

## WINDING BROOK NEWS

October-November 2017

**From the Board.** The summer and fall were very busy. Major projects include repair/restoration of four roofs (buildings 13, 14, & 8 completed, # 4 in progress); the Hoosier Water Away drainage plan begun (buildings 1 & 2 finished; 3 & 4 near completion; work on 5 & 6 to begin soon); large-scale tree pruning (13 trees) and removal (10 trees). In addition, many smaller repairs and maintenance procedures were completed. You can view the Woodlands Maintenance Reports on Google Drive. To get access, contact Carolyn Brown ([csbrown987@gmail.com](mailto:csbrown987@gmail.com)).

**Dues Increase.** Looking ahead to projects for 2018, the Board voted to increase homeowner dues by \$10 per month starting in January. Garage fees will not change. The new fees will be:  
\$245 for 1 unit  
\$260 for 1 unit and 1 garage  
\$275 for 1 unit and 2 garages, or 1 double garage

**Woodlands Web Site.** We are pleased to announce that Susan Seitzinger has agreed to maintain the Woodlands web site. She will post new material in a timely manner, remove outdated documents, and add categories as requested by the Board. Please visit the web site and let us know your thoughts. [www.woodlandshoa.net](http://www.woodlandshoa.net)

**Free LED Light bulbs from Duke.** Did you notice that Duke Energy is again offering free LED light bulbs? Return their postcard for 6 free bulbs.

## Parking



Search ID: Jknn398  
"No, I'm not into astronomy. That telescope is for you to see your new parking spot."

Fortunately, Woodlands parking is not as dire as in the cartoon. But because not all homeowners have a garage, it is essential to protect the numbered spaces. Please remind your guests to park in visitor spaces only. The Buildings and Grounds Committee discussed parking issues at length at their last meeting – see their report attached to the November 9 meeting minutes, posted on the Woodlands web site.

**Free from the American Red Cross.**  
December 2, 2017, 10am-1pm.



Working smoke alarms save lives! Have you checked your alarms? Red Cross workers will knock on doors in the Woodlands from 10am-1pm on Sat, Dec 2 to check your alarms, provide batteries or replace the alarm if needed for FREE! Thanks to Aran Mordoh for coordinating this event.

## Cold Weather Guidelines

The Board asks that all residents review the following information and guidelines:

**If you will be away** during the winter period, be sure to leave the heat at a minimum of 60-65 degrees to avoid frozen water pipes. If they break, you are responsible for all damages to your own and your neighbors' units.

**Yards:** If you maintain your own yard, please remove all dead plant material, Halloween pumpkins, and other decorations in a timely manner.

**Snow removal:** We have contracted with **C&H Landscaping** for snow removal. They will shovel the snow for us when the depth is two inches and above. They will not shovel between cars, to avoid damaging them. When the snow accumulation is less than two inches in depth, owners are responsible for the sidewalk in front of AND leading to their unit.

**Icy conditions.** In icy conditions, C&H will treat our sloping entry driveway no later than **6:30am**, then our roads and sidewalks. Nevertheless, please take great care when exiting the Woodlands.

**Ice melt.** C&H uses environmentally friendly ice melt that is safe for dogs on sidewalks and standard rock salt on the parking lots. Residents may use ice melt containing sodium chloride (salt) on sidewalks, steps or streets—but as sparingly as will get the job done. Please **do not** use urea pellets. The Board keeps a supply of ice melt in the Woodlands maintenance

garage, should you need some. You may [email the board](#) to request some. Please bring a container.

**Dog waste.** Please continue to clean up after your pets in all common areas of the Woodlands. Snow may cover dog waste, but it does reappear later. Please discard waste in a tied plastic bag thrown into a dumpster.

**For insurance purposes,** to safeguard against fire and termites, please ensure that all firewood is placed 18" away from the side and back walls of your unit.

**Visitor Parking.** As always, make sure all guests, visitors and repairmen park in "Visitor" spaces only. Ask them not to park in numbered spaces without the owner's permission, in front of garages or anywhere there's a yellow curb i.e. in tow zones and fire lanes. With the possibility of inclement weather, we need to keep roadways clear of illegally parked cars.

### **Farewell from Judy Schmid.**

I have lived in the Woodlands for more than 30 years. As one of the original investors, I witnessed a lot of history. The pond was home to several species of fish, as well as ducks, herons, and geese. We met to conduct HOA business in each other's homes. The monthly dues were \$25. One of the investors looked after the grounds. I served as Board president for about 6 years and published the first newsletters. I love the Woodlands and the people here. Now, with mixed emotions, I'm leaving my home to live with my daughter, Kathy. I hope to see many of you from time to time.

Judy.