

# The Woodlands August Special Newsletter

## Board members:

Aran Mordoh: President

Lisa Meuser: Secretary

Valerie Grim: At-Large Board Member

Shahana Ansari: At-Large Board Member

Website: [woodlandshoa.net](http://woodlandshoa.net)

Homeowner Request Page:

[woodlandshoa.net/homeowner-requests/](http://woodlandshoa.net/homeowner-requests/)

(Must be used for all communications and requests)

*"A tree with strong roots can withstand the most violent storm, but the tree can't grow roots just as the storm appears on the horizon." — Dalai Lama*

## **Welcome to our Woodlands HOA Special Newsletter!**

The City of Bloomington Utilities is accepting applications for the 2023 Residential Stormwater Grant. To defer some of the costs of the proposed drainage project, the B&G and Outreach Committees have been working diligently with the HOA Board to generate documentation necessary and engineering company, Abrams-Moss, LLC, is working to obtain project bids for the application. The grant considers "projects that will improve the quality and quantity of stormwater while sustainably managing drainage and erosion concerns for single-family homeowners on private property that pay the City of Bloomington's Stormwater Fee. Contiguous neighbors are encouraged to apply together" (Flyer for Residential Stormwater Grant, 2023). Homeowners of The Woodlands live in a Planned Unit Development (PUD). This means homeowners own the land that their unit sits on, with some property that extends into the front and back of units. Because PUDs are one type of single-family unit, we believe WWB units are eligible for this grant, and our proposed drainage work could be mutually beneficial to this city drainage project.



*Homeowners at The Woodlands entrance sign*



*Building 2, part of phase 1 of the community drainage repair*

## **What areas are we starting with?**

Phase 1 for the Woodlands will include Buildings 1, 2, 3 and 11. Phases were identified based on location and risk/impacts. The proposed work for Buildings 1 and 2 includes downspout burial with gravel berm outlet protection and sidewalk depressions with wheel stops (lowering the sidewalks will gain an additional 6" of fall from the building). The work proposed for Buildings 3 and 11 includes downspout burial with gravel berm outlet protection and downspout burial with sidewalk/curb cut and grate. These projects will take more water away from the buildings. During the next week or two, fellow homeowners will be knocking on doors, making calls, and/or sending emails to homeowners in Buildings 1, 2, 3 and 11 to ask about interest in helping apply for the Residential Stormwater Grant. If interested, homeowners will simply sign a document that gives consent to join Aran Mordoh's application for this group of homeowners.

**Additional Information:**

Please note that only owner-occupied units can apply for this grant, so we will not ask any rental units. We strongly encourage homeowners to join in on efforts for Board President Aran’s application to this stormwater drainage grant (for external work by the HOA) because whatever grant money we may be awarded will reduce the cost of the drainage project for the entire community. Additionally, if we are successful with this grant application, in the future we may be able to apply again to fund additional phases of the community wide drainage project.



*New lids for the dumpsters*

**Other News:**

The dumpsters finally have lids (light and easy to open)!

**Woodlands Rules & Regulations**

This month we want to bring attention to rule #14 on our [rules and regulations doc](#) (Found at the top of our website under Governing Documents: <https://www.woodlandshoa.net/>). Even with the six dog stations in common areas, we unfortunately still see a lot of dog waste around the area, as well as improper trash being put into the dog waste trash cans, and dog waste being disposed without a dog bag. We’ve recently been paying additional fees for this, so let’s try to bring these fees down by following guidelines!

**Upcoming board meeting/s:**

Monthly Open Board Meeting August 10<sup>th</sup> @ 7pm  
Zoom Link: <https://zoom.us/j/9202320239>  
Meeting ID: 9202320239  
Passcode (There is no passcode for this meeting)  
Meetings are on the 2<sup>nd</sup> Thursday of the month.



*Drain similar to the community wide drainage project*

**Current Committees:**

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

1. Finance Committee
2. Buildings & Grounds Committee
3. Outreach, Welcoming, Recreational & Social Gathering Committee

**Correct Procedures: Homeowner Requests**

1. All homeowner requests and communication **must** go through the homeowner request page on the website.
2. Including: maintenance, financial, documents, etc.
3. Requests can be submitted on a computer or phone.
4. Call Jamar Property Management if you need help.

**Dispute Resolution Process:** *Individuals may ask the board for a meeting if you feel that your request has not been resolved. Please do this **before** moving to legal action, as legal action costs all homeowners money and puts our insurance at risk.*

**Woodland Happenings:**

At the next open board meeting, Frank from First Insurance Group will speak on external insurance and how it can be impacted by litigation. 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.

-Your WWBHOA board