERSHIP

Gina Mencias

I am honored to have taken over the membership role for 2025-2027. I am grateful to Kelly Oreshan for her tireless work in 2023- 2025, including the training she provided to help me be successful in this role.

My family and I have lived in the Woodlands for a quarter of a century. We love it here. I'm passionate about this role, as it is critical to ensure we have the funds to maintain and improve our amenities and welcome new families to our neighborhood.

Here are a few updates:

- We were able to collect 98.8% of our membership annual dues, totaling \$209,198 this year.
- There are 4 Class A homes with outstanding balances totaling \$7709 (which includes two properties with multiple years of unpaid dues).
- Our legal team has placed liens on the two properties with multiple-year dues outstanding. The board approved these during the June meeting.
- New welcome packets continue to be distributed to new homeowners within the neighborhood.
- A total of 19 Class C members have joined this year.

In the coming months, the board will meet to discuss 2026 dues, and I will begin preparing electronic invoices to be sent out in early January to be paid before March 1, 2026. I will also continue to send out welcome packets and offer tours to new members.

LAKE AND GROUNDS UPDATES

Neil Metzger

Hello neighbors,

As we transition into fall, I'd like to share a few important updates regarding the care and maintenance of our communal grounds:

Tree Cleanup Approved

The board unanimously approved a proposal to spend \$11,000 with Cundado Services to clean up trees around the clubhouse property. This work included some removals but primarily focused on trimming to improve safety and aesthetics.

Dam Inspection & Follow-Up

Our annual dam inspection was completed recently, and we're pleased to report no unexpected findings. To maintain and prevent issues that have arisen in the past, the spillway will begin to undergo maintenance spraying. The inspector noted that trees on nearby private properties are beginning to impact the dam's structural integrity. Additionally, the State of Indiana now requires an Incident and Emergency Action Plan. We are currently working to get quotes for the cost to create and maintain a plan. We'll continue monitoring and coordinating with affected property owners as needed to maintain and improve the dam.

Grill Propane Reminder

A quick reminder for those using the clubhouse grill: propane tanks are stored near the pool heater. If you use one, please replace it, and submit your receipt to the treasurer for reimbursement.

Thank you all for helping keep our shared spaces safe, clean, and enjoyable. If you have questions or suggestions related to the grounds, feel free to reach out.

Warm regards,

Neil Metzger

Board Member – Grounds

CLUBHOUSE

Jeff Bugher



Surveillance System

We are pleased to announce an important enhancement that has been recently implemented in our community. In April 2025 the Woodlands HOA Board of Directors authorized the implementation of a surveillance camera and recording system. Prompting this action were prior reports of incidents that include alleged bicycle theft, missing letters from the Lakeshore Dr letterboard sign, picnic table damage, pool fencing/gate damage, and damage to a clubhouse table.

Purpose of the Surveillance System:

The primary purpose of the surveillance system is to deter nuisance activities, vandalism, and criminal behavior, and to assist in the investigation of any reported incidents that may occur on HOA common grounds. Our goal is to maintain a safe and pleasant environment for all residents.

Operation and Data Handling:

- **24/7 Recording:** 6 cameras are recording continuously, 24 hours a day, 7 days a week. 5 are focused on the common grounds, including the pool, tennis courts, boats, dam, parking areas, and bike racks. There is 1 camera that is recording activities in the clubhouse's great room.
- **Limited Review:** Recordings will be reviewed only when a specific nuisance, suspicious activity, or criminal incident has been reported to the HOA Board.
- **Privacy:** The cameras are positioned to monitor common areas and are not directed at individual homes or private property. The HOA is committed to protecting the privacy of our residents while ensuring the safety of our shared spaces. All video data is stored securely and will be accessed only by authorized personnel for legitimate purposes related to incident investigation.

A policy related to surveillance scope and restrictions has been developed by and for the HOA board of directors. It can be viewed on the [Woodlands HOA website](#), under the Documents tab. Surveillance advisory signs have been posted.

We believe this measure will significantly contribute to the overall security and well-being of our community. Your cooperation and understanding in this matter are greatly appreciated.

If you have any questions or concerns, please do not hesitate to contact the HOA board.

CLUBHOUSE (continued)

Jeff Bugher

Maintenance, Repairs, and Future Considerations

- The 35 yo(+) Lakeshore Dr letterboard sign has been re-leveled and reinforced for support at the base. The board is considering a full replacement down the road.
- Roof gutter protection screens that were found to be damaged during the annual roof inspection have been replaced, enhancing durability and performance and reducing the risk of structural damage to the clubhouse.
- During the summer heat, interest was expressed in opening the clubhouse as a cooling shelter to HOA members who are without power for an extended period of time. Of course, this will assume that the clubhouse is in an area that is not affected by a power outage. This will be looked into in 2026.

Treasurer

David O'Halloran

 Financial Overview

- The **HOA's total budget** is approximately **\$378K**, with an estimated **\$175K** available for spending this year.
- **Reserve balance** is projected at **\$232K**, based on July cash **balances of \$318K** and forecasted expenses of \$86K.
- Additional income from **clubhouse rentals, savings interest, and transfer fees** is expected to add around **\$8K** by year-end.
- The year-to-date financials can be found in this [link](#) to provide more transparency to the community.

Balances as of the End of August 2025

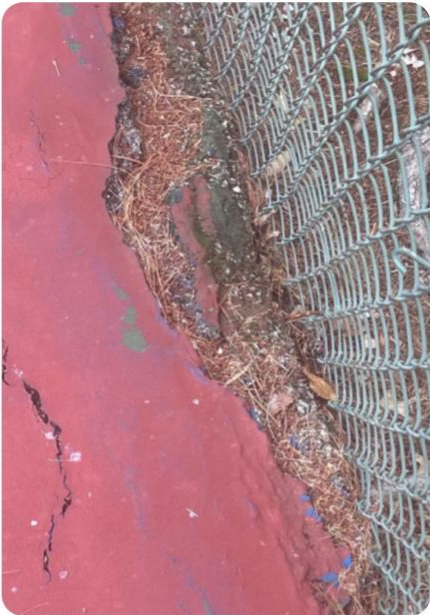
Bank Account Summary	
Account Description	August Balance
The National Bank of Indianapolis (checking)	\$6,645
The National Bank of Indianapolis (money market)	\$282,128
Chase (clubhouse)	\$1,253
PNC Bank (Swim Team)	\$4,572
Total Cash	\$290,026

TENNIS

Catherine Taylor

I rejoined the board with the goal of ensuring that our court becomes a quality space for residents and their guests. It has seriously deteriorated. Chunks of asphalt, deep cracks, dead spots, and uneven surfaces are evident. We take any financial investment seriously, but it has been many years since a significant amount was allocated for this amenity. The board has approved complete reconstruction. The layout will include one tennis court and two designated pickleball courts. After weeks of researching companies, reviewing feedback, seeking advice, and observing their work, it was unanimous that a full tear-out is necessary. Anything less would be a temporary and costly Band-Aid. Additionally, the 50-year-old fence is bent, broken, and rusty. I recommend Howard Paving and K&K Fence, both long-time Indianapolis companies with high ratings. Tearing out, rebuilding, resurfacing, and installing a 10-foot-high fence will cost \$ 144,923. While this amount is substantial, minimal maintenance will be needed after the initial investment. Weather permitting, the project will take about a month. Please see the “before photos,” and we will keep residents informed about spring scheduling. We hope you will be excited about the board’s commitment to keeping our neighborhood safe, welcoming, and beautiful. As a reminder, if you want to reserve courts during the beautiful fall season, contact me (tennis@woodlandshomeowners.org). I will add you to the system.

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



VICE PRESIDENT

Jason Minor

As we conclude a busy and memorable summer, I want to thank everyone in our community for your participation, support, and enthusiasm. From pool days to neighborhood events, it’s been a season full of connection and fun.

Looking ahead to fall and winter, our focus shifts to planning and progress. The board is actively working on major repairs to our shared facilities — including the pool, tennis courts, and dam — to ensure they stay safe, functional, and enjoyable for years to come. These projects require careful budgeting and long-term planning, and we appreciate your patience and involvement as we move forward.

Important Upcoming Dates

October 11th	Chili Cookoff
October 31 st	Trick-or-Treating
December 5 th	Family Movie Night
December 13 th	Santa Visits