

# NEWSLETTER



March 2014

## Board of Directors

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**ARC, Carolyn White**  
**Finance, Rick Brown**  
**Building & Grounds, David White**  
**Neighborhood Watch, Mary Brown**  
**Communications, Betty Turnbull**  
**Website, Wally Turnbull**  
**InterNeighborhood Council, Katrina Portwood**

## Board of Directors Report - Recap of 2013

This newsletter highlights some of the key actions completed by the Woodlake Homeowners Association in 2013 and plans for 2014. The Board of Directors' key priority is to keep our neighborhood a desirable place to live for current and prospective homeowners.

The WHOA continues to support activities that promote a sense of community and encourage neighbors to know each other. These activities include the annual BBQ, Neighborhood Watch, the spring Easter egg hunt for children, the adult softball team, Saturday food trucks, and maintenance and improvements to community facilities such as the trails, swimming pool, exercise room, playground, and library. New activities started in 2013 include the startup of Woodlake's Facebook Group and the LoMo Market food truck that is at the clubhouse on Wednesdays. Additional information related to these activities is contained in this newsletter.

We continue to put an emphasis on neighborhood safety and have a noticeably lower rate of break-ins and thefts than in nearby neighborhoods. However, we do not live in a gated community and are aware that non-residents can drive and walk through our neighborhood. We try to stay in contact with the Durham Police Department and work to communicate suspicious activities through our Neighborhood Watch program and community listserv. However, for these efforts to be successful, timely communication with residents is critical. If you observe suspicious activities or have safety concerns, please contact the Durham Police at 911 and send an e-mail to [watch@woodlakecommunity.com](mailto:watch@woodlakecommunity.com).

You may have already noticed work underway at the swimming pool. This work includes sandblasting to remove multiple layers of paint that have accumulated over the years and repainting with pool epoxy to provide a durable surface. We also plan to resurface approximately 1,000 linear feet of the trail system that are showing significant deterioration.

While on the topic of the trails, please help us reduce pet waste along the trails by picking up after your pet. If you see pet owners not picking up after their pets or see people littering, please send an email to [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com) and/or point it out to the offender.

Also of note in 2013 were the heavy rains that occurred during the summer that resulted in extremely high storm water runoff rates, damage to the drainways, and flooding of the pond. To address these events, the HOA funded several projects focused on improving storm water drainage and reducing erosion. However, the increased amount of impervious surface in our neighborhood and adjacent properties exacerbates runoff levels during heavy rains.

Much of the day-to-day work of the WHOA is handled by professional contractors. However, we need input and involvement from residents who are willing to volunteer their time and talents to keep Woodlake a great neighborhood. We welcome volunteer input on all of the association's committees, but are especially looking for volunteers to serve on the Architectural Review and Recreation Committees. If you would like to get involved with WHOA activities, please email [board@woodlakecommunity.com](mailto:board@woodlakecommunity.com).

# 2013 TREASURER'S REPORT



The WHOA reported a net loss of approximately \$24,000 for 2013 primarily due to an extraordinary write-off of uncollectable debt including dues, late fees and legal costs totaling more than \$34,000. Total income was nearly \$7,000 over budget, but total expenses were also over budget by nearly \$30,000 due to the extraordinary write off. As a result of good financial stewardship in past years, the WHOA was able to absorb the extraordinary expense without having to curtail the operational budget or endanger our reserves. The WHOA finished the year with liquidity equal to 57% of the annual budget, keeping levels above the Board's liquidity threshold of 50% of annual expenditures.

## Major Expenses for the Year Included:

|                                      |          |
|--------------------------------------|----------|
| Grounds & Lake Management            | \$62,202 |
| Management Contract & Administration | \$49,359 |
| Reserves                             | \$47,500 |
| Bad Debt                             | \$34,286 |
| Pool & Clubhouse                     | \$24,512 |
| Utilities                            | \$14,317 |

Approximately \$62,000 was spent on capital projects in 2013 including repaving the parking lot, completing trail work and making storm water drainage repairs and improvements. The Board completed a long-term capital project review and determined that adequate annual reserves are being set aside for projected capital needs.

Operating costs have continued to go up and, after more than seven years without an increase, the Board increased monthly dues by \$1 beginning in 2014. The \$1 increase in dues will provide roughly \$7,200 in additional annual income for operations.

## Welcome to Woodlake

This year the Welcome Committee combined forces with the Neighborhood Watch Program. Newcomers will now be greeted with a Woodlake shopping bag by their Neighborhood Watch Block Captain. This is a great way for new residents to meet their block captains and for the block captains to get to know them, too. The re-usable shopping bags contain information about the neighborhood. If you know of a newcomer on your street, be sure to say hi and make sure your block captain knows they've moved in. Don't know who your block captain is? Email [watch@woodlakecommunity.com](mailto:watch@woodlakecommunity.com) and ask.

A Huge Thank You to George McGinn and all the Volunteers for your service on the Woodlake Welcoming Committee!



## Keeping Up With Our Woodlake Community

There is so much that our wonderful neighborhood has to share. One way is through our Facebook Group. The Group is open to Woodlake residents and is an excellent way to share news, photos, advertise items for sale, and get to know each other. To join go to [www.facebook.com/groups/woodlakecommunity](http://www.facebook.com/groups/woodlakecommunity) or search for Woodlake Community from your Facebook page. With over 280 members, the count is growing daily. Come join us and see what a great group of people make up our community.

Another exciting way we are sharing as a community is a direct result of the Facebook group. Residents have been sharing their favorite vendors and providers from lawn care to roofing. A list is being compiled that will be available on Facebook and the website with this contact information. Coming Soon!

Do you own a business, sell your artwork, or offer a service? Shop Local is soon to become Shop Neighborhood. The website will soon have a Shop Neighborhood page that links your website to ours. Residents will be able to check out the services of their neighbors before going elsewhere. To be included, please send your website or contact information to [communications@woodlakecommunity.com](mailto:communications@woodlakecommunity.com).

**CAS Contact Information:** CAS Inc. assists with day-to-day operation of the Woodlake Homeowners Association. Our Account Manager is Todd Petherbridge. To contact Todd, call 919-403-1400, send a fax to 919-403-1499, or e-mail [todd@casnc.com](mailto:todd@casnc.com). Normal office hours are 9-5 on Monday through Friday. For after hours emergencies, call 919-403-1400 option 3.

## NEIGHBORHOOD WATCH REPORT

Neighborhood Watch is one of the most effective and least costly ways to reduce crime in residential areas. Our program is based on encouraging residents to call the police if they observe suspicious activities and on timely communication of crime-related information to block captains and residents. If you don't know who your Block Captain is, send an e-mail to [watch@woodlakecommunity.com](mailto:watch@woodlakecommunity.com).

In 2013, there were 7 home break-ins, 3 thefts from vehicles, and 2 non-break-in thefts from homes reported to the police. Two significant observations from these data and from prior years are that (1) most home break-ins occur when residents are away from home and highlights the importance of having a home alarm system, and (2) a 'successful' burglar may come back to the same area within a few days or a week, but is less likely to return if he senses that residents are on the lookout. These two points highlight the need for rapid communication between homeowners whenever a break-in or theft occurs – or when suspicious activity is observed. If you are the victim of such an incident or see suspicious activity, first call 911 and then send an e-mail to [watch@woodlakecommunity.com](mailto:watch@woodlakecommunity.com) describing what happened so that other residents are aware of the incident. In some instances this increased awareness may result in discovery of useful information (such as another resident recalling a suspicious car or person). Of equal importance, alerting residents reduces the potential for a 'repeat performance.' An e-mail to Neighborhood Watch is also important in helping us understand the details of the incident (for confidentiality reasons, the police do not readily share information about incidents with Neighborhood Watch) and determine whether a listserv message should be sent out.

In addition, a number of residents have reported that they do not keep valuables in their car, that they do not lock their car to avoid the potential hassle and expense of replacing a broken window if someone did try to break in, and that they do not contact the police if someone gets in their car looking for valuables. While this may make economic sense, it does make the neighborhood attractive to a person who walks through the neighborhood hoping to find something of value in an unlocked car or in a yard. Even if you choose to not lock your car and do not contact the police if someone gets in your car, please send an e-mail to [watch@woodlakecommunity.com](mailto:watch@woodlakecommunity.com) so that we can notify other residents of such events and encourage everyone to be alert.



### Here are some reminders of simple things you can do to make Woodlake safer?

- **Be alert!** You can make a big impact on crime by noting anything out of place or suspicious in the neighborhood. 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](mailto:watch@woodlakecommunity.com).
- **Don't tempt criminals.** Don't leave a purse, laptop or tablet computer, or other valuables in your car overnight and, if possible, don't park on the street. Don't leave your home doors or windows unlocked.
- **Improve security around your house.** Add motion sensor flood lights. Install a home alarm system. Keep shrubs near your house trimmed. Lock your car.
- **Don't let criminals know you're away.** Pickup your newspaper in the morning, don't leave trash and recycling bins on the curb. Leave lights on timers when you are away. If a criminal thinks you're at home, he or she will likely move along.

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**Call for Volunteers:** While much of the day-to-day work of the WHOA is handled by professional contractors, we need input and involvement from residents willing to volunteer their time and talents to keep Woodlake a great neighborhood. We welcome volunteer input on all of the association's committees. If you would like to get involved with WHOA activities, please send an e-mail to [communications@woodlakecommunity.com](mailto:communications@woodlakecommunity.com).

## RECREATION NEWS AND EVENTS



**Food Trucks:** Back by popular demand. The Third Saturday Food Truck events were so popular, that we are doing it again this year during the pool season. Check the website for details.

**Library:** The library is open to all residents each Monday evening from 5:00-7:00 p.m. (except holidays) at the Woodlake clubhouse. Thanks to the hard work of volunteer Librarian Judy Stenger, there is now an online catalog available through the homepage under the resources pull-down menu. The collection includes fiction, non-fiction, children's material, and "timeless" magazines (on gardening, home repair, etc). The library also features movies for loan. Donations of materials are always welcome.

**Softball Players:** If you would like to play co-ed softball, contact [sports@woodlakecommunity.com](mailto:sports@woodlakecommunity.com). All experience and skill levels are welcome, but you must be at least 18 years old. Games are on Sunday afternoon during the spring and fall.

**Exercise Room:** The exercise room, open daily 5:00 a.m. to 11:00 p.m., is available at the clubhouse. It contains a treadmill, an elliptical trainer, and a weight machine. To obtain access, click on Forms under "Administration" at [www.woodlakecommunity.com](http://www.woodlakecommunity.com). Fill out the registration form and fax it to CAS to have your electronic "pool key" activated to use the exercise room.

**Community Bulletin Board:** If you would like to post something of interest to Woodlake residents on the bulletin board along the trail near the playground, you may send an email to [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com)

**Woodlake Seniors Group:** The Seniors Group is open to all retired Woodlake residents. The group gets together during special occasions (e.g., Valentine's Day, Thanksgiving) or whenever "we feel like it!" Their activities include getting together for group meals and conversation, visiting local museums, and going on field trips. For more information contact June DeLalio 919 361-3464, Earline Weed 544-1328, or Florence White 484-4845.

**LoMo Market:** The traveling local farmer's market stops in front of the clubhouse on Wednesdays from 6:30-8:00 pm. For more about them visit <http://lomomarket.com>.



**Clubhouse Rental:** The Woodlake clubhouse is available to Woodlake residents for party and meeting rentals. For additional information, visit the website and click on Clubhouse under Contacts. The convenient calendar will let you know if your date is available. The cost is \$25 per hour with a minimum 2 hour charge. Reservations: [clubhouse@woodlakecommunity.com](mailto:clubhouse@woodlakecommunity.com).

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## WHOA Handbook Revisions to Parking, Pool and ARC Policies

Several changes have been made to the WHOA Handbook. These include revisions to the pool guest policy (Section 9.3.4), to the street parking policy (Section 12.6), and to the Architectural Review Committee (ARC) application process (Section 20.3), the fence rules (Section 20.4.5.1), and the tree removal exemption guidance (Section 20.6.2). The revised wording of these rules is printed on Pages 5 and 6 of the newsletter. An updated version of the complete handbook is available on the WHOA website.

The objective of the change in the pool guest policy is to increase to 7 the number of guests who can be invited to the pool without prior approval, to clarify the process for obtaining approval for a larger number of guests, and to note that requests may not always be able to be approved if the number of pool guests is expected to approach capacity. The objective of changing the street parking policy is to focus on vehicles that interfere with the delivery of the mail, the collection of trash and recyclables, or cause an unnecessary inconvenience to neighbors. The revisions to ARC rules (1) reduce the number of submitted copies of an application form to one (rather than the current five) and allow electronic submittal of the application form in pdf format, (2) define the location of new fences relative to the property line and to existing fences on adjacent property, and (3) make clear that homeowners removing trees covered by the exemption should have documentation that the removed trees meet the exemption criteria.

# IMPORTANT HANDBOOK REVISIONS

Below are changes to WHOA policy. These changes replace current policy found in the 2013 Handbook and take affect immediately. Save and put this page in your handbook for further reference. The revised handbook can also be found online at [www.woodlakecommunity.com/Forms/handbook.pdf](http://www.woodlakecommunity.com/Forms/handbook.pdf).

## Revised Parking Policy:

- 12.6 **Street Parking.** Homeowners are encouraged to park in their garages and driveways. Vehicles parked on the street must not block driveways, interfere with the delivery/collection of the US Mail, interfere with the collection of trash and recyclables by the city, obstruct traffic, or otherwise cause unnecessary inconvenience to neighbors. Violators of this rule must discontinue parking on the street upon notification by the Association and are subject to penalties in accordance with Section 1 herein.

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## Revised Pool Guest Policy:

- 9.3.4 **Guest Policy.** All guests must be accompanied by a Woodlake resident who is an authorized user and who is responsible for the safety and behavior of their guests. A guest is any individual who does not live within the Woodlake community or who does not have an authorized pool pass. Homeowners are subject to loss of pool privileges if they assist any individual in the unauthorized use of the pool.

All activities involving 8 or more guests, including when the guests are invited by multiple Woodlake residents, must be approved and registered with the Pool Coordinator. Residents must request approval of their gathering at least 72 hours prior to the planned activity by sending an e-mail to [pool@woodlakecommunity.com](mailto:pool@woodlakecommunity.com) containing the host's name and street address, date and time of requested activity, number of total participants, and number of guests. After the request has been reviewed, the resident registering the group will receive a decision and, if approved, confirmation of permission to host the activity. This confirmation should be readily accessible throughout the activity. Smaller groups are not required to register but all guests must comply with pool rules. To ensure the use and enjoyment of the Woodlake pool by its residents, there is a maximum number of registered guests that can be accommodated. Once the maximum number is reached, additional registrations cannot be authorized for the same time period.

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## Revised ARC Policies:

- 20.3 **Application Process.** Complete a Architectural Review Request Form (ARRF) (blank forms are available from [arc@woodlakecommunity.com](mailto:arc@woodlakecommunity.com) or at the URL <http://www.woodlakecommunity.com/Forms/ARC-Request.pdf> which can be accessed from the architectural review link of the homepage). Submit the request form, along with requisite information described below, to the ARC by delivering **one** copy of the application package to the drop box at the Clubhouse or one pdf scanned copy of the application to [arc@woodlakecommunity.com](mailto:arc@woodlakecommunity.com). Blank forms can also be requested from the Property Management Company. If your request is not in the box the by the submittal date, ARC is not obligated to review your proposal. Applications must be complete before being approved. Further information including where to obtain a plat, FAQs and examples of what is required in a successful application can be found on the WHOA website under the Architectural Review heading.

# HANDBOOK REVISIONS CONTINUED

**20.4.5.1** **Fences.** Fencing usually has a significant impact on adjoining property and is, therefore, the most controversial improvement. Fencing must not be placed outside the boundary of the lots and thus should not be installed without a survey unless the boundary is clearly and accurately defined and uncontested by the owners of adjacent properties.

- The maximum height for fences is 60 inches above the natural grade. Fences may not extend toward the street beyond the rear corner of the dwelling.
- Fences should be placed as close to the property line as practical. New fences should be built such that they appear to connect to any adjacent fences and avoid creation of unmaintained space between fences.
- Natural treated wood is the preferred material for fences. Picket and split rail fences are most appropriate for the architectural style of the community. All fences must be maintained. Picket style fences may be stained or painted white, and the chosen stain color should be specified in the ARC proposal. The use of chain-link fences is restricted to vinyl coated fencing that is used for additional security in conjunction with wood construction and must be placed on the inside of the wood fence.
- If a single side of a fence is to be finished, the finished side must be exposed to adjoining property. Neighbors should be cooperative in allowing adjoining neighbors to access adjoining property for the purpose of maintaining their fence following notification.
- Fencing in backyards along the lake is strongly discouraged. The naturalness of the lake's edge could easily be destroyed by a line of individual fences. Plantings will be required along the outside of the fence as it faces the lake to break-up the fence line. In some cases the Association may allow the homeowner to install a plant screen on Association property to allow the fence to be placed on the property line. All of the other guidelines concerning fences still apply.

**20.6** **Landscaping and Planting.** Landscaping changes requiring Architectural Review Committee approval include the installation of hedges, screening, or structural features (such as but not limited to arbors, pergolas and gazebos) or other decorative elements that will potentially affect the view of adjacent homeowners or public areas. Additionally, the removal of any trees that do not meet the exemption criteria defined below or the installation of retaining walls and any re-grading that significantly changes the topography of the lot must be approved by the ARC. The ARC also reserves the right to review all landscaping concerns when requested by two or more Woodlake homeowners and, if necessary, to require that the landscaping be altered or restored to a condition that is harmonious with the overall Woodlake landscape.

**20.6.2** **Exemptions.** ARC approval is not required for the removal of a tree located within 10 feet of the house (meaning the primary dwelling and not a deck or shed), that is dead, or that is significantly damaged from natural causes. Intentionally killing a tree for the purpose of removing it in order to circumvent ARC review constitutes a violation and is subject to fines. When a tree is removed based on these exemptions, the homeowner should maintain photographic or other documentation establishing that the tree met the exemption criteria.

The Annual HOA Meeting will be held on April 22 at the Southwest Library conference room, 4505 S. Alston Ave. In addition to the latest financial report, updates on committee activities and discussion on relevant topics, elections are held to select Board Members. Each year, three members are elected to serve as your representatives on the Board of Directors. If you would like to nominate someone, serve yourself, or request a proxy ballot if you cannot attend, email [board@woodlakecommunity.com](mailto:board@woodlakecommunity.com) by April 16.

## ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee is a vital part of Woodlake and is one of the reasons that our neighborhood continues to be a desirable place to live. ARC meets once a month on the 3rd Tuesday of the month. Applications should be submitted for review by 6:00 pm on the 2nd Tuesday of the month. The preferred method of submission is by a pdf file to [arc@woodlakecommunity.com](mailto:arc@woodlakecommunity.com), however, paper filings can be placed in the wooden box on the porch of the clubhouse. Information on what activities require ARC approval and on the application preparation and submittal process is in Section 20 of the WHOA Handbook. Additional information related to ARC rules and application requirements are in the Frequently Asked Questions (FAQ) document in the ARC section of the WHOA website.

Recognizing that sometimes the best laid plans don't always go the way they were intended, the ARC is sensitive to time-related issues. In the event a problem arises for an already approved project in process, homeowners should directly contact [arc@woodlakecommunity.com](mailto:arc@woodlakecommunity.com) or CAS at [todd@casnc.com](mailto:todd@casnc.com). Thank you for working with us in maintaining the beauty of our community. If you would like more information about the committee or are interested in volunteering to serve on the committee, please send an e-mail to [arc@woodlakecommunity.com](mailto:arc@woodlakecommunity.com).

## ATTENTION ALL DOG OWNERS



Dog owners are reminded that Section 14.2 of the WHOA Handbook requires that dogs must be on a leash when on WHOA common property, such as the trails, and that Section 4-86 of the Durham County Code of Ordinances requires that your dog be restrained when not on the owner's property. Although you may consider your dog to be well trained, some residents are uncomfortable around unleashed dogs and there are always risks when other dogs are encountered. The WHOA is also concerned about the failure of dog owners to pickup poop left by their pets. If you observe either unleashed dogs on WHOA property or the failure to owners to pick-up after their pets, please send an e-mail to [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com) providing a description of the dog, the name and address of the owners (if known), and the time, date and location where the dog was seen. Enforcement action can be taken against homeowners who do not comply with WHOA rules.

*Section 4-86 of the Durham County Code of Ordinances requires that dogs be restrained when not on the owner's property. Dogs must be on leash. It's the LAW.*

If you are aware of an animal that is injured, abused, or a nuisance (frequently roaming on others property, harasses walkers, or is dangerous), you should call the Durham County Animal Services Office at 919-560-0630 (manned from 8:00 to 5:00, Monday through Friday) or the Sheriff's Emergency Communications Center at 919-560-0900 in emergency situations.



*Photo by Bud Onstad*

## **BUILDING AND GROUNDS**

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, or have concerns or questions, you may email the committee at: [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com).

In addition to on-going maintenance of WHOA property, the major grounds projects completed in 2013 include reconstruction of the clubhouse parking lot, improvements to storm-water drainways to improve storm-water flow, and raising the elevation of the trail shoulder in several places to reduce the chance of injuries and in preparation for trail resurfacing in 2014. Major projects planned for 2014 includes resurfacing and repainting of the swimming pool and repaving of approximately 1,000 feet of existing trails. Although the work is being funded by the City of Durham rather than the WHOA, the improvements to the trail crossings at multiple locations in the neighborhood have been made based on WHOA and resident requests.

**Pond and Lake Nutrient Management:** The HOA has spent a significant amount of money over the past five years to reduce the influx of sediment and nutrients into our lake and pond. In addition to nutrients having a substantial impact on algae growth in our lake and pond, the outflow from the lake goes into Crooked Creek and then into Lake Jordan, which also has excessive nutrient levels.

To help reduce nutrient inflows into our lake and pond, homeowners are asked to 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. Fertilizer, 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.

### **Maintenance of Woodlake Owned Property:**

The HOA 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 HOA, nor should they dump yard waste on HOA property. If you are aware of maintenance work that needs to be done on HOA property or see someone disposing of yard or household waste on HOA property, please either call CAS or send an e-mail to [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com).

**Canada Geese:** We have posted several signs along the trail near the lake asking people to not feed the geese. If you see someone feeding geese, please ask them to stop and point them to the signs. If you would like to provide input about the efforts of the WHOA, please e-mail [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com).



# Introducing *Woodlake Cares* - Helping One Another

Neighborhoods of old were known for wide front porches and sidewalks leading to a cold glass of lemonade on a sticky southern afternoon. A good conversation about the weather or the latest goings on took place daily between friends at local markets or service stations. Neighbors knew neighbors so well that when one was ailing, another was tending to them without even being asked.

Okay, times have changed, air conditioning is good, and clearly the Internet has replaced actually getting together. But, some folks are wondering if we might have an opportunity to bring just a touch of that community spirit to our neighborhood through some type of “neighbor helping neighbor” initiative.

Since October of last year, several neighbors in our “small town” have been investigating starting a program called *Woodlake Cares* and have been working to reach out and help fellow Woodlake folks when they need it.

Through contacts and meetings with other “caring communities”, such as “Project Compassion”, they learned that many nearby communities have programs/processes in place that offer varying degrees of support and intervention. Some of the programs are very comprehensive. Others are more grass roots and simply offer a mechanism to post and respond to requests for assistance via the Internet or phone. Types of assistance could include transportation to a medical appointment, walking with you to help you regain strength after an illness, or helping with meals.

*Woodlake Cares* will be one of the more grass roots types of service and will be available to all members of the Woodlake community and will be run strictly by volunteers. Coordinator Barbara Tremblay, with the help of the committee, will take and approve requests for aid and post them on a community calendar accessed through a website. Volunteers will be able to sign up to help someone with a need. We know that a website will be an important component of the process, but sign-up by pencil/paper will also be available.

There is much to learn together as we launch this program. You are needed to make this a success. The Woodlake Cares committee will be hosting an open house at the clubhouse on April 6 from 3-5. Drop by and learn how you can be a volunteer, a recipient, or to share your ideas. Forms for signing up as a volunteer will be available at that time. If you can't attend the meeting you may email [cares@woodlakecommunity.com](mailto:cares@woodlakecommunity.com) for more information.

Woodlake is a beautiful, friendly community. We have trails, a library, pool, clubhouse, food trucks, farmers market (Lomo Market), and wildlife. This is an opportunity to build on those fantastic attributes and to offer our neighbors just a little bit more. Please, join in this discussion, learn more about it, and bring your ideas. *Woodlake Cares* will be a wonderful service for our community.

## *The View From Your Eyes*



Above and Left: Woodlake resident Jason Maher shares his Winter Wonderland photos with us. More of his and others' amazing photos can be seen on the Facebook Group.



Right: Carolyn White captures our state bird venturing out into the cold.

# General Interest and Important Dates

**Trail Use by Bicycles:** The trails are designed for use by pedestrians and runners. For safety reasons, bicycles should be used only as leisurely transportation such as going to see a friend, getting to the clubhouse/pool or the American Tobacco Trail. The trails should not be used for riding laps. If you see bicycle riders posing a danger, please inform them of the rules and E-mail board@woodlakecommunity.com

**Waste and Recycling Containers:** Garbage, yard waste, and recycling containers should be placed at the street the evening before pickup and should be removed from the curb by the evening after pick-up. When not at the curb, containers should be stored in an unobtrusive location (e.g., in the garage or a screened area in the side yard).

**Litter:** Please don't litter when you are walking or driving in our neighborhood or elsewhere. Be respectful of other residents and of Mother Nature.

**Neighborhood Watch BBQ:** This year's neighborhood BBQ will take place on May 31.

**Annual Meeting:** The Woodlake Homeowners Association Annual Meeting will take place on April 22 at 7:00 p.m. Please note the meeting will be held at the Southwest Library, conference room, 4505 S. Alston Ave.



*Above: Neighbors gather for the annual BBQ, sponsored by the Neighborhood Watch. The HOA provides BBQ, Fried Chicken, and beverages. Neighbors fill in the rest with sides and desserts. Lots of fun for every age! Below, Durham Police Officers dropped by to thank everyone for their participation in the Neighborhood Watch Program.*



## 2014 Dates to Remember

- April 6 - Woodlake Cares Information Session**  
3:00 p.m. - Woodlake Clubhouse
- April 19 - Easter Egg Hunt**
- April 22 - Annual HOA Meeting**  
7:00 p.m. - Southwest Library Conference Room
- May 17 - Pool Opening**
- May 17 - First Food Truck Event**  
Check website for more information
- May 31 - Neighborhood BBQ**  
6:00 p.m.
- September 28 - Pool Closing**

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

**Important Date!**  
April 22 Annual HOA Meeting  
Southwest Library Conference Room

| April 2014 |        |         |           |          |        |          |
|------------|--------|---------|-----------|----------|--------|----------|
| Sunday     | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
| 6          | 7      | 8       | 9         | 10       | 11     | 12       |
| 13         | 14     | 15      | 16        | 17       | 18     | 19       |
| 20         | 21     | 22      | 23        | 24       | 25     | 26       |
| 27         | 28     | 29      | 30        |          |        |          |