



March 2024 Newsletter

"Alone we can do so little, together we can do so much. -Helen Keller

Board members:

Shahana Ansari: Acting Vice President

Lisa Meuser: Secretary

Valerie Grim: Acting Treasurer

Cathy Brown: At-large board member

Jeanette Clausen: At-large board member

Website: woodlandshoa.net

HOA Request Page: woodlandshoa.net/hoa-requests
(Must be used for all communications and requests)

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!

Volunteers are needed for:

1. The spring/summer neighborhood garage sale
2. The Fall Community Volunteer Day
3. Weed removal days March-November
4. Grant writing
5. Join a Committee or run for the board in 2025!

Please put in an HOA Request on the website if you have any interest in volunteering.

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
3. Any special assessments ~ none in 2024

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 fall 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.
1. Candidate nomination forms will be going out soon!
2. Please consider running for the board!
3. Please check the website, Homeowner Google Drive and email announcements regularly for updates on elections.



Scan me!

Scan the QR code above to take the town hall survey!

Other News:

Please take the town hall survey ~ we need your feedback!
Please fill this out by March 13th for the March 21st meeting!
Town hall survey: <https://forms.gle/ncvFtaGbe7Tr6SXz6>

Woodlands Rules & Regulations

Please familiarize yourself with The Woodlands rules on our website: [rules and regulations doc](#) (Found at the top of our website under Governing Documents: woodlandshoa.net). These rules help keep our neighborhood clean, safe and protect everyone's property values. Property Management Jamar conducts quarterly in-depth walk arounds the neighborhood to find any rule violations and help them get corrected to keep everyone safe.

Upcoming board meetings:

Monthly Open Board Meeting March 14th @ 7pm
Meetings are on the 2nd Thursday of the month
Quarterly Town Hall 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



Obsolete pond area repair project 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 March & April open board meetings there will be time for homeowner comment on the reserve study and large repairs. Please come with your questions after reviewing the report and thank you in advance to the Financial Committee who will be facilitating a large portion of planning and discussions over large repairs.

-Your WWBHOA board
The Woodlands Winding Brook Homeowners Association