

# The Woodlands February Newsletter

## Board members:

Vacant: President

Lisa Meuser: Secretary

Valerie Grim: Acting Treasurer

Shahana Ansari: Acting Vice President

Cathy Brown: At-large board member

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

HOA Request Page:

[woodlandshoa.net/hoa-requests/](http://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

## **We need your help!**

The Outreach Committee needs help with planning and running the spring community wide garage sale. If you love garage sales, now is your chance to help! The date of the garage sale is June 8th (8am-12pm) with a rain date of June 15th. Even if you aren't ready to join the Outreach Committee currently, please consider being on the garage sale working group to help with this fun yearly project at The Woodlands. If you have any interest to help, please put in an HOA Request on the website.

## **HOA Fee Payments:**

The Woodlands fees due:

1. Monthly HOA fees on the 1st of each month
2. External insurance half by January & half by June

All fees can be paid online or by mail-in check. To pay online, go to The Woodlands website "payment" tab. Please check the governing documents section of the website for rules regarding payments.

### **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 1 open board position with only a 1-year term. Please put in an HOA request if you would like to serve as a board member now.



*Dumpster area on the circle*

### **Other News:**

Noise complaints have been reported recently. Please try to keep noise volumes at a reasonable level. The Bloomington Police Department is a good resource to reach out to, should you need assistance with this matter.

### **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 February 8<sup>th</sup> @ 7pm

*Meetings are on the 2<sup>nd</sup> Thursday of the month*

Quarterly Townhall Meeting March 21st @ 7pm

*Meetings are on the 3<sup>rd</sup> 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 Erik Robertson from RSI will speak about the 2024 Reserve study and its impact on long-term financial planning for The Woodlands. 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