

# Woodlake

Homeowners Association

A publication for the members of the Woodlake Homeowners Association

### Board of Directors

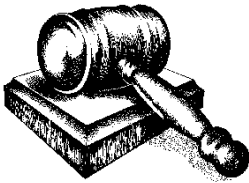
President	Nancy Astrike	544-6499
Vice-president	David White	
Treasurer	David McGinnis	572-2987
Secretary	Jenifer Montsinger	544-7346
Board Member	Judy Moore	
Board Member	Robbie Wilmarth	
Board Member	Terry Hodges	

### Committee Chairs

Architectural	Jenifer Montsinger	544-7346
Community	Joan Davis	544-6499
Relations	Lisa Williams	572-2413
Finance	David McGinnis	572-2987
Garden Club	Barb Hill	544-0235
Grounds.	Nancy Astrike	544-6499
Recreation		
Welcome		

**Annual Meeting Reminder!!** The Annual meeting for the Woodlake Homeowners Association will be held at St. Stephen Episcopal Church at 82 Kimberly Drive on May 13<sup>th</sup>. More information will be coming later!

## President's Report



The Woodlake Homeowner's Association has had another successful year. Our association is dedicated to increasing the value of our homes by ensuring that our community is well maintained, providing a variety of recreational activities for residents, advocating for our needs with various municipalities and businesses, and planning for our short-term and long-term financial needs. Once again, I am pleased to report that progress has been made in all of these areas. A few highlights from 2002: the completion of a new baby pool, the repair and replacement of the drainage pipes in the pond,

the redesign of our website, sponsoring a community softball team, increasing the recreational activities provided to residents, the dedication of Lakeshore Drive to the City of Durham as a public road, and the purchase of playground equipment. All of this and we still have some money in the bank.

What does the future hold for the Woodlake Homeowner's Association? The Board of Director's has identified many initiatives but one of the most critical issues involves revising our association guidelines. Currently, many of the guidelines used to administer the association are out-dated and need to be reviewed. In addition to updating the guidelines, the Board is also considering adopting

some of the provisions included in the North Carolina Planned Community Act, including the ability to impose fines on lot owners that refuse to comply with the provisions of the association guidelines. Fines would not be imposed unless lot owners had been given several opportunities to correct problems. However, the ability to impose fines in accordance with the provisions of the North Carolina Planned Community Act would present another tool to prompt lot owners to comply with community rules.

Another issue that will be addressed this spring involves changes to the guest policy at the pool. One complaint that is issued by residents each summer concerns the number of guests that regularly use our pool facilities. It does appear that some modifications will have to be made to the current policy while still maintaining the ability of residents to bring in some guests. As always, we will be working to balance the very diverse needs of all our residents as we establish the new guest policy. More information will be forthcoming on all these issues.

And finally, we are losing two of our Board members this year. Both Judy Moore and Robbie Wilmarth have completed their terms. Their contributions to our community have been enormous. Thanks to you both.

Nancy Astrike, President WHOA

## Buildings & Grounds Report

**B** Buildings & Grounds has a direct impact on the physical assets and visual appearance of our neighborhood. The committee was very active in 2002 with a number of significant capital improvement and maintenance projects. The activities included the following:

- 1) construction of the new baby pool
- 2) remodeling of the greatroom in the clubhouse to provide more useable space for meetings and other gatherings
- 3) installation of erosion control riprap along the eastern shore of the lake
- 4) replacement of the drawdown device in the pond to correct a significant leak that was

making it impossible to maintain a constant pond level

- 5) installation of playground equipment next to the clubhouse
- 6) petitioning the City of Durham to install a sidewalk on the south side of Woodcroft Parkway from Fayetteville Rd to Parkside Apartments (construction of this sidewalk depends on availability of co-funding from the city)
- 7) coordination of the spring and fall Volunteer

Cleanup Day. Potential projects in 2003 include the following:

- 1) additional remodeling of the clubhouse to provide kitchen and/or exercise facilities
- 2) landscaping and drainage improvements along the trails
- 3) improvements to the lake and pond
- 4) replacement of the entrance signs on Fayetteville Rd after road construction is completed.

These projects are made possible through the efforts of both committee members and neighborhood volunteers. If you are interested in getting involved, please contact David White (484-7885) or come to our monthly meeting on the 3<sup>rd</sup> Thursday of each month.

## Pet Protocol



Being a 'Pet Parent' is a big responsibility. Sometime in our lives, most of us have been the parent of a pet. We understand the responsibility and dedication it takes to be a pet parent, especially in bad weather. Your pet is YOUR RESPONSIBILITY twenty-four hours a day. Please do not offend your neighbor by disregarding the By-laws and Rules of Woodlake. There are several pet by-laws, but THREE very important ones follow to show that you care about your pet and your neighbors are:

1. **Leashes:** All animals (dogs, cats, and other domestic animals) must be leashed or similarly restrained at ALL TIMES when outside the

dwelling. This will assure everyone in our community that you are in control of your pet.

2. **Defecation:** Do not let your pet defecate or urinate on the lawn or shrubbery of other home members or the common areas of the townhouses. There are several natural areas where you can take your pet on a leash to relieve it without offending your neighbor. Nobody likes to step in feces, not even pet parents. If your pet has an accident before you get to the relief area, please clean it up.

3. **No Unattended Pets:** Animals are not to be left unattended when outside the dwelling in Woodlake. This includes the chaining of animals to posts, electrical boxes, decks, etc. Unattended animals often create a disturbance or are threatening to those passing by.

In closing, don't let your pet embarrass you because you are not a responsible pet parent and your neighbor has to report your pet's behavior. If someone is violating these policies, please call animal control at 560-0630 or Kildaire Management at 387-8883.

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**Please remember to bring a pooper-scooper with you when walking your dog(s). It's only fair to properties neighboring the pathways and to other pet owners that you clean up after your own pet(s). If you are walking your dog on the lake path, please make use of the pet waste bags from one of the dispensers the association has recently installed at several places around the lake.**

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## Finance Committee Report



Fellow Woodlake Residents,

Many good things continue to occur in our neighborhood!

The board has approved a budget for 2003 that will keep the association on solid financial standing. The best news is that there is not

going to be an increase in dues for this year. The finance committee and board all thought it was prudent to keep our dues at the same funding level and to work hard to continue the high level of maintenance in 2003 with the same amount of dollars received in 2002. We may not always be able to do this in future years, but I believe that this is a reflection of the fiscal responsiveness of the volunteers of our neighborhood - many thanks to all those who volunteer.

Our 2002 income, consisting of mostly dues, was approximately \$201,000.00. Our expenses approximated \$184,000.00 consisting of the following:

Management Contract	\$ 22,000.00
Grounds Maintenance	60,000.00
Pool Expense	30,000.00
Insurance, Legal, Utilities and Misc.	31,000.00
Transfers to Reserves	41,000.00

As can be seen, we had a \$17,000 surplus which is being added to our general reserve.

Please be supportive of our neighborhood! As we continue to ask for volunteers for clean up days and other special events in the coming months, please carefully consider supporting these efforts.

As I have stated before, the goals of the finance team are straightforward - protect the assets of the association, prudently evaluate all the needs of our neighborhood, and, above all, protect and enhance the individual values of all our homes. Please feel to call me at 572-2987 if you have any comments or suggestions. Let's all work together to make Woodlake the best it can be!

Dave McGinnis

## Recreation Committee Report



During 2002, the Recreation Committee continued its series of medical education seminars which were coordinated by Shyam Banik. Some of the topics included were "Care of the Older Pet," "Allergies



and Asthma, "Depression," and "Common Childhood Ailments."

Activities oriented toward Woodlake's children were an Easter Egg Hunt, 4<sup>th</sup> of July Bike Parade, and a Halloween party. The Committee also hosted a pool opening party, sponsored a bus trip to a Durham Bulls game, and held an adults only potluck in August. This year a co-ed softball team was organized and did an outstanding job in both the spring and fall seasons.



Judith Moore 544-5735

## Architectural Changes

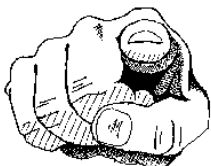


The architectural review process in Woodlake is a relatively simple one! You will need to download a copy of the Architectural Change Request Form from our web site at [Woodlakecommunity.org](http://Woodlakecommunity.org).

The form must be filled out in its entirety and 5 copies of the completed form should be left in the white box at the front entrance to the clubhouse.

The Architectural Review Committee meets on the first and third Tuesday at the clubhouse to review any changes that have been submitted by the preceding Friday. The approval process can take up to 30 days, so you will need to plan ahead for the spring improvement projects! Changes **MUST NOT** begin before **FORMAL** approval has been given in writing. Refer to the Homeowners Handbook for additional information on the architectural guidelines.

## Woodlake Web Site



Have **YOU** signed up yet? As most of you know by now, Woodlake has a very active World Wide Web Site at [www.woodlakecommunity.org](http://www.woodlakecommunity.org).

If you haven't signed up yet for the email list,

please do it now. Most of the Woodlake news and information is now, or shortly will be, disseminated through this site. Some of the legal documents have already been placed on the site. The Architectural Change Request Form, Clubhouse Rental Form and others are now online and additions to the list of available documents continues to grow. It is the Board of Directors long range plan to make the Web Site the **PRIMARY** means of communication with the community. This will not only make information more timely, but will be a large savings in costs involved with mailing information.

## Community Relations Committee Report



The Community Relations Committee had our 2003 kick-off meeting on January 9<sup>th</sup>. We are continuing to pursue a number of projects that affect our neighborhood. Here are some of the things we are doing.

### ROADWAY IMPROVEMENTS:

Our committee is monitoring the roadway improvements and transportation issues that generally affect our community. Specifically, we have been working with the City on the condition of the Fayetteville Street entranceway and successfully negotiated the temporary pavement patches that were recently made on Woodcroft Parkway. We anticipate that pending completion of the road-widening project there will be a number of issues that require our attention including our advocacy for the placement of a crosswalk at Fayetteville Street intersection.

Forest Ridge has been approved for speed humps, but we are waiting for City funding.

### NEW DEVELOPMENTS:

We are continuing to monitor the sale and future development Massey Property on either side of our entrance at Fayetteville St.

### CRIME AND SAFETY:

**We need Community Watch Street Captains to organize phone trees and host one block party to get to know your neighbors. If you are interested in being a street captain, please contact Jim Montsinger at 544-7346. This doesn't take much of a time commitment and can be a lot of fun.**

**PUBLIC SCHOOLS:**

We are working with the public school system to gather information about our school district and potential redistricting as new area schools are scheduled to open. We plan to have information about the public school districts for distribution at the annual homeowners' meeting in May.

**PRIVATE STREETS:**

Last year, we successfully dedicated Lakeshore Drive to the City. This year we are going to distribute an information bulletin followed by a straw poll of homeowners on the remaining private streets to determine if it is feasible to pursue dedicating these four streets (Great Oak, Boxwood, Cedar Hill and Fall Circle) to the City. If you live on these streets, look for more information on this topic later this spring.

**INTERNEIGHBORHOOD COUNCIL:**

Our Association is a member of the INC. We have committee members who attend these meetings and report back to the committee and the board on areas of concern or interest, but any interested homeowner can attend the meetings. INC meetings are held on the fourth Tuesday of each month (except December) at 7:00 PM in the Community Room at the Durham Police Department, located at 505 West Chapel Hill Street.

**I-40 AND OTHER TRAFFIC NOISE:**

Some of our property owners have expressed concern about the level of traffic noise in our neighborhood. The committee is investigating what, if anything, can be done to reduce the level of such noise in our neighborhood.

**WHEN AND WHERE WE MEET:**

If you are interested in working on any of these topics, or if you have other topics that would be appropriate for our committee, please let us know. We can always use fresh ideas, and we are in need of volunteers to implement many of our ongoing projects.

**We meet on the second Thursday of each month at 7:15 p.m. at the Clubhouse. Our next meeting is scheduled for Feb. 13th.**

**COMMITTEE CONTACT LIST:**

Co-Chairs:	Joan Davis	544-6499
	Lisa Williams	572-2413
Board Liaison:	Terry Hodges	806-3134
Members:	Leslie Collins	361-0473
	Bob Gunter	405-2006
	Jim Montsinger	544-7346
	Honey Royer	405-2176
	Vicki Schneider	484-8038

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**Become INFORMED!! Sign up for the e-mail list NOW!! Go to the Woodlake  
Community Website at [WWW/WOODLAKECOMMUNITY.ORG](http://WWW/WOODLAKECOMMUNITY.ORG)**

**Woodlake Homeowners Association  
PMB#112 3434-135 Kildaire Farm Road  
Raleigh, North Carolina 27606**