

# NEWSLETTER



March 2020

## Board of Directors

*President*, John Cambier  
*Vice-President*, Betty Turnbull  
*Secretary*, Betsy Martin  
*Treasurer*, Amanda Sosebee  
*Board Member*, Adam Friedman  
*Board Member*, Jim Fleming  
*Board Member*, Donna Wolfe



## Committee Chairs

*ARC*, Steven Sosebee  
*Finance*, Amanda Sosebee  
*Building & Grounds*, David White  
*Neighborhood Watch*, David White  
& Colleen Scott  
*Communications*, Betty Turnbull  
*Website*, Wally Turnbull  
*Recreation*, Kristin Terry  
and Johanna Kramer

## Board of Directors' Report 2019/2020

by John Cambier, *President*

Greetings from the Woodlake Homeowners Association (WHOA) Board of Directors. We publish this newsletter each year (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 amenities 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, as both a volunteer and a resident.

If you aren't already, please acquaint yourself with 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 (ARC) that exists to help uphold the standards of the neighborhood and, in doing so, protect and advance property values for all of our residents. I'm happy to report that the past year was another good one in terms of our residents working with the ARC to approve changes and improvements to your homes. Thank you for helping us.

With a clubhouse, pool, lake, pond, trails, streams, and trees to maintain, this past year had a combination of projects both large and small. In the late Summer/early Fall, we saw significant work on the stream banks and small pond as we dealt with the continuing challenge of erosion, and also had a number of the sections of the trail repaved. Throughout the year we had trees re-

moved as they were damaged or killed by storms. Toward the end of the year, we saw some nice upgrades to the playground equipment and, less visible to most residents, replacement of all the decking in the pool area. We will continue our maintenance of all the common spaces and places in 2020 and will likely have some additional work done to the pool itself at some point during the year.

The recreational calendar at Woodlake included an Easter Egg hunt and 4th of July parade for the kids. If you're looking for fun ways to meet some more of your neighbors, recreational events are a great way to connect. Additional information related to these activities is contained in this newsletter. I'd like to personally thank Amanda Sosebee for her leadership of this committee over the last couple of years. If you would like to get involved or have suggestions, send an email to [board@woodlakecommunity.com](mailto:board@woodlakecommunity.com).

Though we rely upon many great contractors to keep Woodlake looking good, 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 read more about opportunities on page 5 and send an e-mail to [communications@woodlakecommunity.com](mailto:communications@woodlakecommunity.com).

# COVID-19 AND IMPORTANT WHOA UPDATES

Following the recommendations of health and government officials and wanting to protect our residents the WHOA board has enacted the following measures. The Clubhouse, Exercise Room and the Playground are closed.

The Board of Directors has also temporarily suspended the ban on campers in driveways during the coronavirus pandemic. Please note that campers are not to be parked on the street.

The trails remain open, but we ask that you respectfully keep a distance between you and others. Please remember that bicycles, scooters, and skateboards are only to be used on the trail to go from one destination to another and are not to be used for recreation and laps.

The Board of Directors continue to monitor the situation with Covid-19 and might have to postpone the opening date of the pool - normally scheduled for May 16 - based upon the public health guidance at the time.

They will revisit these changes in the coming months as the situations changes. Thank you for respecting these decisions for the good of our community.

Due to the current situation, the WHOA Board of Directors has decided to postpone the annual meeting. Details will follow when a future date is selected.

Three board members are elected every year. If you would like to nominate someone or serve yourself, email [board@woodlakecommunity.com](mailto:board@woodlakecommunity.com).

## Woodlake Honored with Urban Conservation Award



*The plaque presented by the Durham County Soil and Conservation District can be seen hanging in the clubhouse. Many thanks to our building and grounds committee for their positive efforts towards the environment and helping to keep our community beautiful.*

Woodlake was selected to receive the Durham County Soil & Water Conservation District's annual Urban Conservation Award. Betty Turnbull, WHOA vice-president

was at the ceremony to accept the award on behalf of the Woodlake Building and Grounds Committee. The award was presented in recognition of the Grounds Committee's work to reduce erosion and improve storm water quality.



CAS, Inc. assists with the day-to-day operations of the Woodlake Homeowners Association.  
Account Manager: Jacob Hildebrand - [jacob@casnc.com](mailto:jacob@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

# TREASURER'S REPORT

**2019 was an exciting year for the Woodlake Finance Committee! Income was above budget and expenses were below budget, which allowed us to increase our reserves and improve HOA-owned property and facilities around the neighborhood.**

We also invested in a third Certificate of Deposit (CD). These are low-risk investments that are paid out after approximately one year. With three CD's that pay out in various months, we are able to earn interest while knowing that we would have cash available within a few months if we had a large unexpected expense.

**Income for 2019** was \$223,169 vs. a budgeted \$217,626. **Expenses**, excluding investments and capital projects, were \$153,342 vs. a budgeted \$162,310. This created a year-end surplus of \$69,827, which was then invested or used to improve Woodlake property. The largest expenses were as follows:

Grounds & Lake Maintenance	\$58,144
Utilities	\$16,217
CAS, Inc. Management Contract	\$28,290
Pool & Clubhouse Expenses	\$23,557
Administrative Other	\$23,861

In addition to capital projects in 2019, we added \$37,421 to our reserves. Our year-end reserve balance was \$144,480, or 64% of our annual budget. We aim to keep 50-100% of our annual budget in reserves.

The board has approved a balanced budget for 2020. Planned capital projects this year mostly involve pool projects and total over \$50,000.

In order to maintain our reserves and complete these and other future projects, the board increased dues by \$1 per month in January 2020. We are looking forward to another fiscally healthy year.

## NEIGHBORHOOD WATCH, Making a Difference

*By Colleen Scott and David White*

The most frequent crime that occurs in Woodlake is theft from cars. Neighborhood Watch reminds you to lock your cars and to not keep anything valuable in them.

In 2019, there were nine reports of theft, burglary, or vandalism in Woodlake reported to the Durham Police. Five of these were reports of home or auto burglary or theft that occurred between mid-January and mid-March (four were on Bridgeport and Wateree Drives and one was in the clubhouse parking lot). The other four reports were of vandalism near the intersection of Woodcroft Parkway and Woodlake Drive in May and June.

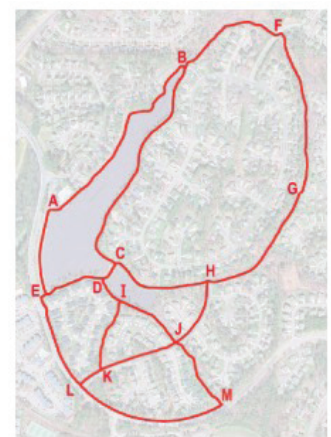
If you see anything suspicious, call 911 immediately. You can also send a follow-up e-mail to [watch@woodlakecommunity.com](mailto:watch@woodlakecommunity.com).

Block Captains needed. Volunteer opportunities - email [watch@woodlakecommunity.com](mailto:watch@woodlakecommunity.com).



### Woodlake Trails

Have you ever walked on Woodlake's trails and wondered how far it is around the lake or on other sections of the trail? There is a trail map on the Woodlake website that includes distances between various intersections and for frequently walked loops. If you'd like to walk a couple of miles a day but would like some variety in where you go, this information may be useful.



- A to B = 0.33 Mile
- A to E = 0.16 Mile
- B to C = 0.38 Mile
- B to F = 0.19 Mile

[www.woodlakecommunity.com](http://www.woodlakecommunity.com)

# WHY ARE SO MANY LEYLAND CYPRESS TREES DYING OR FALLING OVER IN WOODLAKE?

by David White

You may have noticed that a number of Leyland Cypress trees in Woodlake have toppled recently and seen several dead clusters of Leylands throughout the neighborhood. The toppling is due to the shallow root structure of Leylands combined with the very wet grounds due to all of the rain in recent months.

The clusters of dead Leylands are due to a fungal disease that is spread from tree to tree by wind-borne spores. The presence of this fungus, known as Seiridium canker, is



first noticed by the dieback (browning) of individual branches, but can fairly quickly spread and over a period of 2-3 years can kill the entire tree and spread to adjacent trees. There is no cost-effective option for treating infected trees. However, the spread of the disease can be reduced by quickly removing dying branches and trees after the disease is detected and by reducing crowding by adjacent trees. In this latter instance, many clusters of Leylands exist where individual trees were planted within 6-10 feet of each other to create an ‘instant’ privacy screen. As the trees grow, however, they start competing with each other for water. During extended periods of summer drought, this crowding can cause the individual trees to become stressed from lack of adequate water and makes them less able to survive attack from Seiridium canker. To reduce this stress, cutting down individual trees to provide a 15-20 foot spacing between the remaining trees can be helpful.

If you like the screening provided by evergreens and are wondering about alternatives, using other conifers (such as Arborvitae or Cryptomeria) or evergreen hollies to provide a mixed border is an option. However, planting a monoculture hedge with a single tree species runs the risk of destruction at some point in the future if some new disease or stress occurs. If you have Leylands in your yard that you want to remove, WHOA rules allow you to remove Leylands without submitting a written request to ARC. However, you should send an email notification to Woodlake’s Architectural Review and Grounds Committees at [ARC@woodlakecommunity.com](mailto:ARC@woodlakecommunity.com) and [Grounds@woodlakecommunity.com](mailto:Grounds@woodlakecommunity.com) at least 72 hours before removal to let them know you are planning to do so.

## 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 1st Tuesday of every month – all applications are due by 6 pm on the last Tuesday of the month prior. 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.
- **Do I need my neighbor’s permission?** No, ARC requires that you notify your neighbors of your project, not get permission. Homeowners can weigh in on projects either by requesting to attend the monthly ARC meeting, or by written comments sent via email.
- **Where can I get answers to my questions?** Email [arc@woodlakecommunity.com](mailto:arc@woodlakecommunity.com) – we are here to help!

# SOMETHING FOR EVERYONE

## Woodlake Community Volunteer Opportunities

One of the things that makes this community great is our spirit of volunteerism. We like to think of ourselves as neighbors helping neighbors. Be it an offer to pick up someone's groceries, mow a lawn, or serve on one of the many committees, residents are always quick to respond. If you are new to Woodlake (WELCOME) or if you've lived here awhile, below are opportunities to be considered to become involved and give back. If any of these interest you, please email [communications@woodlakecommunity.com](mailto:communications@woodlakecommunity.com).

**Woodlake Board of Directors:** *Term:* 3 years, may continue to run again with no maximum number of years. Homeowners vote for candidates at the Annual General Meeting. *Commitment:* A monthly board meeting in the clubhouse, currently the 2nd Tuesday of the month. The board meetings begin at 7:00 and usually end between 9:00 and 9:30. Pizza is served to accommodate those coming directly from work. There is often an exchange of several emails a month concerning minutes or other issues. Presence at the Annual General Meeting (April or May) and 2-3 other board-sponsored events is requested. *Qualifications:* Be a Woodlake resident in good standing, some computer skill with use of email.

**Architectural Review Committee (ARC):** *Term:* Appointed to committee by the Board of Directors with no set term. *Commitment:* A monthly meeting in the clubhouse, currently the 1st Tuesday of the month. Applications to ARC are submitted online and reviewed by members throughout the month. Time needed in addition to the monthly meeting varies depending on season and number of applications. *Qualifications:* Be a Woodlake resident, be familiar with the handbook and have reasonable computer skills and email.

**Building and Grounds Committee:** *Term:* Volunteer, no set term. *Commitment:* Occasional planning meetings and work-days. It is possible to volunteer to serve during a scheduled workday without a committee commitment. *Qualifications:* Enjoy working outdoors. Opportunities include pruning, weeding, planting, and more.

**Neighborhood Watch:** *Term:* Volunteer position with no set term. *Commitment:* Approximately, two hours a month. Opportunities include being a Block Captain and helping with the annual Neighborhood Watch community BBQ. Block captains help communicate news concerning neighborhood crimes or safety concerns to the residents in their block via email. *Qualifications:* Be a Woodlake resident and use of email.

**Recreation Committee:** *Term:* Volunteer position with no set terms. *Commitment:* Planning committee meetings 2-4 times a year. There are 8-12 planned events per year. Help before and during events. Time varies with number of events and time of year. Opportunities include helping to advertise events through our Facebook group and list-serv email or by placing signs in the neighborhood, organizing and gathering supplies, and planning what events to have. It is also possible to organize and manage a single event, like the Easter Egg Hunt. *Qualifications:* Be a Woodlake resident, like to have fun, organizational skills, and email communication.



Join us on Facebook - Woodlake Community Group  
[facebook.com/groups/woodlakecommunity](https://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. When you request to join, you'll be asked to read the Facebook rules for the group and then to answer two questions: one to confirm that you are a resident of Woodlake by naming the street you live on and the other to agree to abide by the rules. Once you've answered the questions, you'll be added to the group.

# Building and Grounds Update

By David White

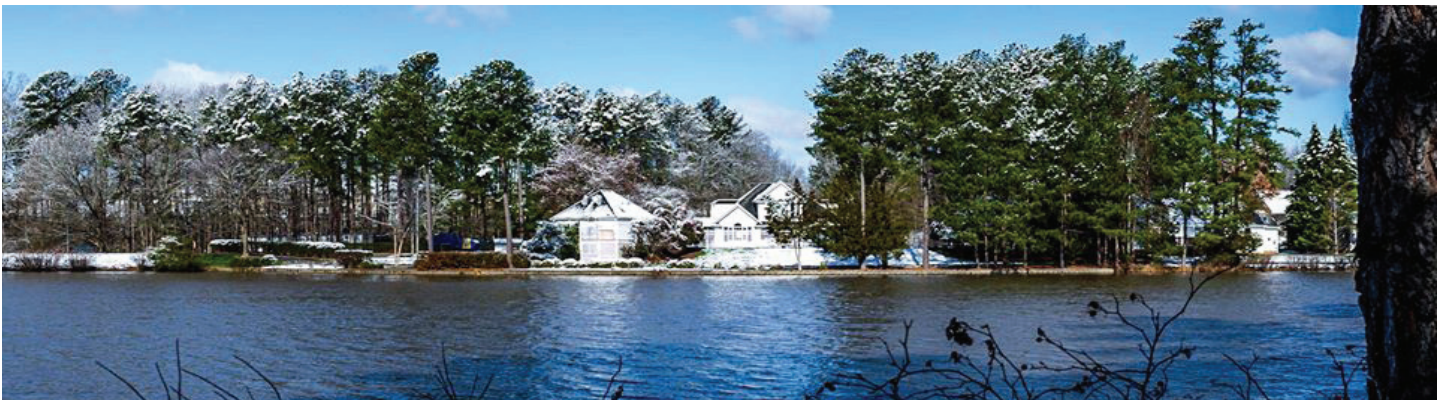
The Buildings & Grounds Committee oversees maintenance of the trails, lake, clubhouse, swimming pool, entrances, and all other WHOA property. Some of the work is done by volunteers, but most of it is performed by contractors. If you would like to join the committee, have suggestions for projects, would like to volunteer time to help with clean-up activities, or have concerns or questions, send an email to [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com).

**Projects in 2019:** Projects completed in 2019 included refurbishment of the playground and the low-voltage outdoor lighting systems at the clubhouse and entrances, replacement of the main pool pump with a more efficient variable-speed motor that should reduce electrical power consumption, reconstruction of the wooden decks at the pool, repairs to several sections of the trails, installation of streambank erosion controls to reduce sediment inflow to the pond, dredging of the lake and pond to remove accumulated sediment and organic matter, and significant tree removal work along the walking trails that was needed to protect the trail, lake, and streambanks.



**Projects in 2020:** Projects scheduled for 2020 include staining of the reconstructed pool decks and replacement of the planting in the Woodcroft Parkway median that were destroyed by a reckless driver last fall. We are also expecting to do a significant amount of tree work as Leyland cypress and Bradford pear trees continue to decline (these trees were heavily planted in Woodlake by the original developers 25-30 years ago and are declining quickly). We also expect the need to repaint or plaster the pool within the next year.

**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 or other general maintenance activities, send an email to [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com). The group generally meets for a couple of hours on Wednesday or Saturday mornings.



Many thanks to Bud Onstad for the top photo and to Tiffany Williams for the winterview panorama photo above. And thank you to the Building and Grounds Committee who help keep Woodlake beautiful.

## Recreation Committee

The Woodlake Recreation Committee has new leaders stepping up! Kristin Terry and Johanna Kramer have agreed to share the reigns in 2020.

In 2019, the committee focused on our largest annual events, including the Easter Egg Hunt, the July 4th Parade, and the Holiday Craft Show.

In 2020, we're hoping to rejuvenate some of our favorite smaller events and try out some new ideas. We could use your help! Participation in the Recreation Committee can be ongoing or event-specific. If you'd be willing to help plan events throughout the year, let us know and we will include you in our committee emails. If you have an idea that you're excited about but you're not interested in a large commitment, let us know and we'll support your event however we can. Either way, you can contact us at [woodlakerecreation@gmail.com](mailto:woodlakerecreation@gmail.com). We hope to see you soon!



Please note that this year's Easter Egg Hunt has been cancelled. Community gatherings will be postponed in accordance with guidance from the CDC and our local health department. Please check the Facebook group, website, or listserv messages to stay up to date on activities and events.

*The annual Fourth of July parade is always a favorite.*

### Woodlake Nature Trails

Have you ever walked on Woodlake's trails and wished you knew more about the plants and animals that you see? David White is thinking about offering quarterly 'nature walks' when it becomes safe to do so. If you would be interested in learning more, send an email to [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com). If you have suggestions or questions, include them in your email.

**Concrete Recycling:** If your driveway or sidewalk has lots of cracks in it and you are thinking of replacing it, send an email to [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com) before you start work. The HOA can use the old concrete to reduce erosion at various locations around the lake and streams.

## Things to Remember

**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](mailto:grounds@woodlakecommunity.com).

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

**Dog walking:** It is Durham law that all pets be on a leash when off owners property and that dog waste be picked up. Complimentary bags are available along the trails. *Owners with off-leash dogs or who do not pick up their dogs' waste are subject to fines.*

## 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](http://www.woodlakecommunity.com).

*Being a part of the Facebook group is not the same as the eNews.*



**Signup for  
eNews**

## Food Truck and Restaurant Events Planned



In an effort to help our community food services and to offer a cooked meal to look forward to, we are scheduling bi-weekly events with local restaurants and food trucks. These will take place in front of the clubhouse near the grassy area with the large tree. The trucks and restaurants will be doing pre-ordering and pickup only with no waiting for orders to help with social distancing. These events will continue as long as there is interest and in accordance with Durham City directives. Check the Facebook group or website for details.

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