

NEWSLETTER



March 2016

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Board Member, Amanda Sosebee
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ARC, Carolyn White
Finance, Rick Brown
Building & Grounds, David White
Neighborhood Watch, David White
& Amy Onstad
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Website, Wally Turnbull
Recreation, Amanda Sosebee
& Laura Crosskey
Pool, Robby Tisci

Board of Directors' Report 2015/2016

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 both 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.

During this past year, a handful of projects were undertaken to improve the neighborhood including repainting of the baby pool, repainting and new fans for the clubhouse, and grounds improvements at the Duke Power easement between Ringwood Drive and Forest Ridge. Major projects planned for 2016 include significant trail resurfacing work and repainting and improvements to both the men's and women's bathrooms at the pool.

Many of you have likely noticed a growing list of recreational activities occurring at Woodlake during the past year thanks to Amanda Sosebee and her Recreation Committee. From Movie Night to the Chili Cook-off to the first annual Woodlake family outing with the Durham Bulls, there is an ever-expanding list of things to keep you engaged and entertained with your neighbors. Additional information related

to these activities is contained in this newsletter. If you have additional suggestions, send an email to board@woodlakecommunity.com

Fortunately for all of us, 2015 was a less active year than 2014 with respect to crime in the neighborhood. We on the board remain highly attuned to the importance of a safe neighborhood and have worked closely with both Neighborhood Watch and the Durham police to promote awareness and good habits among all the homeowners. We even took the step of hiring off-duty police officers to patrol the neighborhood around the Christmas holidays this past year to act as an additional deterrent when so many of our homeowners were away visiting family. If you aren't already on your block's email distribution list, please email watch@woodlakecommunity.com to learn who your block captain is. For our crime prevention effort to be successful, timely communication is critical.

Though we rely upon many great contractors to keep Woodlake in tip-top shape, 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 Committee or Buildings and Grounds. If you would like to get involved with WHOA activities, please send an e-mail to communications@woodlakecommunity.com

The David White Woodlake Community Service Award

The first David White Woodlake Community Service Award was presented posthumously to Mary Filosa Brown. Mary's many areas of service came from the heart. She was a supporter of just about any Woodlake Community activity and always willing to step in and help her community. One of her first loves was running and staying fit, so it's no surprise when the Woodlake Recreation Committee wanted to start a *Walking Club*, Mary stepped up to organize it. But that's only one area she served. Mary was both the chairperson of the Neighborhood Watch program and the Pool Committee. Her service heart also extended well beyond Woodlake into her community at large. She is greatly missed by those who knew her and those she served. Her husband, Rick Brown, was on hand to accept the award for Mary.



This award was created in 2015 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 has directed the Building and Grounds committee as chair since 2006, joining the committee in 2000. As On-Site Coordinator, he is the liaison with the landscaping contractor, but continues doing much of the work himself. He joined the Board of Directors in 2001 and served as President from 2007-2015. David worked with the Durham Police Department to help establish a working and effective Neighborhood Watch Program and currently serves as co-chair. Perhaps his most challenging contribution was working with the City Public Works Department and the petition process to turn all private roads into public roads, a three-year task completed in 2009.

This award recognizes a member of the Woodlake Community for his or her exceptional service to the Woodlake community. A nomination form can be found online if you wish to nominate someone in the community. (www.woodlakecommunity.com/woodlake/index.php/resources/documents-and-forms)



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 join together to help each other.

Because this is a CLOSED group, it's necessary to ask permission to join. Once you've requested to join the group you will receive a Private Message confirming that you are a resident of Woodlake. When confirmed you will be added to the group. Our confirmation message often goes to your "Other" folder, so please check that folder after asking to join. (When you are viewing the main Messages folder, a new item, Other, gets added to the left-hand panel. This Other folder contains messages from non-friends.) Another way to join is to ask a member to submit your name. If you haven't been added to the group after 5 days, please email communications@woodlakecommunity.com.

Also, if you are planning on moving, please help us out and remove yourself from the group when you move.

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.



Signup for
eNews

Being a part of the Facebook group is not the same as the eNews. Be sure to **stay in touch** via our email updates.

From Your NEIGHBORHOOD WATCH



Woodlake had 14 break-ins in 2015. Five of them occurred during January and February and appear to be associated with the string of break-ins that occurred during the last half of 2014. While the number of break-ins in 2015 is higher than in 2010 through 2013, the rate per home in Woodlake was roughly a third lower than in nearby neighborhoods.

Fortunately, no one was at home when these incidents occurred and no one was hurt. Most of the break-ins were via a rear door or window, and involved houses that either did not have a home alarm system or the system was not operating at the time of the break-in. In most cases, the perpetrators appear to have been looking for cash or small items that could be easily converted into cash. Based on the location of the houses that were broken into, it is suspected that the incidents involve a small group with one person waiting in a car parked on an adjacent cul-de-sac or street while the other members of the group break into the house.

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 is likely to return to the same area until he/she becomes concerned that residents are on the lookout. The need for rapid communication between homeowners whenever a break-in or suspicious activity occurs is critical. If you are the victim of such a break-in or see suspicious activity, first call 911 and then send an e-mail to watch@woodlakecommunity.com describing what happened so that other residents are

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

aware of the incident.

The Woodlake Board of Directors has considered a number of options for reducing break-ins in Woodlake. The Board has listed the pros and cons of these options and talked to technology vendors and other neighborhoods. Based on this review, the Board supports our existing Neighborhood Watch program combined with occasional visits by off-duty police officers (such as was done over the recent Christmas holidays). Our program is based on encouraging residents to call 911 if they observe suspicious activities and on timely communication of crime-related information via Block Captains, the Woodlake listserv, and our Facebook page. If you don't know who your Block Captain is, send an e-mail to watch@woodlakecommunity.com.

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

- 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. Add motion sensor flood lights. Install a home alarm system. Install a security camera to see if someone is in your backyard or on your deck. Don't leave your doors or windows unlocked. Reese Carson III, our crime prevention officer with the Durham Police Department, will be happy to complete a safety assessment/survey of your house. You can contact Officer Carson at 919-560-4404, ext. 29419.
- 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. Leave 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 - May 14

Everyone has a great time getting to know neighbors and enjoying Southern Fried Chicken and

BBQ Pork, provided by the HOA and Neighborhood Watch. Bring a side dish and take advantage of this time to get to know your fellow residents. Watch for more information through Facebook and Email updates.



Photo by Mary Evers



Photo by Harriot Sansone

Building and Grounds Update



photo by Sam Kimpton

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, e-mail: grounds@woodlakecommunity.com.

Major projects completed in 2015 included repainting of the clubhouse interior and exterior and the baby pool, and improvements to HOA property between Forest Ridge and Ringwood to reduce stream bank erosion and establish a native plant meadow. Major projects planned for 2016 include resurfacing over 4,000 linear feet of trails and refurbishment of the swimming pool bathrooms.

Maintenance of the Lake and Pond: Among Woodlake's major assets are the lake, pond, and trail system. However, maintenance of these assets are 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 the potential flow 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 sources 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.

Opportunities to Serve

“Garden Club” Volunteers – Several Woodlake residents have formed an informal “Garden Club” that gets together for a few hours a week when the weather is nice to do pruning and other clean-up activities along our trails. Although the main goal is to keep our trails attractive, it's a good opportunity to socialize with neighbors. If you would like to volunteer or get more information, send an e-mail to grounds@woodlakecommunity.com.

If gardening isn't your thing, there are other ways to serve our community. Volunteer committees include the Recreation Committee, Architectural Review Committee (ARC), the Pool Committee and Neighborhood Watch. If interested in serving on a committee or in just an occasional volunteer opportunity, contact Betty at communications@woodlakecommunity.com.

Some Changes Require Approval 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. Projects that require ARC review mainly focus on changes to the exterior appearance of your property. Additional information related to ARC rules and application requirements is provided in Section 20 of the WHOA Handbook and in the Frequently Asked Questions (FAQ) document in the ARC section of the WHOA website. ARC meets once a month on the 3rd Tuesday of the month. Applications should be submitted for review by the 2nd Tuesday of the month and can be submitted as a pdf file to arc@woodlakecommunity.com or as a paper copy left in the box on the entranceway of the clubhouse. If you would like more information about these requirements or are interested in serving on the committee, please send an e-mail to arc@woodlakecommunity.com.

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 during work on an already approved project, homeowners should send an e-mail to arc@woodlakecommunity.com. Thank you for working with us in maintaining the beauty of our community.

Woodlake READS!

Now there are two Woodlake Library options available. Thanks to Abby and Dave Stalsbrotten, a Little Free Library has been added to our reading options. Abby and Dave sought permission from the WHOA to put up a Little Free Library. The board agreed and then Abby and Dave took over and did all the work!

This concept began in 2009 when Todd Bol of Hudson, WI built a model of a one room schoolhouse as a tribute to his mother, who was a teacher who loved to read. He placed it in his front yard and stocked it with books, encouraging his neighbors to take one, leave one. The little library became an instant success. The idea has been replicated all across the United States. Each library is unique, but all share the theme of exchanging good books and bringing people together. Woodlake Community will soon be added to the Little Free Library database. For more, go to <https://littlefreelibrary.org>. Many thanks to Abby and Dave Stalsbrotten! The Little Free Library is located on the HOA common grounds at the North end of the lake.

Don't see what you want in the Little Free Library? Did you know that in addition to our new Little Free Library, Woodlake volunteer Judy Stenger runs a community library in the upstairs of the Clubhouse? A list of books available is accessible through the website under the Resources tab.



Just one of several shelves of books available in the clubhouse library.

The library operates on a bring one, take one policy to allow residents to share books and other reading materials. Fiction, non-fiction, children's material, and timeless magazines (on gardening, home repair, etc) are available.

Judy established the library to improve community amenities, to increase the utilization of the clubhouse, to bring



Open for business. Take one or give one. Books, not babies. 😊

together members of the community with common interests and to encourage reading. The Lending Policy is to bring a book and take a book and when you are finished bring it back during library hours and take another book.

The community library is open on Monday evenings (excluding holidays) from 5:00 to 7:00.

TREASURER'S REPORT

By Rick Brown

The WHOA reported an operating surplus of approximately \$15,000 after expenses for the year on income of \$214,736. Total income was \$5,708 over budget and expenses were nearly \$10,000 under budget for the year. Due to continued good fiscal stewardship, dues

will remain the same in 2016 and the surplus will be applied to reserves. Roughly \$22,000 of reserves were used for capital projects during the year including clubhouse painting, stream restoration, and tree removal/storm cleanup. The WHOA finished the year with liquidity equal to roughly 76% of budgeted income, in line with the Board's objectives to maintain liquidity equal to 50-100% of the annual budget.

Major Expenses for the Year

Management Contract &	
Administrative Expenses:.....	\$50,283
Grounds & Lake Maintenance:.....	\$61,025
Pool & Clubhouse Expenses:.....	\$20,782
Utilities:	\$19,322
Reserves:	\$47,080
Bad Debt and Contingent:	\$1,259



The Annual HOA Meeting will be held on May 10 at the Durham South Regional Library conference room, 4505 S. Alston Ave at 7:00 PM. 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 by April 16.



Here's Hugo (Linfors) hangin' out in his backyard. But when he's on the trails he's wants to remind you that he must be on a leash. It's not just the WHOA that requires a leash, but it's the law. The Durham County Code of Ordinances requires that a 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. As a courtesy, plastic bags are available in several locations around the trails. If you observe either unleashed dogs on WHOA property or the failure of owners to pick-up after their pets, please send an e-mail to 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.

(By the way, Hugo will be "Walking for the Animals" of Durham on May 21st for a fund-raiser benefiting the Animal Protection Society of Durham. Thanks, Hugo.)

Fun and Exciting Year of Activities Ahead

After a great 2015, the Recreation Committee has once again planned several community events that are sure to please and entertain residents of all ages of our community.

In 2015, they added a take me out to the ball game event, an evening out with our own Durham Bulls. It was great



fun to get together with neighbors and friends.

Other 2015 events included the annual Easter Egg Hunt, the 2nd annual Chili Cook-Off, the Children's 4th of July Parade, and another new event, a Wine Tasting. Christmas caroling and the Christ-

mas Cookie Exchange were enjoyed by many. In addition, there were game nights, movie nights and poker nights at the Clubhouse.

New to this year will be a Microbrew contest at the clubhouse to help celebrate the opening of the pool and our first Food Truck Event. Not listed, but planned are other events that include game nights, poker nights, a Habitat for Humanity build day, and more children's events. Be sure to sign up for the eMail notices and check the Facebook Group for these fun Clubhouse opportunities. See the calendar of events on the back page for Recreation activities and dates for 2016. Be sure to mark your calendars with these fun activities.



The annual Chili Cook-Off is always a popular event.



The first annual Wine Tasting was a great way to meet neighbors while enjoying learning more about cheeses and wines.

Third Saturday Food Truck Events

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.



May 21 - Kick off the season with Route Bistro 11:30-2:00

June 18 - A new truck to our events - Come out and support Mac Ur Roni 11:30-2:00

July 16 - Back by popular demand, Will and Pops joins us from 11:30- 2:00

August 20 - Route Bistro returns 11:30 - 2:00

September 17 - Stayed tuned. To be announced.



Check out their outstanding menus:
<http://www.ocobyte.com/routebistro>
<http://www.macurroni.com>
<http://www.willandpops.com>

Parked in front of the clubhouse, third Saturday of each month the pool is open. Come support our Food Trucks.

**Be sure to take advantage
of these Non-HOA services
available to Woodlake Residents**



LoMo Market comes to Woodlake every Tuesday from 6:00 - 7:30 PM and parks near the Clubhouse. They offer local fresh produce, seafood, baked goods and more. For more information visit lomomarket.com.

**WOODLAKE
Cares**

Woodlake Cares consists of a group of volunteers living within the Woodlake development.

They help with short-term needs due to illness, birth of a child, injury or other unforeseen situations. Tasks include, but are not limited to, delivering meals, transportation to appointments or for errands, pet help, computer assistance, grocery shopping and yard work.

They are strictly a volunteer organization of neighbors helping neighbors and while they are not a part of the Woodlake Homeowners Association, their services are available to all Woodlake residents. If you are interested in volunteering or are in need of services, visit www.woodlakecares.org.

Save the Date - 2016

March 26 - Annual Easter Egg Hunt - Clubhouse 10:00 AM

May 10 - Annual WHOA Meeting - Durham South Regional Library conference room, 4505 S. Alston Ave at 7:00 PM

May 14 - Annual Neighborhood Watch Picnic - Various locations 5:30 PM

May 21 - Food Truck Event - Clubhouse 11:30 -2:00

May 21 - Microbrew Contest - Clubhouse - 2:00 PM

June 18 - Food Truck Event - Clubhouse 11:30 -2:00

July 4 - Annual Children's Fourth of July Parade - 10:00 AM

July 16 - Food Truck Event - Clubhouse 11:30 -2:00

August 20 - Food Truck Event - Clubhouse 11:30 -2:00

August 27 - Community Durham Bulls Game 6:35 PM at the Ball Park

September 17 - Last Food Truck Event - Clubhouse 11:30 -2:00

October 25-31 - Halloween Decorating Contest

November 13 - Annual Chili Cook-Off - Clubhouse - 2:00 PM

December 17 - Holiday Event - Stayed tuned for details

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

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

Important Date!
May 10, Annual HOA Meeting
Southwest Library Conference Room