

The Woodlands January Newsletter

Board members:

Vacant: President

Lisa Meuser: Secretary

Valerie Grim: Acting Treasurer

Shahana Ansari: Acting Vice President

Vacant: At-large board member

Website: woodlandshoa.net

HOA Request Page:

woodlandshoa.net/hoa-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

2024 Challenges and Priorities:

Completing drainage repair work, and repairing our obsolete pond/stormwater drainage area

As our engineer, Chelsea Moss, pushes forward the technical aspects of these projects (e.g., bids, city approval), the board and committees will continue to investigate and apply for funding opportunities to reduce costs for homeowners.

Reducing neighborhood conflicts costs and building a stronger sense of community

The board hopes to dedicate energy to creating and sustaining more collective problem-solving structures to reduce the need for petitions, special meetings, and other legal costs of homeowner-board disputes.

Reducing budget expenditures whenever possible

In addition to budget-related points above, we have appreciated all the hard work and efforts of our financial committee members, and we expect to rely on their experience and expertise in 2024 to help create short and long-term financial solutions.

Planning for upcoming needs and costs

The RSI Study will be completed soon and will give us some ideas of future needs and costs of our aging (40+ years) buildings and our grounds. We have large repairs coming for which we need to save, plan, and address early so they don't hit homeowners' finances in assessment fees.



Wood chip trail that was refreshed in the fall of 2023

Acting Vice-President Shahana Ansari:

Happy New Year! Wishing all of the Woodlands Winding Brook a prosperous and joyful 2024. As I look back on 2023, I realize that, while I'm grateful for many wonderful and heartwarming moments this year, many members of our small Woodlands community and our larger Bloomington community alike have survived through enormous suffering, loss, and pain across the past few years. Many continue to contend with incredibly challenging situations and circumstances. As we enter a new year, at this stage of transition and reflection, I set an intention of nurturing community. While I'm here, I will do my best to create and sustain systems in which we can all participate respectfully and with grace for one another's struggles alongside appreciation for one another's strengths — while I'm here, I intend to hold 'nurturing community' as my guiding value.

Board Elections:

1. October 2024 elections for 3 open board seats with 3-year terms.
2. Each unit gets one vote. The voting will be our standard mail in ballot process.
3. Candidate nomination forms will be going out soon! Please consider running for the board!
4. We currently have 2 open board positions with only 1-year terms. Please put in an HOA request if you would like to serve as a board member now.



Dumpster area on the circle

Other News:

The dumpsters have been increased and recycling bins removed on the court, as more residents live at the front of our neighborhood. This should help with trash issues!

Woodlands Rules & Regulations

Please familiarize yourself with The Woodlands rules on our website: [rules and regulations doc](https://www.woodlandshoa.net) (Found at the top of our website under Governing Documents: <https://www.woodlandshoa.net>). These rules help keep our neighborhood clean, safe and protect everyone's property values. Starting in March, our property management team Jamar will do a quarterly in-depth walk around the property to find any rule violations and help homeowners become aware of them.

Upcoming board meeting/s:

Monthly Open Board Meeting January 11th @ 7pm

Meetings are on the 2nd Thursday of the month

Quarterly Townhall Meeting March 21st @ 7pm

Meetings are on the 3rd Thursday of each quarter

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

Meeting ID: 9202320239 ~ no passcode



Stormwater drainage area project that is top priority for 2024!!!

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: HOA Requests

1. *All HOA requests and communication* must go through the HOA 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 Chelsea Moss from Abrams & Moss will speak about bids for the modified bioretention area (stormwater drainage area repair project). 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

The Woodlands Winding Brook Homeowners Association