
Board of Directors

President	Nancy Astrike	544-6499
Vice-president	David White	484-7885
Treasurer	Cathy Thomas	544-0851
Secretary	Lisa Williams	572-2413
Board Member	Charles Murphy	484-7522
Board Member	Stacy Tantum	484-7946
Board Member	Terry Hodges	806-3134

Committee Chairs

Architectural	Stacy Tantum	484-7946
Community	Joan Davis	544-6499
Relations	Lisa Williams	572-2413
Finance	Cathy Thomas	544-0851
Buildings & Grounds	David White	484-7885
Kildaire Management Company		387-8883

Board of Directors Report



WOODLAKE IN 2006

The Board of Directors is pleased to report another successful year in 2005. As many of the articles in this newsletter detail, staff and volunteers have completed a considerable amount of work to ensure that Woodlake maintains itself as a highly desirable location to live. Woodlake is a great neighborhood because of the emphasis that our community places on maintaining both private and community property, providing recreational opportunities such as the trails, lake, and clubhouse/pool, and ensuring a solid financial structure for the association.

However, as is customary this time of year, the Board of Directors begins to plan strategically in order to forecast the issues our community needs to address in the future. Here is a peak at some of the major issues that our community will face in 2006:

1. **Development of the Property at the Corner of Fayetteville Road and Woodcroft Parkway (Massey Property)** – As many of you recall, the Massey property has been targeted for development by two separate grocery store developers within the past three years. In each instance, Woodlake and our partners have been successful in working to ensure that commercial development is not allowed at this intersection. Most recently, a developer that is interested in building “senior apartments” on this site has contacted the Board of Directors. Although the details are very vague at this time, our board will be meeting with the developer in January to discuss this proposal. As usual, we will continue to advocate for our concerns including increased traffic, increased noise, and the general density of any development at that intersection. As information is gathered, it will be shared with residents via the list serve and posted on the kiosk by the lake.

2. **Conversion of the Remaining Private Streets** – Three years ago, Woodlake was successful in having the City of Durham convert Lakeshore Drive to a public street. However, our community still has four private streets (not including those in the town homes) to maintain. The maintenance of private streets is extraordinarily expensive. For this reason, Woodlake will begin efforts this year to have the remaining four private streets converted to public streets. More information about this effort will be shared at our upcoming annual meeting scheduled for May 9, 2006.

Although this list of issues certainly does not include everything that will be happening in 2006, it does provide an overview of some of the more unusual issues that Woodlake must address. Please feel free to communicate with the Board of Directors to discuss any of these items.

Amenities Improvements

Improvements to Neighborhood Amenities

Among the things that distinguish Woodlake from other residential areas in Durham are the trails, lake, pool, and other amenities that are owned by the Homeowners Association, and are available for use by all Woodlake residents. These amenities add value to the homes in our neighborhood and provide substantial recreational and social benefits to residents. Overseeing development and maintenance of these amenities is one of the major responsibilities of the Board of Directors and of the Buildings and Grounds Committee.

During the past two years, a number of major improvements have been made to HOA property. These include:

- Increasing the usefulness of the clubhouse by upgrading the kitchen and downstairs community areas, adding upstairs meeting space, installing an exercise room, and modifying the air conditioning systems.
- Redesigning the landscaping at the three entranceways into the neighborhood,

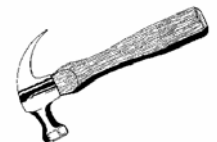
- Updating the landscaping around the clubhouse and playground, and
- Completing installation of riprap around most of the lake to reduce erosion of the shoreline.

There have also been significant investments in and ongoing maintenance of existing facilities, including

- Repainting and re-roofing of the clubhouse,
- Replacement of the main swimming pool pumps and renovation of the pool bathrooms, and
- Regular maintenance of the trails, lake, pond, and open areas throughout the neighborhood.

These investments make HOA property more attractive to Woodlake residents and add to the economic attractiveness of Woodlake homes to new buyers. If you have suggestions for future improvements or maintenance of existing amenities, or if you are interested in getting involved in the Buildings and Grounds Committee, please contact Kildaire Management.

Architectural Changes



Woodlake Homeowner's Association Architectural Review Committee

We want to take just a minute to thank the new committee members who volunteered to join us following the spring Association meeting. We now have seven active participants and have been able to divide into two work groups. One of the committee's major concerns was to clarify rules and procedures and to be sure that all ARC Requests are handled in the same manner. In early December, the committee met as a whole and discussed several issues that had presented challenges over the recent past. One concern expressed by both committee

members and homeowners alike had to do with what “abutting” neighbors needed to be asked for signatures and would that change depending upon the nature of the project. The committee members also felt that clarification was needed about when Plats and other supporting documents were essential to a particular Change Request and when they were unnecessary. The committee was able to find what we believe are common sense answers to both of those questions.. The ARC Change Request form is being revised to provide the clarification we felt was needed and should be available both on the Web site and in the wooden box at the clubhouse very soon. In the meantime, keep using the old forms.

Remember, your best guide for answering the question “Do I need to submit a Change Request for this project?” will be: Are you changing an external color or adding/subtracting structural elements? If the answer to this question is “yes”, a Request must be submitted. Also, to avoid any delay in the committee being able to act on your Request, please be sure that all necessary information and documents are included and that the paperwork is in the clubhouse box by the Friday evening **BEFORE** the Tuesday meeting. We are scheduled to meet the first and third Tuesdays of each month at 7:00pm, but if no Requests have been received by the deadline, the meeting is canceled.

The architectural review process in Woodlake is a relatively simple one! You can download a copy of the Architectural Change Request Form from our web site at www.woodlakecommunity.org.

current information and to register for our community list serve.

Finance Committee Report



Fellow
Woodlake
Homeowners,



Good things
continue to occur in our neighborhood.

Due to increased cost of maintenance, repairs, and utilities the board determined it to be a prudent measure to increase our dues by \$1.00 per month. The board will continue to work hard to provide for the maintenance and improvements of our community with this small increase for 2006.

Our 2005 income, which consists primarily of dues, was approximately \$195,000. Our operating expenses were approximately \$180,000 as outlined below:

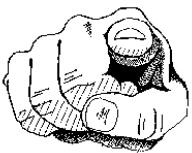
Management Contract	\$22,000
Grounds Maintenance, Street & Sidewalk repair	\$85,000
Pool & Clubhouse Expenses	\$45,000
Insurance, Legal, Utilities and Misc.	\$28,000

The remaining \$15,000 of revenue is being added to our general reserves to cover future expenses. However, this amount represents a substantial reduction from estimated budget reserve for 2005.

Please be supportive of your neighborhood. Please consider becoming involved in the success of Woodlake by participating in clean-up days, special events, or serving on one of our neighborhood committees.

Let's all continue to work together to make Woodlake a great place to live.

Woodlake Web Site



Have **YOU** signed up yet? As most of you know by now, Woodlake has a very active World Wide Web Site. Woodlake community

information is disseminated through a community email listing. Please visit the website at www.woodlakecommunity.org for

Community Relations Committee Report



We generally meet on the **Third Thursday** of every other month at **7:15 p.m. at the Clubhouse.**



COMMITTEE CONTACT LIST

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

The Community Relations Committee had a very active year trying to keep up with changes in the new Durham land use ordinances. The Inter-Neighborhood Council, of which Woodlake is a member, was helpful in providing information about the proposed changes to zoning and development requirements in Southwest Durham. This information was especially important as we monitor possible development across from our clubhouse on the Massey property. The Committee also planned and hosted a meeting with members of the Durham City Council and County Commissioners in August. During this question and answer session, we expressed our concerns about traffic congestion, noise and water pollution, and crime in and around Fayetteville Road, Woodcroft Parkway and NC 54. We jointly explored possible avenues for improving communication with city and county departments to gain maximum benefit for residents of Woodlake. Throughout the often lively dialogue, our city and county officials seemed very receptive to our concerns and suggestions. Representatives from Woodcroft and Hope Valley Farms joined us at the meeting. Overall, we felt that this was a beneficial forum, and we think that our elected officials will remember Woodlake favorably.

Plans are moving forward on the huge project of conveying the remaining private streets in Woodlake to the City of Durham. After the conversion of the streets, the problems of street repair, water and sewer line repairs, snow removal, etc. would be the responsibility of the City. You'll be hearing more about this project in the future.

Recreational Information

Woodlake Recreation Committee Needs Volunteers

The Woodlake Recreation Committee has set its 2006 schedule of events and needs neighborhood volunteers for event planning, preparation and hosting. Specific event details will be announced through the Woodlake email list as well and flyers posted in the area. Visit our association web site at <http://www.woodlakecommunity.org/ mailing.html> and sign up for the mailing list to keep up-to-date on neighborhood social activities!

2006 Woodlake Community Social Events

Easter Egg Hunt	April 8
Pool Opening Party	May—date TBA
July 4 th Parade	July 4
Halloween Pumpkin Walk & Costume Parade	
Oct. 28 (rain date Oct. 29)	
Holiday Lake Lighting	Dec. 17

If you are interested in volunteering for a specific event or joining the Recreation Committee, please contact the committee's chair, Anna West, at (919) 765-9344 or anna_k_west@hotmail.com.

RECRUITING: SOFTBALL PLAYERS

The Woodlake co-ed softball team is recruiting a few men and a few women to complete our roster for the spring season. The team is looking for some experienced players that can commit to a Monday/Wednesday or Sunday schedule. All the games are played at Southern Boundaries field off of MLK Parkway (Monday and Wednesday) or at the Parkwood softball field by the library (Sunday). Please contact Joan Davis if you are interested in

meeting some new folks and having a great time playing softball. Joan can be reached at 544-6499 or jdavis@hsfh.com. All players must be at least 16 years old.

Welcoming Committee

The Welcoming Committee is a newly re-formed committee which has taken on the task of visiting each new homeowner in Woodlake with a basket of information containing merchant coupons, location of stores and maps to various area sites. The new committee will be making its first visits this January.

The committee also hopes to sponsor a “Welcome Tea” a couple of times a year at the clubhouse so new residents can meet each other.

The Committee is looking for volunteers willing to help, so if you would like to get involved in meeting new residents of Woodlake please call Betty Turnbull at 361-5041 or email at betty@tbull.com.

General Interest Information



NOTICE: Signs displaying “Home for Sale”, “Yard Sale”, “Open House”, and other related advertisements cannot be



placed on association property for more than 24 hours during a one week period. Association property includes all the entranceways, property around the clubhouse, and areas adjacent to the lake and trails. Any signs remaining on association property for longer than this duration will be removed.

CLUBHOUSE RENTAL INFORMATION: The Woodlake clubhouse is available for party and meeting rentals. Please contact Cara Hudson at 544-5253 for information and reservations.



MOVE YOUR CARTS BACK: Please ensure that your trash cans, yard waste containers and recycling bins are removed from the curb by the evening after pick-up. Also, these containers should not be placed at the curb until the evening before pick-up.

EXERCISE ROOM: The Woodlake Workout Room is now up and running. You may download a form from the website at www.woodlakecommunity.org which can then be filled out and either mailed or faxed to Kildaire Management Company.



Please remember that if no one is in the room when you leave to **TURN THE LIGHTS OUT** and be sure the door is closed!

HOLD THE DATE: The Woodlake Homeowner’s Association annual meeting has been tentatively scheduled for 7:00 on Tuesday, May 9th. Please reserve this date. More information about the meeting will be mailed in the spring.

NOISE: This is a reminder that residents need to make every effort to control for any noise that in anyway disturbs the well being of community residents. Examples include, but are not limited to, loud music, animals, cars, or voices. Please refrain from any persistent and/or excessive noise that can be heard outside of your home or in the home of other residents.

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 Woodlake Association Policies. There are several pet rules, but **THREE** very important ones follow to show that you care about your pet and your neighbors are:

1. **Leashes:** All 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. If your pet has an accident before you get to the relief area, please clean it up. There are several locations around the lake path where there are pet waste bag dispensers.



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, if someone is violating these policies, please call animal control at 560-0630 or Kildaire Management at 387-8883.

Homeowners' Advertisements

Advertisements included here are intended for the benefit of Woodlake residents. They must be submitted by a Woodlake resident and that resident must be the one to call. The length of the ad cannot be more than three lines long, which, depending on the size of the words, is usually 15-25 words. Woodlake reserves the right to edit the advertisements for length.

Reliable pet sitting. \$3.00 per hour or \$8.00 a day. Babysitting for children 3 years of age and over \$6.00 per hour. Call 293-0138 after 4:00 P.M

Computer Services. Help for your home computer or network. Call Andy at 554-4557 for more information.

Sunny Notes offers Kindermusik (ages 0-5) and piano lessons (all ages) in Woodlake. Alexandra at 544-1941 or sunnynotes@nc.rr.com

Help Wanted. We need yardwork, treework and roof cleared of pine needles. Robert Erickson and Marilyn Frey at frey.eric@gmail.com or 572-9101

For sale. Whirlpool Gold Electric Dryer. 3 Months. old. Retail for \$600. \$300 of BO. Terri Ellis 3 Chelan Ct. at 484-3172

Pet sitter. Experienced teenaged neighborhood pet sitter available for dog and cats. Benjamin 455-6045.

For Sale. Solid Teak Dining Room Set. Includes table, six chairs, buffet and china cabinet. Like new. Priced at \$950 (negotiable) Call Joan at 544-6499

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. Our FAX number is 363-8845. Normal office hours are 9-4 on Monday through Thursday and 9-2 on Friday. For AFTER HOURS EMERGENCIES ONLY please contact us on our digital pager. The number of the pager being used for that day is listed on our telephone answering machine message.