

# Woodlake

Homeowners Association

A publication for the members of the Woodlake Homeowners Association

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## Board of Directors

President	Nancy Astrike	544-6499
Vice-president	David White	484-7885
Treasurer	David McGinnis	572-2987
Secretary	Jenifer Montsinger	544-7346
Board Member	Lisa Williams	572-2413
Board Member	Stacy Tantum	484-7946
Board Member	Terry Hodges	806-3134

## 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

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## President's Report



### Renovations at the Clubhouse

Many of you may have noticed the construction activity currently underway at the clubhouse. The construction is part of a large renovation project that recently began at the clubhouse. The clubhouse was originally designed as a sales center for the neighborhood and has never provided any amenities to residents except for meeting space. In January, the board approved a contract to have the clubhouse renovated in order to provide new amenities for residents such as an exercise room and a kitchen with serving area. Specifically, the following changes will occur at the clubhouse:

- The current poolroom (in the back of the clubhouse) will be converted into an exercise room, complete with a variety of exercise equipment. This involves the removal of an existing wall to increase the size of this room to better accommodate exercise equipment. The exercise room will have a new exterior entrance that will be controlled by the pool access cards.
- The current conference room will be moved upstairs to the existing loft area. The old conference room will then be converted into a kitchen and serving area complete with a microwave, refrigerator, full-size sink, counter space, and additional cabinetry for storage.
- An additional second floor area will be created above the existing foyer. The space will serve as an administrative office for the association and provide much needed storage for archive materials.

It is anticipated that the renovations to the clubhouse will be completed by March. Once the work is complete, information will be sent to residents about how to gain access to the exercise room. The kitchen and serving area will be available for all the community functions and meetings as well as for residents that rent the clubhouse for private functions.

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.

### DURHAM'S ANIMAL CONTROL LAW

Durham County has a strict "leash" law. If you have a dog and live in Durham County, you are required to keep your dog under restraint, on a leash, at all times when off of your property. There are no exceptions – even for "nice" or "friendly" dogs. Voice command is not adequate restraint. Dogs on our trails who are off leash, even with an owner in sight, are a frightening, unpleasant experience for adults, children and other leashed dogs. Be warned -- violators of the Durham leash law are subject to fines by Animal Control. If someone is not following the leash law, please contact Durham Animal Control at 560-0630, and report them.

If you want to let your dog run off leash, take them over to Piney Woods Park, right across Woodcroft Parkway. Piney Woods is the only "Dog Park" in Durham. It is designed for dogs to run and play off leash. If you need further information about the Dog Park, check the web site at [www.durhamdogpark.org](http://www.durhamdogpark.org).

Be a good neighbor – obey the Durham County Animal Control ordinance and the Woodlake HOA regulations by keeping your dog on a leash (and under control) at all times when off of your property.

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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.**

### Finance Committee Report



### 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 rules, but THREE very important ones follow to show that you care about your pet and your neighbors are:

**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.

**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.

**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

## Fellow Woodlake Residents,

Many good things continue to occur in our neighborhood!

The board has approved a budget for 2004 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 2004 with the same amount of dollars received in 2003. 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 2003 income, consisting of mostly dues, was approximately \$201,000.00. Our expenses approximated \$179,000.00 consisting of the following:

Management Contract	\$ 22,000.00
Grounds Maintenance	57,000.00
Pool Expense	25,000.00
Insurance, Legal, Utilities and Misc.	34,000.00
Transfers to Reserves	41,000.00

As can be seen, we had a \$22,000 surplus which is being added to our club house reserve to cover the cost of our club house renovation.

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.

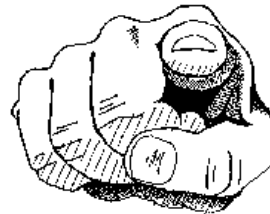
Let's all work together to make Woodlake the best it can be!

## 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).

## 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). This site is a very well put together site and has a wealth of information for the homeowner. It is being improved and updated with new information being added frequently. Take a look! You'll like what you see! Any comments – please share your ideas for improving the site by bringing them to the attention of any Board Member or Management.

Don't forget to register your email address for the community listserve so that you will get all of the frequent news items and updates!

The current site is a major update from previous versions and contains schedules, contacts, documents, pictures and more! Join In!!

## Community Relations Committee Report



**We generally meet on the second Thursday of every other month at 7:15 p.m. at the Clubhouse. Our next meeting is scheduled for March 11th.**

The Community Relations Committee had our 2004 kick-off meeting on January 15<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.

**BYE-BYE BI-LO DEVELOPMENT:**



We are pleased to announce that Bi-Lo has canceled its plans to build in our neighborhood! As many of you know, the developer withdrew the application in October, but at that time he had the right to re-file after a six-month waiting period. We continued to discuss this proposed development with the developer and Bi-Lo, and can confirm that Bi-Lo has revoked its plans to build any new stores in Durham at this time. We want to offer our sincere thanks to the many volunteers who contributed their time and efforts to this project. We had obtained over 1500 signatures in opposition to the proposed development when the developer withdrew his request. Your voices were heard, and your hard work made the difference.

We are continuing to monitor the possibility of future development of the property on either side of our entrance at Fayetteville Street because we know that this property will eventually be developed in some fashion. If anyone is interested in assisting in this ongoing project, please let us know.

**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 we have continued our complaints to the City about the condition of the Woodcroft Parkway intersection. We have obtained temporary pavement patches at the intersection in the past and have promises of

more patches when the weather permits. We anticipate that pending completion of the road-widening project there will be a number of issues that require our attention, and we appreciate any input members of the community have on this topic.

Our committee's efforts to have the City repave Lakeshore Drive paid off just before Thanksgiving. We hope that you are enjoying the new blacktop along this main roadway in our neighborhood.

Forest Ridge was approved for speed humps some time ago, but we are waiting for City funding.

**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.**

**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. All members of our community are welcome to attend.



## COMMITTEE CONTACT LIST

Co-Chairs: Joan Davis 544-6499  
Lisa Williams 572-2413  
Board Liaison: Terry Hodges 806-3134

Other Members: Susan Barco Leslie Collins  
Bob Gunter Jim Montsinger  
Honey Royer Vicki Schneider

## Association Handbook Update

The Association Handbook provides rules for living with your neighbors and procedures to follow if there are problems. An update to the handbook was approved by the Board of Directors in May 2003 and distributed to every house last summer. The objective of the rules is to protect property values and encourage respect among neighbors. If you need a copy of the handbook, visit the Woodlake website or contact Kildaire Management Company. Rules that warrant specific attention include:

**Architectural Changes:** Approval from the Architectural Review Committee (ARC) must be obtained before making any changes to the exterior of your house (paint color or siding changes, room additions, deck or driveway expansions, fence or storage building installation, etc.). To obtain approval, a completed Architectural Request Form must be completed. The form is available on the website or at the clubhouse entrance. See Section 20 of the Handbook for additional information.

**Landscaping:** Trees and shrubs that are in front yards must be maintained so as to not restrict lines of street for vehicular traffic. This means that trees and shrubs that are near the street should be pruned regularly and should not exceed 3 feet high.



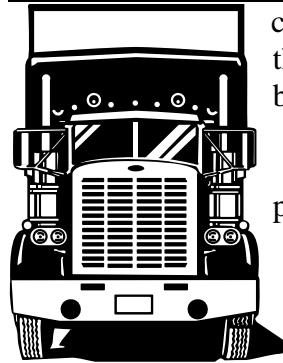
**Trails and Association Property:** The trails in the neighborhood are owned by the Association and are maintained for the benefit of residents. Do not use the trails and other open space in the neighborhood to dispose of yard



waste and other trash. Cutting and planting of trees and other vegetation on Association property without prior approval from the Buildings and Grounds Committee is prohibited.

**Basketball Goals:** Permanent basketball goals (those attached to the house or on a permanent post) should be at least 30 feet from the street and require ARC approval. Portable basketball goals must be located so that their use does not obstruct street traffic and should not be left next to the street when not in use.

**Trash and Yard Waste Containers:** Waste containers should not be put at the curb prior to the evening before scheduled pickup by the City and should be removed from the curb on the day of pickup. Waste containers may not be stored in front of your house. If containers are stored at the side of your house, an ARC-approved wooden or shrubbery screen should be installed to block sight of the containers from the front of the house.



## Kildaire Management Company

Kildaire Management Company is the managing agent that oversees the day to day operation and management of Woodlake Subdivision. To contact Kildaire Management or Dave Grant call 387-8883. Normal office hours are 9-4 on Monday through Thursday and 9-2 on Friday. For EMERGENCIES ONLY contact us on our digital pager, the number of which pager is being used for that day is listed on our telephone answering machine message.

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

**Woodlake Homeowners Association  
PMB#112 3434-135 Kildaire Farm Road  
Cary, North Carolina 27511**