

NEWSLETTER



April 2017

Board of Directors

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Vice-President, Betty Turnbull
Secretary, Betsy Martin
Treasurer, Rick Brown
Board Member, David White
Board Member, Marissa Hartzler
Board Member, Amanda Sosebee
Board Member, Matt Whelihan
Board Member, Mary Evers



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ARC, Marissa Hartzler
Finance, Rick Brown
Building & Grounds, David White
Neighborhood Watch, David White
& Colleen Scott
Communications, Betty Turnbull
Website, Wally Turnbull
Recreation, Amanda Sosebee
& Laura Crosskey
Pool, Robby Tisci

Board of Directors' Report 2016/2017

by John Cambier, President

Greetings from the Woodlake Homeowners Association (WHOA) Board of Directors. We publish this newsletter each year 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 and volunteer.

On this last note, please be aware of the Homeowner's Handbook and the covenants that regulate changes or improvements to the exterior of your home and your property. We have an active (and reasonable) Architectural Review Committee that exists to help uphold the standards of the neighborhood and, in doing so, protect and advance the property values to all of our residents. We are currently working to make the application submission and review process easier and more efficient, including making the application an electronic form. (See page 2 for an update from ARC.)

During this past year a number of projects were approved and completed to keep our clubhouse, pool and grounds in great shape. We painted the pool deck, replaced the roof on the pump-room, made a number of repairs and improvements to the pool bathrooms, repaved a good portion of the trails (taking advantage of the low price of oil) and started work on a contemplation garden in

the easement along the portion of the trail between Forest Ridge and Ringwood Court. If you've ever wondered, this is what the bulk of your dues goes towards. I'm happy to say that, even with this continued level of investment, we're able to keep your dues at the same level for 2017.

The calendar of recreational activities occurring at Woodlake continued to expand in 2016 with both home brew and wine tasting events adding to existing game nights, movie nights, a chili cook-off, Woodlake night at the Durham Bulls, Christmas Caroling and, of course, the annual Easter egg hunt. Hats off to the Recreation Committee for making this ever-expanding roster our reality! Additional information related to these activities is contained in this newsletter.

We have an active Neighborhood Watch that plays a role in keeping Woodlake safe. Neighborhood crime was down again in 2016 with (only) 4 break-ins during the year and 3 of those occurring during a single stretch last Winter. (See page 3 for the Neighborhood Watch update.)

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

IMPORTANT UPDATE:

Architectural Review Committee

by Marissa Hartzler

Whether you are a long-time resident or have just moved into the neighborhood, you might be considering this spring as the perfect time to kick your to-do list into action. But before you start your home improvement projects, be sure to consider whether they require Architectural Review approval!

New for this year, the Board has revised the ARC process to help make it easier for homeowners to submit and receive timely approval of projects. This includes an online application process, which can be accessed on Woodlake's website (www.woodlakecommunity.com/arcrequest). No more printing applications or dropping materials at the Clubhouse – everything must be submitted electronically through this site.

The Board has updated the procedures in the Woodlake handbook, to clarify the requirements. Of specific note are revisions to the requirements associated with tree removal. Every homeowner will receive a copy in the mail, but if you would like to review these changes now, you can always access the most up-to-date copy on the Woodlake website.

(www.woodlakecommunity.com/Forms/handbook.pdf)

If you have any questions about this process, the requirement updates or on your project specifics, please email the ARC at arc@woodlakecommunity.com. The Committee is also looking for volunteers! The commitment includes approximately 2 hours a month reviewing applications and attending the ARC meeting. If you would like to help out, please email the committee at the above address.

Thank you to everyone for helping to keep Woodlake such a wonderful place to live!



Before you start those Spring projects on your house and property, find out if you need ARC approval and check out the new procedures and changes to the manual. www.woodlakecommunity.com, Click Contact, Architectural Review

Helpful tips from your ARC:

- **What types of projects require approval?** While this list is not exhaustive, the most common applications include fences, exterior painting or changing the color of the roof, shed installation and tree removal. Check out section 20 of the handbook to see all the projects that require approval.
- **When are applications due?** The committee meets the 3rd Tuesday of every month – all applications are due by 6 pm on the 2nd Tuesday. If they are late, ARC won't have enough time to give your application the attention it needs, and your project will be delayed a month!
- **What does a successful application include?** ARC can't review incomplete applications, so make sure to include all relevant info, including description of the project, the colors or materials being used, a map of your property with the project shown, and other photos that help us understand your project. A complete list of requirements can be found in section 20 of the handbook.
- **Where can I get answers to my questions?** Email arc@woodlakecommunity.com – we are here to help!

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

By David White

In 2016, Woodlake residents reported 4 home break-ins, 1 theft from an open garage, and 7 thefts from vehicles. Of the home break-ins, three occurred during January and February and one was in September. Compared to 2015, break-ins were down by 70% for the full year and by 90% for the last 10 months of the year. However, thefts from unlocked vehicles and open garage doors have not changed significantly compared to prior years.

Two significant observations from these data. First, the installation and use of home alarm systems (after multiple break-ins in 2014 and 2015) has discouraged criminals from attempting break-ins in Woodlake. Second, we still have a theft problem, probably by someone driving or walking through Woodlake looking for electronics, cash, and other valuables in unlocked cars or open garages. The best deterrent for these incidents is to not leave valuables in an unlocked vehicle or garage.



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



Here are some 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. If you have a home alarm system, use it. Don't leave valuables where they can be easily seen. Close and lock doors and windows of your house or vehicles when you are away.
- 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 20

Join us this year as we kick off the pool season with the annual Woodlake Neighborhood Watch Picnic. Get to know or reconnect with your neighbors during this social time. North Carolina BBQ pork and Southern Fried Chicken along with sweet tea are provided. Residents provide side-dishes, chairs and the fun! Mark your calendars and join us this year May 20, 5:30. Contact your block captain for the location of your gathering. If you are not sure who your block captain is email watch@woodlakecommunity.com.

Left: The Waconda Court area gather for a great time of fun and food at last year's Neighborhood Watch BBQ.



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 a joining together to help one another. 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.



Community Library Hours: The library (upstairs in the Clubhouse) is open from 6:00 - 8:00 pm. Residents may take out any book and keep it as long as you live in Woodlake. Donations are always appreciated. Books can be dropped off or returned during library hours.

Something for Everyone!

Recreation Committee Provides Fun for All Ages

by Amanda Sosebee

Thank you for making 2016 such a fun year in Woodlake! We hunted down Easter eggs, tasted wine and home-brewed beer, cheered on the Bulls, and played lots of board games. We surely have the spookiest Halloween house decorating competition in Durham, and it gets more intense each year! One of our most popular new events was our Apple Party, where neighbors dipped apple slices in chocolate and caramel and decorated them with a fun variety of toppings. A holiday craft show joined our traditional events of caroling and cookie swapping, and gave us the chance to buy gifts hand-made by our talented neighbors. This year we plan to bring back your favorites and plan a few new treats. Be sure to mark the dates below on your calendar, and email woodlakerecreation@gmail.com if you have questions or suggestions!



Neighbors continue the popular Christmas Caroling tradition singing favorite holiday songs.

The first Apple Dipping and Decorating Party was a huge success. Mark your calendar so you don't miss this year's Apple Party on October 21.

- April 15** - Easter Egg Hunt
- May 13** - Home brew Competition
- June 22** - Wine sharing
- July 4** - Children's Parade
- August 1** - National Night Out Pool Party
- August TBD** - Durham Bulls Game
- September 21** - Wine Tasting
- October 7** - Octoberfest Home brew Competition
- October 21** - Apple Party
- October 31** - Halloween Decorating
- November 12** - Chili Cook-off
- December TBD** - Craft show, Caroling, Cookie Exchange, Home Tour

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

Building and Grounds Update



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, email: grounds@woodlakecommunity.com.

Major Projects: During 2016, major projects undertaken include resurfacing more than 4,000 feet of walking trails, refurbishing the swimming pool bathrooms and pump room, and initial construction activities associated with a meadow that parallels the trail segment between Ringwood Dr and Forest Ridge where residents can take a break, relax, and enjoy nature. During 2017, we plan to continue work on the meadow and to lower the lake to allow removal of sediment and excessive vegetation along the shoreline.

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 are 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 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.

Opportunities to Serve

Love Woodlake? It's pretty unanimous that we live in a great community. Are you interested in giving back with a little of your time? There are many ways to serve our community. Volunteer committees include the Recreation Committee, Architectural Review Committee (ARC), the Pool Committee and Neighborhood Watch, and Building and Grounds. If interested in volunteering, contact Betty at communications@woodlakecommunity.com.

Grounds Volunteers Welcomed: Whether you are an experienced gardener or simply enjoy getting outdoors, please consider volunteering to help around the neighborhood. If you would like to help with pruning of vegetation along the trails, planting of the meadow mentioned above, or other general maintenance activities, send an email to grounds@woodlakecommunity.com. The group generally meets for a couple of hours on Wednesday or Saturday mornings.

TREASURER'S REPORT

By Rick Brown

The WHOA continued its history of fiscal responsibility finishing 2016 slightly ahead of budget with total revenue of \$212,434 vs budget of \$210,769 and total expenses of \$207,192 vs. budget of \$210,769. The surplus to budget of approximately \$5,242 will be

applied to WHOA reserves. Due to continued fiscal oversight, dues will remain unchanged in 2017. The major expenses incurred during the year included:

Grounds & Lake Maintenance	\$65,192
Insurance, Accounting, Legal, Utilities	\$46,260
Reserves, Capital Projects	\$45,000
CAS, Inc. Management Contract	\$28,080
Pool & Clubhouse Expenses	\$21,982

Approximately \$77,000 was paid from reserves for capital projects including trail paving, pool deck improvements and pool bathroom renovations. Despite necessary spending on capital projects the WHOA finished the year with liquidity equal to roughly 64% of budgeted income, in line with the Board's objectives to maintain liquidity equal to 50-100% of the annual budget.

The Board has approved another balanced budget for 2017 that does not require an increase in dues. This was accomplished by controlling expenses and negotiating favorable contracts with service providers. Woodlake continues to be an appealing community with a reasonable dues structure compared to similar nearby communities.



NOTE LOCATION CHANGE! The Annual HOA Meeting will be held on May 18 at the St. Stephen's Episcopal Church, 82 Kimberly Dr, Durham at 7:00 PM. The meeting will include a presentation on important ARC application process and changes in ARC requirements. Elections are held to select Board Members. Three board members are elected every year. If you would like to nominate someone, serve yourself, or request a proxy ballot, email board@woodlakecommunity.com by April 30.

The David White Woodlake Community Service Award

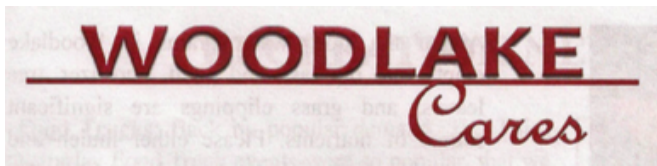
Congratulations to Woodlake resident Susan Germana, this year's recipient of the David White Woodlake Community Service Award. This award recognizes a member of the Woodlake Community for his or her exceptional service to our community. Susan has served on several committees such as Recreation and Neighborhood Watch and is always one of the first to volunteer when a need arises. Congratulations, Susan. Thank you for your continued service to our community.

This award was created 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 continues to serve as a member of the HOA Board of Directors, Chairman of the Building and Grounds Committee and co-chair for Neighborhood Watch.



John Cambier presents the David White Community Service Award to Susan Germana.

If you know of someone you think should be awarded, please let us know. A nomination form can be found online. (www.woodlakecommunity.com/woodlake/index.php/resources/documents-and-forms)



Helping One Another

by Jim Fleming

Woodlake Cares, a volunteer organization of neighbors helping neighbors, has been up and running for approximately three years. So far our group of 30 volunteers has responded to over 190 requests for organizing and/or providing meals, providing transportation to/from medical appointments, visiting post-surgery residents, or dog-walking. We do not provide medical assistance or personal care.

Woodlake Cares is a free service offered to any Woodlake resident 18 years or older. If you know of someone in Woodlake with short-term needs due to illness, birth-of-a-child, injury or other unforeseen situations, please encourage them to reach out to neighborhood volunteers at Woodlake Cares. We can't promise to meet all needs but thus far we have been able to fill almost every request!

Woodlake Cares also organizes "healthy" events throughout the year through our popular Health Matters Series. These are free, informal classes or meetings with health and/or fitness professionals on various topics from stress management, yoga and water aerobics to sharing health and fitness apps. Events are open to all Woodlake residents and are generally held at the Woodlake clubhouse and/or pool. One very popular activity has been the water aerobics sessions.



Woodlake residents having fun and staying fit at a Woodlake Cares water aerobics session.

What health topics would you like to learn more about? Contact us at cares@woodlakecares.org and share your ideas. Watch for signs posted around the neighborhood and announcements on our website and the Woodlake Facebook page. Find out what Woodlake Cares is organizing for our community!

Woodlake Cares welcomes neighborhood volunteers. Volunteers receive an hour-long orientation at a time of their convenience. If you wish to volunteer or find out more, send us an email at cares@woodlakecares.org or visit our website: www.woodlakecares.org.

Woodlake Cares, while recognized by the Board of Directors, is not affiliated with the Woodlake Home Owners' Association.

Important Notes!

Canada Geese: The WHOA has an on-going program to discourage resident (i.e., non-migratory) geese from becoming year-round residents. These steps include maintenance of the vegetated barrier around the lake and pond to reduce access to feeding areas and asking people to not feed the geese. If you see someone feeding geese, please ask them to stop. If you would like to provide input on the WHOA efforts, please send an e-mail to grounds@woodlakecommunity.com.

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 send an e-mail to grounds@woodlakecommunity.com.

Traffic Flow: If parking on the street, *vehicles cannot impede emergency vehicles or normal traffic flow.*

Yard Waste Disposal: The city provides optional curbside collection of yard waste. The services include weekly brown bin collection and twice a year pickup of bulky waste. Go to <http://durhamnc.gov/DocumentCenter/View/3065> for details. Please do not dispose of yard waste or other debris on WHOA property; the board can take enforcement action against homeowners who fail to comply with this restriction.



Third Saturday Food Trucks

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. Route Bistro will be back June 17 at 11:30 to kick off the season. Check the website and Facebook group for the summer schedule.



No, it's not open yet...
Pool Opening May 13
Pool Closing Sept 24



Duham City requires all dogs leashed when not in home yard.

Save the Date - 2017

- April 15** - Annual Easter Egg Hunt - Clubhouse 10:00 AM
- May 13** - Pool Opens
- May 13** - Home Brew Contest - Clubhouse - 2:00 PM
- May 18** - Annual WHOA Meeting - St. Stephen's Episcopal Church, 82 Kimberly Dr, Durham at 7:00 PM
- May 20**- Annual Neighborhood Watch Picnic - Various locations 5:30 PM
- June 17** - Food Truck Route Bistro - Clubhouse 11:30 -2:00
- July 4** - Annual Children's Fourth of July Parade - 10:00 AM
- July 15** - Food Truck Event - Clubhouse 11:30 -2:00
- August 1** - National Night Out Pool Party
- August 19** - Food Truck Event - Clubhouse 11:30 -2:00
- August TBD**- Community Durham Bulls Game
- September 16** - Last Food Truck Event - Clubhouse 11:30 -2:00
- September 24** - Pool Closing
- October 21** - Apple Party - Clubhouse
- October 25-31** - Halloween Decorating Contest
- November 12** - Annual Chili Cook-Off - Clubhouse - 2:00 PM
- December TBD** - Holiday Events - Craft Show, Caroling, Cookie Exchange, Home Tour - Stayed tuned

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

Important Date! Venue Change.
May 18, Annual HOA Meeting
St. Stephen's Episcopal Church