

The Woodlands

Board members:

Aran Mordoh: President

Lisa Meuser: Secretary

Valerie Grim: At-Large Board Member

Shahana Ansari: At-Large Board Member

Financial Manager: finance@woodlandshoa.net

Property Manager: manager@woodlandshoa.net

HOA email: board@woodlandshoa.net

Website: woodlandshoa.net

Homeowner Request Page:

woodlandshoa.net/homeowner-requests/

"If everyone is moving forward together, then success takes care of itself." Henry Ford

Welcome to our Woodlands HOA Special Newsletter!

On June 14, 2023, a special meeting was coordinated by HAND to discuss the recently awarded Neighborhood Improvement Grant with Woodland's homeowners. Homeowners were present in-person at city hall and through Zoom. A short PowerPoint presentation was given by Aran Mordoh, Woodlands Winding Brook HOA board president. Afterwards, a question-and-answer period was allowed for HAND board members and homeowners. The HAND board reviewed the pond report by the engineering firm, Abrams and Moss, recommending that the common pond area be repaired into a bioretention pond that filters run-off from Spicewood subdivision to the east, as well as Woodland's parking lots, draining into Jackson Creek. This run-off affects multiple areas including Jackson Creek Trail and Childs Elementary School. The HAND board voted to award The Woodlands \$11,000 for infrastructure projects to begin. This was divided into the following:

1. \$2,300 for Conceptual Design of the bioretention area
2. \$2,700 for Construction Document Development
3. \$2,000 for Project Management
4. \$3,000 for Construction of the bioretention area



Homeowners at The Woodlands entrance sign



The common pond area that needs to be repaired

Why is this important?

Repairing the common pond area will absolve The Woodland's of the citation made by the City of Bloomington Utilities department from 2021. Once this is complete, we can release the bond taken out on The Woodlands Winding Brook Homeowner's Association and reduce the outside insurance amount to cover any potential fines from being non-compliant. It will restore the common area to a more park-like, aesthetically pleasing setting, and possibly improve property values. Redirecting drainage toward the bioretention area, planting native plants, and removing invasives will help to solve erosion issues on the property. Grant funding will ease the special assessment fatigue we all feel.

The comprehensive drainage repair plan that is intended to be implemented in 2023/2024, will help to lead water away from buildings and into the pond area, where it can be a useful part of the larger drainage system on the southeast side of Bloomington.

Other Grant Solutions:

The current board of directors in collaboration with the Buildings and Grounds Committee, as well as the engineering firm, Abrams and Moss, continue to look at multiple funding options to cover the costs remaining to complete this important work. On our behalf, Abrams and Moss will apply for a special projects fund from the City of Bloomington, that might help to cover the remaining \$20,000 construction costs needed to finish the modified bioretention project for the pond area. The Buildings and Grounds Committee is also investigating application for the City of Bloomington Utilities Residential Stormwater Grants Program, to be submitted in September. As HOAs may not be eligible to receive this grant, individual homeowners may need to come together to help apply for this grant. The community wide drainage project at The Woodlands is estimated to cost around \$175,000 (see drainage report). Any assistance for this large project would help our efforts to avoid future special assessments.



A drain that was repaired similar to the proposed community wide drainage project for 2023/2024



Homeowners working hard to get native plants into the ground!

Woodland Happenings:

At the next open board meeting in July, our engineer from Abrams and Moss will attend to give a presentation on the modified bioretention area and to answer homeowner questions. We encourage homeowners to attend (and bring your questions!), as education from professionals can be a valuable tool to help our community make good decisions together.

New Committees:

We welcome your spirit of collaboration and community involvement! The board has created new committees to improve safety, transparency, and fiscal responsibility in The Woodlands community. If you are interested in joining one of these committees, please submit a homeowner request on our website. We also welcome any help finding funding for our many projects!

1. Finance Committee
2. Inclusion & Engagement Committee
3. Outreach, Welcoming, Recreational & Social Gathering Committee

Woodlands Rules & Regulations

This month we want to bring attention to rule #17 on our [rules and regulations doc](https://www.woodlandshoa.net/) (Found at the top of our website under Governing Documents: <https://www.woodlandshoa.net/>). We've recently been paying additional fees for the large furniture placed in trash areas, so let's try to bring these fees down by following trash guidelines!

Upcoming board meeting/s:

July Open Board Meeting July 13th @ 7pm

Zoom Link: <https://zoom.us/j/9202320239>

Meeting ID: 9202320239

Passcode (There is no passcode for this meeting)

-Your WWBHOA board