

NEWSLETTER



March 2018

Board of Directors

President, John Cambier
Vice-President, Betty Turnbull
Secretary, Betsy Martin
Treasurer, Amanda Sosebee
Board Member, David White
Board Member, Marissa Hartzler
Board Member, Jim Fleming
Board Member, Donna Wolfe
Board Member, Mary Evers



Committee Chairs

ARC, Marissa Hartzler
Finance, Amanda Sosebee
Building & Grounds, David White
Neighborhood Watch, David White
& Colleen Scott
Communications, Betty Turnbull
Website, Wally Turnbull
Recreation, Amanda Sosebee
& Laura Crosskey
Pool, Robby Tisci

Board of Directors' Report 2017/2018

by John Cambier, President

Greetings from the Woodlake Homeowners Association (WHOA) Board of Directors. We publish this newsletter each year (many thanks to Betty Turnbull) to highlight items of interest and activities from the past year, as well as relevant points and upcoming events for the current one. We hope that this newsletter serves as a reminder of: a) the many great facets of our community, b) the actions taken by the WHOA to maintain and improve the shared spaces and places in Woodlake, and c) the ways you can contribute to the neighborhood, both as a resident or volunteer.

On this last note, please be aware of the Homeowner's Handbook and the covenants that regulate changes or improvements to the exterior of your home and your property. We have an active Architectural Review Committee (ARC) that exists to help uphold the standards of the neighborhood and, in doing so, protect and advance property values for all of our residents. In 2017 we moved to an online application process powered by Smartwebs software that should make the process easier for both applicants and members of ARC.

During this past year a number of projects were approved and completed to keep our association properties in good shape. We replaced the wooden bridge on the trail by the lake, did a substantial amount of tree and bush trimming and, as many noticed, we drained and dredged the lake to remove some of the sediment that had been washed into it during the storms of the past three years. We have more projects underway in 2018

with new tile and coping for the pool, resurfacing of the pool deck, upgrading the fitness room, renovating the entrance signs, and replacing the gutters on the clubhouse.

The calendar of recreational activities occurring at Woodlake remained well-stocked in 2017 with a continuation of favorites like the Easter egg hunt and the addition of new events that included a popular scavenger hunt. Hats off to the Recreation Committee for making this ever-expanding roster our reality! Additional information related to these activities is contained in this newsletter.

We were fortunate that 2017 was another low-crime year for the community; so much so, in fact, that we're having a hard time keeping all of our Neighborhood Watch Block Captain positions filled. We have an active Neighborhood Watch that plays a role in keeping Woodlake safe. If you aren't already on your block's email distribution list, please email watch@woodlakecommunity.com to learn who your block captain is. Better yet, send a message to the email address above to inquire about becoming a block captain yourself. For our crime prevention effort to be successful, timely communication is critical.

Though we rely upon many great contractors to keep Woodlake looking good, what really makes this neighborhood special is the active involvement and care of our residents. It is the work of volunteers that enables us to provide such a great level of amenities for such a low monthly amount. There are numerous opportunities to get involved, from the Board to the Architectural Review Committee to the Recreation or Buildings and Grounds Committees. If you would like to get involved with WHOA activities, please send an e-mail to communications@woodlakecommunity.com.

IMPORTANT UPDATE:

Architectural Review Committee

by Marissa Hartzler

Whether you are a long-time resident or have just moved into the neighborhood, you might be considering this spring as the perfect time to kick your to-do list into action. But before you start your home improvement projects, be sure to consider whether they require Architectural Review approval!

Last year, we upgraded the ARC process to an online application, which can be accessed on Woodlake's website (<http://www.woodlakecommunity.com/woodlake/contact/architectural-review>). No more printing applications or dropping materials at the Clubhouse – everything must be submitted electronically through this site. If you are a new resident and do not see your account, please email arc@woodlakecommunity.com to get your account set up.

If you have any questions about this process, the guideline updates or on your project specifics, please email the ARC at arc@woodlakecommunity.com. Please make sure to reach out before you start your project!

The Board would like to thank the members of the ARC Committee, which reviewed over 45 projects last year. If you are interested in volunteering for the Committee, a commitment that includes approximately 1-2 hours a month, please send an email to the above address.

Thank you to everyone for making Woodlake such a wonderful community!

Helpful tips from your ARC:

- **What types of projects require approval?** While this list is not exhaustive, the most common applications include fences, exterior painting or changing the color of the roof, shed installation and tree removal. Check out section 20 of the handbook to see all the projects that require approval.
- **When are applications due?** The committee meets the 1st Tuesday of every month – all applications are due by 6 pm on the last Tuesday of the month prior. If they are late, ARC won't have enough time to give your application the attention it needs, and your project will be delayed a month!
- **What does a successful application include?** ARC can't review incomplete applications, so make sure to include all relevant info, including description of the project, the colors or materials being used, a map of your property with the project shown, and other photos that help us understand your project. A complete list of requirements can be found in section 20 of the handbook.
- **Do I need my neighbor's permission?** No, ARC requires that you notify your neighbors of your project, not get a signature of permission. Homeowners can weigh in on projects either by requesting to attend the monthly ARC meeting, or by written comments sent via email.
- **Where can I get answers to my questions?** Email arc@woodlakecommunity.com – we are here to help!

Woodlake Trails and Dog Walking



Woodlake is definitely a pet friendly community and the trails provide a wonderful way to exercise and walk our dogs. Recently, dogs unleashed on the trails has been a recurring problem. This is a reminder that Woodlake abides by the Durham City Ordinance that dogs must be on a leash when not secured on your private property. While you may think that your dog is friendly and fine off leash, other dogs (and people) may not share the same viewpoint. Please do not walk your dog off leash and if you see someone with a dog unleashed, please kindly remind them of the law.

The WHOA is able to take action against members of our community whose dogs are unleashed on WHOA property, including on our walking trails. In making a report, please try to offer photos or videos with date, time and location and the owner's address, if known. You may email communications@woodlakecommunity.com.

Also, please remember to “scoop the poop.” It's the law! Dog owners who do not clean-up after their animals can be fined \$50-\$150. This law applies to any public property, public right-of-way or private property without the permission of a private property owner. Thank you all for your cooperation and consideration of your neighbors.

From Your NEIGHBORHOOD WATCH

By David White

In 2017, reported crimes in Woodlake included 2 home break-ins (no one was home during either event), 6 car burglaries (mostly unlocked cars), and two thefts. The number of home break-ins has dropped significantly in the past four years. However, the number of car related incidents has not changed significantly during this period.

Two significant observations from these data. First, the installation and use of home alarm systems (after multiple break-ins in 2014 and 2015) has discouraged criminals from attempting break-ins in Woodlake. Second, we still have a theft problem, probably by someone driving or walking through Woodlake looking for electronics, cash, and other valuables in unlocked cars or open garages. The best deterrent for these incidents is to not leave valuables in an unlocked vehicle or garage.

Here are some simple things you can do to make Woodlake safer:



**Don't know who your Block Captain is?
Email watch@woodlakecommunity.com.**



- Be alert! If you see suspicious activity or are a victim of crime, contact the police (call 911) and send an e-mail to watch@woodlakecommunity.com.
- Improve security around your house. If you have a home alarm system, use it. Don't leave valuables where they can be easily seen. Close and lock the doors and windows of your house or vehicles when you are away.
- Don't let criminals know you're away. Pickup your newspaper in the morning and don't leave trash and recycling bins on the curb. Put lights on timers when you are away. If a criminal thinks you're at home, he or she will likely move along.

Neighborhood Watch BBQ - June 2

Woodlake's Annual Neighborhood BBQ is scheduled for June 2. For the past 10 years, the BBQ has been coordinated by the Neighborhood Watch Committee and has included gatherings at multiple locations in the neighborhood. For a variety of reasons, ***we are looking for help from volunteers to help with the planning and execution on this year's event.*** The need for volunteers is greatest in the two areas to the north and south of Forest Ridge Drive. However, we would love to get some additional help from other parts of the neighborhood as well. If you can donate a few hours of your time to help with planning in May or setup on the day of the BBQ, please send an email to watch@woodlakecommunity.com.



Join us on Facebook
Woodlake Community Group
facebook.com/groups/woodlakecommunity

The Facebook Group *Woodlake Community* was created to establish a sense of community where residents can get to know one another, share stories, photos, and community news. It is also a place to post your wanted, for sale or lost & found items and to ask for and receive vendor recommendations. We don't use the group to express political or religious views. It's also not a place to promote differences, but rather a joining together to help one another. When you ask to join, you'll be asked if you are a resident of Woodlake and what street you live on. Once you've answered the question, you'll be added to the group. If you are part of the group and add someone, please send an email with the person's name and street to communications@woodlakecommunity.com. Also, if you are planning on moving, please help us out and remove yourself from the group when you move.



Community Library Hours: The library (upstairs in the Clubhouse) is open from 6:00 - 8:00 pm on Mondays. Residents may take out any book and keep it as long as you live in Woodlake. Donations are always appreciated. Books can be dropped off or returned during library hours.

Something for Everyone!

Recreation Committee Provides Fun for All Ages

by Amanda Sosebee

It's been another fun year for the Woodlake Recreation Committee! New events in 2017 included a Finding Nemo scavenger hunt around the lake and trails, and a Neighborhood Night Out ice cream party with plenty of toppings to try out. Other popular events included the Easter Egg Hunt, the July 4th Children's Parade, and the scarier-than-ever Halloween decorating contest.

We're bringing back all of your favorites for 2018 (schedule below) and we're always looking for new ideas. If you have a suggestion for an event or if you'd be interested in joining our committee, please email: woodlakerecreation@gmail.com.



The addition of the Finding Nemo Scavenger Hunt was great fun for all ages. If you didn't get a chance to participate last year, be sure to check this year's schedule.



March 31 - Easter Egg Hunt

May 12 - Scavenger Hunt

July 4 - Children's Parade

August 1 - Ice Cream Pool Party

August TBD - Durham Bulls Game

September 21 - Wine Tasting

October 13 - Apple Party

October 27-31 - Halloween Decorating

November 11 - Chili Cook-off

December TBD - Craft show

TREASURER'S REPORT

Overall Woodlake had a financially successful year in 2017. Income and expenses were both above budget, but in spite of a deficit at year end, we were able to increase our reserves.

Income for the year was \$219,382 vs. a budgeted \$210,319.

Expenses were \$235,207 vs. a budgeted \$210,319. This created a year-end deficit of \$15,825, primarily due to unusual legal costs. The largest expenses were as follows:

Grounds & Lake Maintenance	\$68,293
Utilities	\$16,314
CAS, Inc. Management Contract	\$28,920
Pool & Clubhouse Expenses	\$27,265
Administrative Other	\$51,132

Because we had minimal capital projects in 2017, we added \$36,683 to our reserves. Our year-end reserve balance was \$136,957, or 63% of our annual budget. We aim to keep 50-100% of our annual budget in reserves.

The board has approved a balanced budget for 2018. Planned capital projects this year mostly involve pool projects and total over \$50,000. In order to maintain our reserves and complete these and other future projects, the board increased dues by \$1 per month in January 2018. We are looking forward to another fiscally healthy year.

CAS, Inc. assists with the day-to-day operations of the Woodlake Homeowners Association.

Account Manager: Jonathan Stone - jonathan@casnc.com

CAS Contact Information: 919-403-1400 Hours: 9:00 am - 5:00 pm Monday through Friday

Extended After Hour Emergencies: 919-403-1400, option 3

Building and Grounds Update



Photo by Lenny Lind

By David White

The Buildings & Grounds Committee oversees maintenance of the trails, lake, clubhouse, swimming pool, entrances, and all other WHOA property. Some of the work is done by volunteers, but most of it is performed by contractors. If you would like to join the committee, have suggestions for projects, would like to volunteer time to help with clean-up activities, or have concerns or questions, send an email to grounds@woodlakecommunity.com.

Projects in 2017: Significant projects during 2017 included bringing the pool electrical system up to current safety standards, removing sediment from the lake, pruning vegetation along the trails, and rebuilding of trail bridges and handrails. Because of recurring problems with drought conditions and damage from deer and rabbits, we decided to replace the annuals that were planted in flower beds within the neighborhood with daffodils, crocus, and day-lilies.

Projects in 2018: We will be replacing the coping along the edge of the pool, resurfacing the pool deck, refurbishing the entrance signs, and replacing the clubhouse gutters this year. We are considering changing the furnishings in the main room and the exercise room of the clubhouse. We also plan to continue work on the meadow that parallels the trail between Ringwood and Forest Ridge.

You may have read this before, but it is important enough to repeat.

Maintenance of the Lake and Pond: Among Woodlake's major assets are the lake, pond, and trail system. However, maintaining these assets is one of our major challenges and expenses. Of particular concern is the inflow of nutrients (especially nitrogen and phosphorus) into the lake and pond that contribute to the growth of algae. The nutrients result from phosphorus-containing sediment (from stream bank erosion), commercial fertilizers (used on lawns), and animal wastes (such as goose poop). Our efforts to minimize nutrient inflow include 1) establishing a vegetated barrier around the lake and trail to reduce erosion and to reduce their attractiveness as a 'feeding station' for Canada geese, 2) reducing sediment inflow by stabilizing stream banks and reducing scouring of stream bottoms, 3) asking residents to minimize runoff of fertilizer into storm drains and waterways, and 4) asking residents to not feed the geese. To help reduce nutrient inflows into our lake and pond, homeowners should remember the following:

- Most soils in our area naturally have ample phosphorus. Unless you are doing a major lawn renovation (best done in the fall), phosphorus-containing fertilizers should not be used.
- Fescue (the primary grass in Woodlake) benefits from fall fertilization and needs only a small amount of nitrogen in the spring (equal to ½ lb of nitrogen per 1000 square feet). Applying more than this amount promotes rapid growth and lots of mowing.
- All of the storm-water drains in Woodlake empty into our lake and pond. Fertilizers, tree leaves, and grass clippings are significant source of nutrients. Please either mulch and keep these materials on your lawn or flower beds, install a composter, or use a brown bin provided by the city. If you leave these materials on the street or sweep them into the storm-water drains, you are adding to the algae problem in the lake and pond.

The David White Woodlake Community Service Award

Congratulations to Woodlake resident Colleen Scott, this year's recipient of the David White Woodlake Community Service Award. This award recognizes a member of the Woodlake Community for his or her exceptional service to our community. Colleen is co-chair of the Neighborhood Watch and is also the Clubhouse Manager. She is always eager to help where needed. Congratulations, Colleen. Thank you for your continued service to our community.

This award was created to honor David White for his extraordinary service to the Woodlake Community. A resident of the Woodlake community since 1999, David has been serving as a volunteer in many capacities. He continues to serve as a member of the WHOA Board of Directors, Chairman of the Building and Grounds Committee and co-chair for Neighborhood Watch.

If you know of someone you think should be awarded, please let us know. A nomination form can be found online. (www.woodlakecommunity.com/woodlake/index.php/resources/documents-and-forms)



Colleen Scott (left) accepts the David White (middle) Community Service Award from last year's recipient Susan Germana (right).

Four Seasons, Four Reasons to Live in Woodlake



Photo by Denise Jones



Photo by Claire-Juliette Beale



Photo by Betty Turnbull

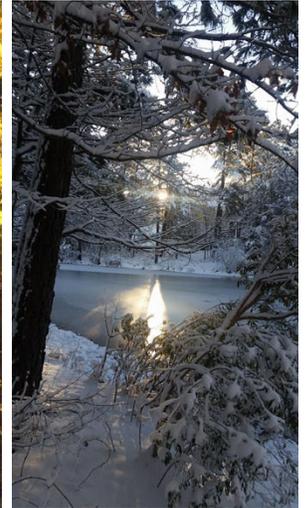


Photo by Carolyn Amditis

NOTE LOCATION CHANGE! The Annual WHOA Meeting will be held on May 24 at the Durham South Regional Library, 4505 S Alston Ave. 7:00 PM. Elections are held to select Board Members. Three board members are elected every year. If you would like to nominate someone, serve yourself, or request a proxy ballot, email board@woodlakecommunity.com by April 30.

Opportunities to Serve

Love Woodlake? It's pretty unanimous that we live in a great community. Are you interested in giving back with a little of your time? There are many ways to serve our community. Volunteer committees include the Recreation Committee, Architectural Review Committee (ARC), the Pool Committee, Neighborhood Watch, and Building and Grounds Committee. If interested in volunteering, contact Betty at communications@woodlakecommunity.com.

Grounds Volunteers Welcomed: Whether you are an experienced gardener or simply enjoy getting outdoors, please consider volunteering to help around the neighborhood. If you would like to help with pruning of vegetation along the trails or other general maintenance activities, send an email to grounds@woodlakecommunity.com. The group generally meets for a couple of hours on Wednesday or Saturday mornings.

WHOA Handbook Information

The Woodlake HOA (WHOA) Board of Directors (BOD) has compiled a handbook to help homeowners understand what is expected of them as members of the Woodlake Community. All residents should familiarize themselves with the handbook. Printed handbooks are available from CAS upon request. A copy of the current handbook is available online at <http://www.woodlakecommunity.com/Forms/handbook.pdf>. If you are considering a change to your property or are unsure of the rules and regulations, we encourage you to check the online handbook, as changes may occur between printings.

This year the BOD updated the Sign regulations. Please read below to make sure you are in compliance.

Woodlake Homeowners Association Handbook



*with
Architectural Review Committee
Frequently Asked Questions*

Eighth Edition
January 2018

SIGN REVISIONS 2017

18 SIGNS. All signs in and around Woodlake Homeowners Association shall be in compliance with the City of Durham Sign Ordinance. All signs may not be greater than five square feet in size.

18.1 Sale or Rent Signs. One standard and reasonable sign indicating a home is for sale or rent may be posted at a location near the front of the home.

18.2 Political signs. A “political sign” is a sign to support or oppose a candidate or an issue on the election ballot. Political signs cannot be put up earlier than 45 days before the day of the election and must be removed within seven days after an election day. There is a maximum of two political signs per yard.

18.3 Security Signs. Small signs less than 12” x 12” providing notice of a home security system are permitted.

18.4 Other Signs. Homeowners are permitted one sign, in addition to those permitted under 18.1, 18.2 and 18.3, to be displayed on their Lot.

18.5 Signs on WHOA Property. Signs are permitted on WHOA property at the discretion of the WHOA BOD.

Important Notes!

Canada Geese: The WHOA has an on-going program to discourage resident (i.e., non-migratory) geese from becoming year-round residents. These steps include maintenance of the vegetated barrier around the lake and pond to reduce access to feeding areas and asking people to not feed the geese. If you see someone feeding geese, please ask them to stop. If you would like to provide input on the WHOA efforts, please send an e-mail to grounds@woodlakecommunity.com.

Maintenance of Woodlake Owned Property: The WHOA owns and maintains approximately 25 acres of community-owned property, including the lake, pond, trails, and much of the wooded areas in the neighborhood. Homeowners should not remove vegetation or perform other maintenance of these areas without first obtaining approval from the WHOA, nor should they dump yard waste on WHOA property. If you are aware of maintenance work that needs to be done on WHOA property or see someone disposing of yard or household waste on WHOA property, please send an e-mail to grounds@woodlakecommunity.com.

Traffic Flow: If parking on the street, *vehicles cannot impede emergency vehicles or normal traffic flow.*

Yard Waste Disposal: The city provides optional curbside collection of yard waste. The services include weekly brown bin collection and twice a year pickup of bulky waste. Go to <http://durhamnc.gov/DocumentCenter/View/3065> for details. Please do not dispose of yard waste or other debris on WHOA property; the board can take enforcement action against homeowners who fail to comply with this restriction.



Third Saturday Food Trucks

Check out the schedule for this year's annual third Saturday Food Truck Events. Come out and support Durham's finest and say thank you for including us in their schedules. Check the website and Facebook group for the summer schedule.

Stay in Touch with the Latest Woodlake News

Sign up for our eNews alerts. The WHOA uses this list to send the latest news that includes updates from Neighborhood Watch, upcoming events from the Recreation Committee, including Food Truck and Pool events, and more. We promise that you won't be bombarded with emails (we only email when there is something significant to share) and we NEVER share your email. **So don't miss out**, if you aren't already receiving our email updates, be sure to sign up from the website home page.

www.woodlakecommunity.com.

Being a part of the Facebook group is not the same as the eNews.



Signup for
eNews

Save the Date - 2018

- March 31** - Annual Easter Egg Hunt - Clubhouse 10:00 AM
- May 12** - Scavenger Hunt
- May 19** - Pool Opens
- May 19** - Pratt BBQ Pit - Clubhouse 11:30 -2:00
- May 24** - Annual WHOA Meeting - South Regional Library, 4505 S Alston Ave. 7:00 PM
- June 2** - Annual Neighborhood Watch Picnic - Various locations 5:30 PM
- June 16** - Food Truck Baguettaboutit - Clubhouse 11:30 -2:00
- July 4** - Annual Children's Fourth of July Parade - 10:00 AM
- July 15** - Food Truck SaigonLily - Clubhouse 11:30 -2:00
- August 1** - Ice Cream Pool Party
- August 18** - Food Truck Baguettaboutit - Clubhouse 11:30 -2:00
- August TBD**- Community Durham Bulls Game
- September 15** - Last Food Truck Event - Clubhouse 11:30 -2:00
- September 30** - Pool Closing
- October 13** - Apple Party - Clubhouse
- October 27-31** - Halloween Decorating Contest
- November 11** - Annual Chili Cook-Off - Clubhouse - 2:00 PM
- December TBD** - Craft Show

Woodlake Homeowners Association
c/o CAS
5915 Farrington Rd., Ste. 104
Chapel Hill, NC 27517

Important Date! Venue Change.
May 24, Annual WHOA Meeting
Durham South Regional Library