

The Woodlands

HOA email: board@woodlandshoa.net

Board members:

Aran Mordoh: President

Shelley Taylor: Vice-President

Lisa Meuser: Secretary

Valerie Grim: At-Large Board Member

Board member 5 (currently vacant):

Financial Manager: finance@woodlandshoa.net

Property Manager: manager@woodlandshoa.net

Check out The Woodlands Website!

<http://www.woodlandshoa.net>

To put in a homeowner request (*any item of concern*)

<https://www.woodlandshoa.net/homeowner-requests/>

Monitored by property manager Jamar & Board

“A Negative mind will find fault in everything and a positive mind will find opportunity in everything.” ~ML

Welcome to our Woodlands HOA Fall Newsletter!

The Annual Meeting is coming up soon! Mark your calendars for Thursday, October 13th, 7pm. Our meetings will continue on Zoom, as the previous board did during Covid. It is safe and allows board members and homeowners to have a better chance for attending and viewing digital documents. The Board will be reviewing the annual budget for the following year (2023).

Voting process this year: We have two candidates, Shahana Ansari and Valerie Grim, that we look forward to voting onto the 2023 board. The board has two open seats to fill for the 2023 year (3-year terms). Even though we only have two candidates on the ballot, it is important that people vote for board elections. For the vote to be valid, the Owners representing at least twenty percent (20%) of the units in Woodlands Winding Brook must submit ballots to satisfy the quorum requirement. There are sixty-six (66) Units, so quorum is thirteen (13) Units.

Voting will not take place at the Annual Meeting. Homeowners who wish to vote have 3 options:

1. Mail in your ballot postmarked by October 13th (please use the stamped envelope provided in the voting packet).
2. Email your vote to the property manager ~ jamarproperties@yahoo.com
3. Deliver your ballot to our property manager's office

Fall Neighborhood Garage Sale:

Our Fall 2022 Neighborhood Garage Sale will take place on Saturday, October 15th, from 8am-12pm. Participation is optional; however, we hope that many of you will join us in the fun! We will provide a few extra tables on the circle and/or you may have your sale in front of your own unit or garage. Please tag and price your items in advance and be prepared with some cash on hand for giving out change to your customers. Many people now use Venmo (functions like cash but with your phone!) so homeowners might want to look into that as a possibility, as well.

Community Social:

We plan to have a social event on the evening of the garage sale from 5-7pm, and we will gather and socialize in front of the newly repaired HOA garage. Location: Garage building one (this is the closest garage to the Woodlands entrance). We will have the HOA garage open for you to see what we have accomplished. The social is a pitch-in style event, so please bring your favorite dish to enjoy. The board will provide some light food and beverages. For those who come first to the social, we have a few leftover items (wood trim and screens) from the HOA garage that we will be giving away – first come first serve!

Homeowner Spotlight: Shahana Ansari-Garner!!!

Our homeowner spotlight for this issue of the newsletter, is Shahana Ansari-Garner ~ who participated in the Arbor Day tree collection for The Buildings & Grounds Committee to plant trees at The Woodlands!

“We’re the Ansari-Garner family and we’ve been living in the neighborhood for about a year and a half. Shahana is a social scientist and graduated this summer with her doctorate in psychology from the University of Hawai’i at Manoa. You might catch Donnell walking and snapping photos of his fur babies because he loves training his dogs. Daniel is excited to be starting the second grade this year!”



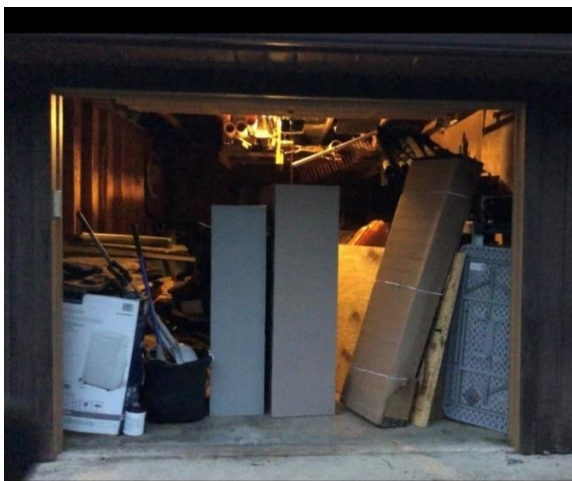


After picture of the HOA Garage

Woodland Happenings:

A massive effort has been made recently to repair the HOA Garage, with many hours put in by our staff and Homeowners volunteering their time. A special thank you to our property manager Jamar, Mike from Lane Maintenance (and his crew). Also, thanks to Board President Aran Mordoh for spearheading this project and to Homeowners David Frew and Connie Smith for many volunteer hours spent cleaning and organizing.

Our community “Weed Wrangles” and the tree/shrub planting have been a success so far! Thank you, Blair Beavers for leading this project and to Homeowners Aran Mordoh, Malcolm Webb, Connie Smith, Kriste Lindberg, Jeanette Clausen, David Frew, Keith Mize for your help! The Building and Grounds Committee plans to continue removing and replacing the burning bushes (an invasive species) around the neighborhood and close to the buildings. Shrubs that are removed will eventually be replaced with a non-invasive shrubs.



Before picture of the HOA Garage

Ways you can get involved in our community:

1. Vote in the fall board elections (due by Oct 13th).
2. Request to join the Buildings and Grounds Committee or volunteer for some of our upcoming projects.
3. Volunteer to participate in our Fall Neighborhood Garage Sale and/or our Spring Clean-Up Day!

Upcoming board meeting/s:

1. Annual Open Board Meetings Oct 13th @ 7pm
Zoom Link: <https://zoom.us/j/9202320239>
Meeting ID: 9202320239
Passcode (There is no passcode for this meeting)



Photos of new trees and bushes planted in the common area by the Buildings and Grounds Committee!

In Addition, Bluestone Tree work is underway. Please keep clear of the contractors/workers for safety reasons.

Woodlands Rules & Regulations

We continue to have some homeowners who are not following the rules and regulations of The Woodlands. The complete list of rules and regulations can be found at the top of our Woodlands HOA website under Governing Documents: <https://www.woodlandshoa.net/>

Rule 22. Firewood must be stored behind the unit at ground level. It must be stored no closer than 18 inches from any exterior wall to prevent termite damage/fire hazard.

Rule 30. During the cold months, Unit Owners must keep the heat at 60 degrees in any vacant or unoccupied units to prevent pipes from freezing. The Unit Owner of said vacant or unoccupied unit will be financially responsible for any and all damages caused by freezing pipes.

We hope everyone is having a great fall!

-Your WWBHOA board