

The Woodlands Acorn

**The Woodlands Homeowners'
Association, Inc.
2026 Woodlands
Board of Directors**

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president@woodlandshomeowners.org

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Treasurer: David O'Halloran
treasurer@woodlandshomeowners.org

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Twitter: @WoodlandsCarmel

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

MESSAGE FROM YOUR PRESIDENT

Kathryn Kempson

Dear Neighbors,

Welcome to another edition of *The Acorn*! I hope you're enjoying everything our neighborhood has to offer this season—from our beautifully renovated pool and scenic lake to the new tennis and pickleball courts, our well-maintained common areas, and the many community events that bring us together.

It is truly an honor to serve as your HOA President and to give back to the neighborhood that has meant so much to my family. The Woodlands has been home to my family for more than 20 years, and I have had the privilege of raising my four children here. Over the years, I've come to appreciate what makes this neighborhood so special: wonderful neighbors, lasting friendships, and a shared commitment to creating a welcoming place to call home.

Your Board of Directors has been working hard on several important initiatives, many of which you'll read about in this issue. I am grateful to serve alongside such a dedicated group of volunteers who generously give their time to maintain our community, improve our amenities, and plan for the future. Since the annual meeting, we have welcomed Nick Oreshan as Vice President, Larry Rich as Member-at-Large, and Sara Cummins as Secretary following the independent resignations of Louis Somlai and Sarah Hubley for unrelated personal reasons. I'm grateful for how hard everyone on this board works to keep this neighborhood going!

As promised at our Annual Meeting, we've been reviewing our governing documents. Following a legal review, it was determined that the proper process was not followed during bylaw revisions earlier this year. As a result, we have reverted to the 2005 version of the bylaws, which are now available on our neighborhood website. We're also taking steps to improve communication and transparency. Beginning this month, Board meeting agendas will be posted on our website before each monthly meeting, giving homeowners a better understanding of upcoming topics and more opportunities to share ideas, attend meetings, and get involved.

One of the highlights of the spring was hosting the Mayor's Pop-Up event at our clubhouse. It was wonderful to see neighbors connecting with city leaders, public safety officials, school representatives, and local businesses. It was also a great opportunity to discuss topics important to our community, including the proposed roundabout. Events like these remind us of the strong sense of community we share.

Thank you for the opportunity to serve. I encourage you to stay connected, get involved, and help us continue making our neighborhood an exceptional place to live.

Warm regards,

Kathryn Kempson

President, Woodlands HOA

ACTIVITIES

Sherri Zimmer and John Buckingham

Upcoming Events

Back-to-School Bash
(Saturday, **August 8th**,
4-6 PM)

 **Join us as we wrap up summer and kick off a fantastic new school year!** Gather your friends, family, and neighbors for an evening of fun, food, and community at our **Back-to-School Bash**. Whether you're sending a kindergartener off to their first day or celebrating another year of school adventures, there's something for everyone to enjoy!

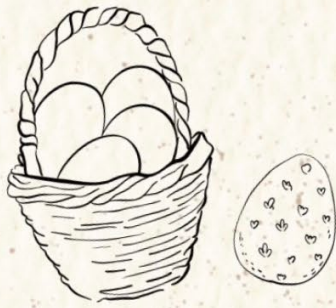
Chili Cookoff
(Saturday, **October 10th**)

 **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 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 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!

Neighborhood Activities







Egg-citing
Times

POOL NEWS

Nick Oreshan

Pool Update

As another successful pool season winds down, we'd like to share a few highlights and updates from this year's operations and maintenance efforts.

The pool underwent significant offseason maintenance, including resurfacing and repairs to extend the facility's lifespan. The project was completed successfully, and the pool surface has performed well throughout the season. The baby pool was also thoroughly cleaned, and a new vacuum was purchased to help maintain water quality and cleanliness.

Throughout the season, several maintenance projects were addressed, including pool pump repairs, deck cleaning and power washing, landscaping updates around the pool area, and ongoing work to keep the pool heater operating effectively. While some equipment required additional attention this year, repairs and adjustments helped keep the pool running smoothly for residents.

This summer's swim team season and swim lessons were both well attended and ran successfully. The swim team benefited from strong participation and experienced coaching staff, while swim lessons provided neighborhood children with valuable opportunities to build confidence and improve their swimming skills.

Looking ahead, the Board continues to monitor several long-term maintenance items, including the pool cover and future tile replacement needs. While these are not immediate concerns, proactive planning helps ensure the pool remains a high-quality amenity for years to come.

Adult Lap Swim Discussion

The Board has begun exploring the possibility of offering morning adult lap swim hours before the pool opens for regular daily use. One potential option under consideration would allow lap swimming without lifeguards on duty.

At this time, the idea is still in the exploratory stage. The Board is working with the community's insurance provider to better understand any safety, liability, and operational requirements before determining whether such a program would be feasible.

We will continue to evaluate the opportunity and will share updates with residents as more information becomes available.

Thank you to everyone who helped make this year's pool season such a success!

MEMBERSHIP

Gina Mencias

I'm pleased to report 2026 is looking to be another strong year for our association!

Membership & Dues

Nearly **100% of homeowners have paid their annual dues**, with all but **four homes** remaining outstanding.

In accordance with our established Delinquency Policy, these four accounts have been forwarded to our legal team for lien processing.

We also want to welcome the **21 Class C homeowners who have joined or rejoined the HOA this year**. Your participation strengthens our community and helps support the events, beautification efforts, and neighborhood initiatives that benefit everyone.

Neighborhood Housing Market Update

The housing market in **The Woodlands** continues to reflect the strength and desirability of our community. Realtor.com currently shows **just four active or recently pending listings across both neighborhoods**, underscoring the limited inventory available to buyers and the continued demand for homes in our HOA. Since **January, The Woodlands has recorded multiple home sales**, demonstrating continued buyer demand and confidence in our neighborhood.

This local activity is consistent with the broader Carmel market, where the **median listing price is approximately \$574,000** and homes spend a **median of 27 days on the market**, demonstrating a healthy and competitive environment for sellers while supporting long-term property values.

Thank you to everyone who has supported the HOA through timely dues payments and active membership. Your involvement helps preserve the quality, value, and sense of community that make The Woodlands such a wonderful place to call home.

TRANSPARENCY INITIATIVES FOR THE HOA

To comply with recent changes to Indiana homeowners association law, the Board is making additional Association information available on our website to improve transparency and keep homeowners informed.

Optional Services & Fee Schedule

Pursuant to HEA 1152-2026 (<https://iga.in.gov/legislative/2026/bills/house/1152/details>) – **Homeowners Association Matters**, the Association has published a consolidated schedule of optional services and fees on the HOA website at <https://woodlandshomeowners.org/optional-services-fee-schedule/>.

No new fees are being introduced at this time. The schedule simply brings together existing fees in one convenient location.

Optional Services & Fees

Title	Description	Fee
Clubhouse Rental	Weekday (Mon–Thurs)	\$150 per day
Clubhouse Rental	Weekend (Fri–Sun)	\$250 per day
Clubhouse Rental	Refundable Security Deposit	\$150 per rental period
Pool	Guest Fee	\$2 per guest per day
Pool	Replacement Key Fob	\$25
Swim Lessons	Per Session per individual child	\$40
Tennis Lessons	Per Session per individual child	\$45
Dues Assessment	Title Company or Refinancing Letter	\$50
Class C Membership	Fee for eligible Class C Addresses who choose to join	\$539 annually, subject to a maximum 5% increase annually
Class C Membership Initiation	Initiation fee for new Class C members who join after May 15 annually	\$100

TRANSPARENCY INITIATIVES FOR THE HOA (*continued*)

Collection-Related Fee

Late Fee: Annual Dues not received by **March 31** will automatically incur a **\$75 late fee**.

Board Meeting Notices

In accordance with **Public Law 155-2026**

(<https://iga.in.gov/legislative/2026/bills/house/1115/details>), the Association will post **monthly Board meeting notices and agendas** on the HOA website beginning in July 2026, making it easier for homeowners to stay informed about and actively participate in upcoming meetings and Association business.

For more information, homeowners may visit the HOA website for the latest meeting notices at <https://woodlandshomeowners.org/activities/>.

LAKE AND GROUNDS UPDATES

Neil Metzger

Grounds Update

I have continued to focus on maintaining and improving some of the neighborhood's most important common assets, including the dam, lake area, landscaping, and boat storage facilities.

One of the Board's primary long-term priorities remains the neighborhood dam. Following inspections and ongoing discussions regarding maintenance requirements, progress continues in developing an Emergency Action Plan and evaluating future maintenance needs. Earlier this year, the Board approved engaging engineering support to assist with these efforts.

There has also been encouraging progress in discussions with local officials. A Carmel City Councilor has expressed interest in learning more about the dam and exploring whether the City may participate as a financial partner in future dam maintenance efforts. While these conversations are still preliminary, the Board is encouraged by the opportunity to explore potential partnerships that could benefit the community.

Throughout the year, landscaping improvements have continued in common areas, including mulch installation, seasonal cleanup, and enhancements around neighborhood amenities. The Grounds Director has also been reviewing the lake and boat storage areas to ensure they remain organized, safe, and well-maintained. Additional storage spaces have been identified, and an audit of existing boat storage usage has been completed.

Boat Storage Program

To help manage the boat storage area and offset future maintenance costs, the Board unanimously approved a new \$50 annual boat storage rental fee.

The new fee is planned to be implemented beginning in 2027. Before that time, residents with boats currently stored in the area will be asked to remove any unused watercraft by the end of the year, ideally before the first frost. This will allow the storage area to be reviewed, organized, and prepared for the new registration and rental process.

Additional details regarding the boat storage program will be communicated in future editions of the Acorn as implementation plans are finalized.

Warm regards,
Neil Metzger
Board Member – Grounds

CLUBHOUSE

Jeff Bugher

Clubhouse & Facilities Update

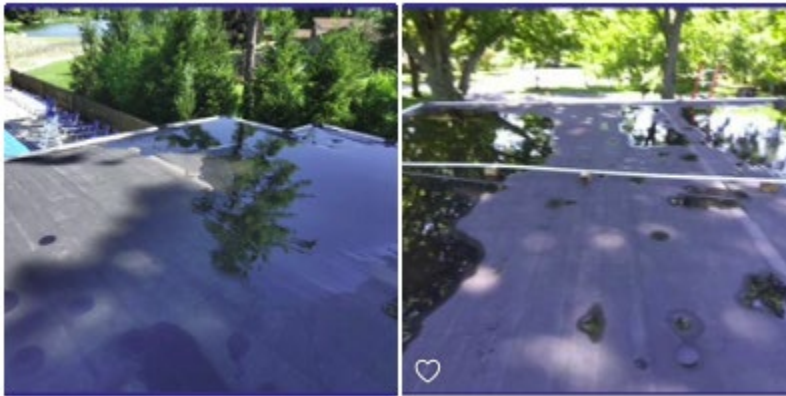
As a reminder, the clubhouse is available to rent for your special occasions, and/or *any* occasion. To request a rental or to schedule a tour of the facilities, please refer to the [Clubhouse Rental tab of the HOA website](#).

Routine maintenance:

Monthly pest control visits by AAA Exterminating. No issues detected

- Semi-annual window cleaning by Northside Window Cleaning
- Annual fire extinguisher inspection by Koorsen Security. No concerns

Annual roof inspection by contracted vendors Blackmore and Buckner Roofing (a Tecta America local affiliate). The section of flat roofing over the apartment and rec rooms is retaining ponded water, a sign of wear and tear in the underlayment. The vendor recommends replacing the roof and underlayment. We are soliciting opinions and estimates from other suppliers



Semi-annual Heating, Ventilation, and Air Conditioning inspection and maintenance by Pepper Heating and Air

CLUBHOUSE (*continued*)

Jeff Bugher

Issues:

- We have seen signs of unauthorized use of the clubhouse dumpster: In June the board approved new language added to the [Lake and Grounds information](#) tab of the WHA website:
 - **PURPOSE:** To discourage unauthorized dumping and to control costs
 - **AUTHORIZED USERS:** Use of the clubhouse dumpster is limited to HOA-sponsored events, clubhouse rentals, HOA members during use of the common facilities, and HOA facilities maintenance. Personal household trash, contractor materials, and non-resident use are prohibited
 - **ENFORCEMENT:** The dumpster area is under 24-hour video surveillance. Violations may result in fines for residents, and law enforcement involvement for non-residents and contractors. (Signage has been affixed to the dumpster)
 - **ALTERNATIVES FOR RESIDENTS:** For bulk items, contact Carmel Utilities or your waste management service provider for heavy trash pickup days, or arrange to drop items off at one of your service provider's waste stations. For chemicals/paint, make an appointment with Hamilton County Household Hazardous Waste
- At the end of a busy June pool day, the Facilities Manager reported that the men's room urinals were not flushing properly. Jake Miller Plumbing resolved the issue, which was found to be tied to the flushing of chewing tobacco. Blockers have been installed to help prevent recurrence
- While onsite to tend to the urinals, Jake Miller performed a sewer line camera inspection at our request, as one of our objectives for the year is to inspect aging infrastructure. The inspection revealed 2-3 points along the clay tile line, from the basement out to the street, with significant tree-root infiltration. They are not resulting in any backups at this time. The board is discussing mitigation options, costs, and timing
- Water damage to 3 sections of the great room south wall was discovered early July. A roof leak was later determined to be caused by faulty electrical work performed Aug 2024. The sources of the leaks have been repaired, and restoration is scheduled the week of Aug 10. We are investigating avenues to recover the related financial loss

Treasurer

David O'Halloran



Financial Overview

- Annual dues collections remain strong, helping support neighborhood operations and amenities. Outstanding accounts continue to be addressed through established collection procedures.
- The Association remains in a stable financial position, with routine financial management, tax filings, and insurance obligations completed as planned.
- The Treasurer is currently working with Board President Kathryn Kempson on a **5- to 7-year financial forecast** that will help identify anticipated capital projects, maintenance needs, and reserve requirements across community assets.
- This long-range planning effort will provide a comprehensive view of future expenses and help ensure the Association remains financially prepared for major projects in the years ahead.
- The forecast is still under development and is not yet ready for community review, but the Board looks forward to sharing more information as the planning process progresses.

Balances as of the End of June 2026

Bank Account Summary	
Account Description	June Balance
The National Bank of Indianapolis (checking)	\$5,097
The National Bank of Indianapolis (money market)	\$236,234
Chase (clubhouse)	\$2,969
PNC Bank (Swim Team)	\$5,380
Total Cash	\$244,300

TENNIS

Catherine Taylor

Update: Our beautiful courts are 99% finished. We have cancelled Skedda, the online booking platform. The price doubled, so we are launching a new system.

<https://woodlandshomeownersassociationsportscourtreservations.setmore.com/>

Procedures: Unfortunately, the gate has been found unlocked, leaving it accessible for misuse. When finished playing, if no one else is on the court, please slide the pin into the lock using the same 4 digit code. Then, spin the numbers and close the latch. When not in use, the gate must be locked at all times. It is imperative that the code (in the July 2nd Grand Reopening email) be used only by HOA members. We are investigating a way to access the pool fob system at the courts. All guests and youth under 14, are to be accompanied by an adult (18) member. Thank you for taking care of our new amenity.

Lessons: We all experienced a very hot week. Parents should be proud of their children who were attentive, while learning a variety of challenging skills. Most importantly, coaches hope everyone had fun and left with the desire to play more tennis.

If you are interested in connecting with others for tennis/pickleball, and are comfortable with my sharing emails, let me know. We are currently building an interest list. Fall at the Woodlands is a most wonderful time to play. tennis@woodlandshomeowners.org



VICE PRESIDENT

Nick Oreshan

Hello Neighbors,

I'm honored to have been appointed as Vice President and appreciate the Board's confidence and support. I look forward to serving our community and working alongside the Board as we continue to maintain and improve the amenities and resources that make our neighborhood such a great place to live.

In recent months, the Board has been focused on several important initiatives, including long-term planning for community assets, facility maintenance projects, and ongoing reviews of our governing documents and policies to ensure they continue to meet the needs of our neighborhood.

As always, I encourage residents to stay engaged, attend Board meetings when possible, and reach out with questions, concerns, or ideas. Strong communities are built through participation, communication, and a shared commitment to preserving the quality of life we all enjoy.

Thank you for the opportunity to serve. I look forward to working with all of you in the months ahead.

Kind regards,

Nick Oreshan

Vice President, Woodlands HoA Board

ROUNABOUT COMMITTEE CHAIR

Andy Nist

Hello friends and neighbors,

As the leader of our deputized neighborhood Roundabout Committee, I wanted to share an update on the work completed and the project's status. First, I want to thank you for your participation in the neighborhood Survey (this was the primary source of information the Committee used to gauge concerns, themes, ideas, etc.). Secondly, I want to thank our committee for their time and extremely thoughtful, solutions-based participation in this process.

We learned early on that this project was a “go” from the City, so our focus was on how to partner with and influence the project in the best interests of our neighborhood (pedestrian safety and vehicle flow). We positioned and aligned on the following key design considerations and criteria for the project:

1. Crosswalks constructed to the highest allowable profile by code
2. User-activated beacons (fought for Red but will be built with Yellow for continuity across the city)
3. The tightest geometry will be designed that still permits emergency vehicle entry and navigation (structure will slightly shift east of the Lakeshore axis centerline)
4. Committed to researching additional high-visibility markings as part of the final design
5. Will evaluate overall intersection lighting and add based on their analysis.
6. The roundabout center landscape is designed to match the Woodlands ethos

There is a plan to install a roundabout at the 106th-Haverstick intersection in the future (funding and probable timing for this have not been determined). We’ve requested a traffic study for these two intersections to understand better the impact on flow, bottlenecks, driveway access, etc. As of June 29th, the City is progressing into the Final Tracing stage of the Lakeshore roundabout project (90% design completion), resolving utility-related conflicts. It anticipates a construction start next spring-summer (~70 days total construction period). That’s all for now.....

Andy Nist

Roundabout Committee Leader

NEIGHBORHOOD SAFETY REMINDER

Golf Carts, E-Bikes & Electric Scooters

As warmer weather brings more outdoor activity, we'd like to share a quick reminder about golf carts and other electric mobility devices in our neighborhood.



We've recently seen an increase in golf cart use throughout the community, so we'd like to clarify that golf carts are not permitted on our neighborhood streets or common areas. Under City of Carmel ordinances, golf carts are not authorized for use within our neighborhood.



E-bikes and electric scooters are generally permitted, but riders must always operate them safely and follow applicable traffic laws.

Please remember to:

Wear a **helmet** and appropriate safety gear.

Follow **posted speed limits** and traffic laws.

Yield to **pedestrians** on sidewalks and paths.

Ride responsibly, especially near entrances, intersections, playgrounds, and common areas.

Our goal is simply **to keep everyone safe** and ensure we're following City regulations. We appreciate your cooperation and consideration for your neighbors.