

# NEWSLETTER



August 2021

## Board of Directors

*President, Betty Turnbull*

*Vice-President, Katrina Portwood*

*Secretary, Betsy Martin*

*Treasurer, Amanda Sosebee*

*Board Member, Kristin Hart*

*Board Member, Jim Fleming*



## Committee Chairs

*ARC, Carolyn White*

*Finance, Amanda Sosebee*

*Building & Grounds, David White*

*Neighborhood Watch, David White*

*& Colleen Scott*

*Communications, Betty Turnbull*

*Website, Wally Turnbull*

*Recreation, Kristin Hart*

## Season of Volunteers 2020-2021

*by Betty Turnbull, President*

Greetings from the Woodlake Homeowners Association (WHOA) Board of Directors. As with many of the articles in this newsletter, it seems appropriate to say, Wow! What a year!

The Board of Directors worked many extra hours throughout 2020, keeping up with NC and CDC guidelines and regulations to be able to make the best decisions possible for our community. This meant making hard choices, like pool, clubhouse, and exercise room closures. While opinions will always differ, please know that no decision the Board of Directors made was taken lightly.

The BOD was truly happy to be able to welcome 2021 with the reopening of the pool, clubhouse usage, and exercise room along with other outdoor activities.

If you are pool user, you'll recall that the opening first few days got off to a rocky beginning when the gate to the pool would not read the pool cards and allow entry. Just when we thought we'd have to delay the opening, Woodlake volunteers stepped up. Thank you to the volunteers who manned the gate so that the pool could open on time. And special thanks to Betsy Martin and Harriot Sansone for their organizational skills and giving up their free time to help make this happen.

A positive outcome from the rocky pool opening is that the Board will be upgrading the WiFi access to the clubhouse and pool. And we are looking into our options for updating our very old gate system.

A major accomplishment this year was the revision of the HOA Handbook. Each section was gone over, discussed, reworded where needed for clarity or changed to meet the neighborhood's current needs. The new

handbook can be viewed on the website at <https://www.woodlakecommunity.com/Forms/handbook.pdf>. We encourage each of you to download or refer to the online version when wondering what policy is or what to do with an upcoming project. Again, this project would not have been possible without our Woodlake volunteers.

And speaking of volunteers... What does being part of an HOA mean to the homeowner? A Homeowners' Association (HOA), run by a volunteer board of directors, not only manages the community finances and oversees the common assets of the community, they also enforce and set rules to maintain the community's appearance. I know when I use the trails, I often have to remind myself that I am not walking in a some other beautiful park, but in my own neighborhood.

While we may not always enjoy the process needed to make changes to our personal properties, we have chosen to live in an HOA community. We've worked this year to make this process easier and more efficient. (See page 4 for more on the revised and easier ARC application process.)

If you see a common thread here, I hope that would be VOLUNTEERISM. We need each other to keep our community the beautiful and welcoming place that it is. This year we particularly need volunteers to serve on the Board of Directors and the Architectural Review Committee. See page 5 for more detailed ways you can volunteer and give back to your community.

Keep reading and catch up on the Building and Grounds Committee, Recreation Committee, Neighborhood Watch and more. And thanks for being part of our awesome community!

# RECREATION COMMITTEE UPDATE

by Kristin Hart, Chairperson

What a year it's been! With COVID and social distancing, it's been a hard year for recreation. The Woodlake Recreation Committee has had to get creative on how to host safe events.

In October of 2020, we hosted a neighborhood trick or treating event. It was a HUGE success! We received a ton of positive feedback about how much fun for everyone whether trick or treating or just passing out candy. Thank you to everyone that participated in making this a successful event. Many houses got creative in ways to deliver treats safely. We randomly picked 5 houses that participated and awarded them with local gift cards. This was a way we could also give back to our community restaurants which have struggled during this challenging time.

In February 2021, we hosted a virtual Valentine's Day Cookie Decorating Party. It was enjoyed by all who participated. 120 cookie decorating kits were put together and contactlessly delivered on February 13th. Each kit came packaged in a valentine's day treat bag with 2 sugar cookies, icing, individual containers of valentine's day sprinkles, mini chocolate chips and/or candy hearts. Many families submitted photos that were shared with our community.

A "virtual" Egg Hunt hosted in early April took the place of the usual in person event. Thanks to all who participated and helped to make this a fun event.

The annual 4th of July parade was once again a great success with a parade of decorated bikes, trikes and wagons going from the Clubhouse to Tahoe Dr. via Lake Shore Dr. The parade ended with pop sickles for all!

Most recently, in coordination with Neighborhood Watch, we co-hosted the Ice Cream Social event outside by the clubhouse. In addition to free ice cream, canned goods were collected to help the Food Bank of Central and Eastern North Carolina. The event was sponsored by the Durham Police Department's National Night Out.

We would love to have a few more volunteers for our committee. Participation in the Recreation Committee can be ongoing or event-specific. If you'd be willing to help us plan and/or host events throughout the year, let us know and we will include you in our committee email group. 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!



*Kids of all ages enjoyed the Valentine Cookie Decorating Contest!*

CAS, Inc. assists with the day-to-day operations of the Woodlake Homeowners Association.

Account Manager: T.R. O'Neill - [woodlake@casnc.com](mailto:woodlake@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

# YOUR NEIGHBORHOOD WATCH REPORT



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

*By Colleen Scott and David White*

As shown in the table below, there have been 14 crimes in Woodlake reported to the Durham Police Department during 2020 and of the first seven months on 2021. These have included 7 thefts from vehicles (mostly unlocked cars), 4 involving residential property (such as a package on the front porch or thefts from an open garage or unlocked shed), and 3 vandalism reports. Of the 14 reports, 12 were in 2020 and 2 have been in 2021. Two of the potential reasons for the decrease in 2021 are the increased awareness by residents of petty criminals walking through the neighborhood looking for valuables in unlocked cars and the increased number of video cameras (including doorbells) that have been installed.

Description	Date	Street
Theft from Residential Property	2/4/2020	Ozark
Theft from Residential Property	3/16/2020	Drummond
Theft from Residential Property	7/9/2020	Drysdale
Theft from Residential Property	12/28/2020	Tahoe
Theft from Vehicle	1/19/2020	Highrock
Theft from Vehicle	1/21/2020	Mountain Island
Theft from Vehicle	1/22/2020	Wateree
Theft from Vehicle	3/2/2020	Lakehill
Theft from Vehicle	10/20/2020	Chesden
Theft from Vehicle	3/24/2021	Placid
Theft from Vehicle	3/24/2021	Boxwood
Vandalism	3/2/2020	Lake Village
Vandalism	3/14/2020	Tahoe
Vandalism	6/4/2020	Lake Village

Some things you can do to keep Woodlake safe:

- Park your car in your garage whenever possible, lock your car, don't leave valuables (electronics, cash, etc.) or packages where they can be easily seen.
- Improve security around your house. If you have a home alarm system, use it. Close and lock the doors and windows of your house or vehicles. Don't leave your garage door open.
- 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](mailto:watch@woodlakecommunity.com).
- Don't let criminals know you're away. Pick up 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.

If you are interested in neighborhood safety and would like to help, send an email to:  
[watch@woodlakecommunity.com](mailto:watch@woodlakecommunity.com).



2020 was a stable year for Woodlake finances. Income and expenses were both very close to our budget, and we utilized our reserves to improve HOA-owned property and facilities around the neighborhood.

With the changing economy, we have not renewed our Certificates of Deposit (CD's). These are low-risk investments that are paid out after approximately one year, where we usually keep our reserves. The interest rates being offered were about the same as what we receive from our Money Market account, so we decided not to reinvest in CD's until interest rates improve. This allows us to have quicker access to cash if we need it.

**Income for 2020 was \$226,844 vs. a budgeted \$225,260.**

**Expenses**, excluding investments and capital projects, were \$167,664 vs. a budgeted \$162,160.

The year-end surplus of \$59,180 was used to improve Woodlake property. Expenses were categorized as follows:

Grounds & Lake Maintenance	\$77,754
Utilities	\$16,369
CAS, Inc. Management Contract	\$29,788
Pool & Clubhouse Expenses	\$19,773
Administrative Other	\$23,980

In addition to capital projects (mostly work on the pool), we added \$2,530 to our reserves. Our year-end reserve balance was \$147,009, or 65% of our annual budget. Our goal is to keep 50-100% of our annual budget in reserves.

The board approved a balanced budget for 2021. Planned capital projects this year mostly involve repaving sections of the trails and total over \$50,000.

The board determined that we would be able to maintain our reserves and complete these and other future projects without increasing dues in 2021. We are looking forward to completing another fiscally healthy year.

## Handbook Revision Summary

Exciting news for our handbook! The 9th edition is now available online and we encourage all residents to familiarize themselves with the changes. Overall, in the revised handbook you will find:

- Changes to our due process hearings (which are held when a resident violates rules or fails to pay dues, see Section 1)
- A streamlining of the information regarding your responsibilities for home maintenance (Section 7)
- Updates our pool and community property rules to ensure all the posted rules and formerly summarized FAQ information is included in the handbook (see Section 9)
- Clarifications regarding the rental for Private Functions of the clubhouse (Section 10 and 11) to ensure both homeowners and residents may utilize the clubhouse
- Clarifications on soliciting policies to ensure residents understand what the HOA can and cannot control regarding soliciting in the neighborhood (section 17)
- Substantial revisions to the Architectural Review Committee process (Section 20), to eliminate some of the more onerous requirements and to better reflect the process under our new NABR platform.

This revision was a labor of love from many volunteers and began before the pandemic and continued throughout quarantine. We are excited to share this work with the community! Thanks for your attention to the changes and for familiarizing yourself with our community rules. Please direct any questions to our community manager at [woodlake@casnc.com](mailto:woodlake@casnc.com). You can access the handbook through the website at:

<https://www.woodlakecommunity.com/Forms/handbook.pdf>

# VOLUNTEERS NEEDED!

One of the things that makes this community great is our spirit of volunteerism. We like to think of ourselves as neighbors helping neighbors. Two of the areas with particular need of volunteers are service on the Board of Directors and on the Architectural Review Committees.

**Woodlake Board of Directors:** Did you know that more than HALF of the board seats for the Woodlake Homeowners' Association will be open for election at our annual meeting later this month? In seeking new members, the board would like to invite neighbors with a variety of experiences and backgrounds to apply. We want our board to reflect our neighborhood! If there isn't someone currently on the board that you feel represents you, please consider running.

Some areas that may be helpful to think about are:

- Professional Experience – legal, accounting/finance, and construction/landscaping are especially relevant to work of the HOA board
- Board experience – people with no board experience often ask the best questions!
- Demographics – age, race, ethnicity, sex, gender, orientation, religion, ability, socioeconomics, familial status owner/tenant, among others
- Geographic – new to the area through original homeowners, area within Woodlake

*Term:* 3 years, may continue to run again with no maximum number of terms. Homeowners vote for candidates at the Annual General Meeting. *Commitment:* Currently, the monthly board meeting is held virtually, the 2nd Tuesday of the month. The board meetings begin at 7:00 and the goal is to end between 9:00 and 9:30. 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 currently being held virtually 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.

Other committees including the Recreation Committee, Neighborhood Watch, and the Building and Grounds Committee.

If you are interested, or would like to learn more about being a board member or serving on another committee, please email [board@woodlakecommunity.com](mailto:board@woodlakecommunity.com).

## The 2021 HOA Annual Meeting, August 30!

This year's annual meeting will once again be held virtually, August 30 from 7:00 pm to 8:30 pm.

This is an important event for the community. The purpose of this meeting is to review past and future projects, review the financial status of the Association, including the 2021 budget, receive updates from HOA committees and elect members to the Board of Directors. If you are interested in running for a position on the Board, please email [board@woodlakecommunity.com](mailto:board@woodlakecommunity.com) with your name, address and short paragraph of why you'd like to be a board member to be added to the ballot. (Nominations will also be accepted from the floor the night of the meeting.)

To join the meeting, please register for Woodlake Homeowners Association, Inc Virtual Meeting on August 30, 2021 7:00 PM EDT at: <https://attendee.gotowebinar.com/register/1899980698516538639>. After registering, you will receive a confirmation email containing information about joining the webinar. If you do not have access to a computer or experience audio issues when connecting to the meeting you may join by telephone using the following: Call in Number: +1 (631) 992-3221, with Call in password 422-419-910

# 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 2020:** Projects completed in 2020 included staining of the new pool decks that were built in late 2019, plastering of the main and baby pool, replacement of the plantings in the Woodcroft Parkway median near Fayetteville Road that were destroyed by a reckless driver, and removal and pruning of trees on WHOA property that posed a safety or property damage risk.

**Projects in 2021:** Projects scheduled for 2021 include repaving the walking trail on the east side of the lake, on the south side of the pond, and in several smaller areas; dredging of the north end of the lake to remove accumulated sediment and organic matter; and removal of dead branches and trees on HOA property.

**Volunteers Welcomed:** Whether you are an experienced gardener or simply enjoy getting together with neighbors and being 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 two hours on Tuesday or Wednesday mornings. We may also have a few Saturday projects.



## ARCHITECTURAL REVIEW COMMITTEE SEES APPLICATION CHANGES

One of the most important committees of our HOA is the Architectural Review Committee (ARC). ARC oversees the changes and improvements made to the exterior properties of homeowners and is a vital part of maintaining the aesthetics and property values of the community. Woodlake properties continue to increase in value and remain in demand when on the re-sale market because of our strong community of volunteers who serve and help maintain the standards of the community.

When planning exterior changes to your home or property, it is important to know whether or not you need ARC approval. Check the handbook or email [arc@woodlakecommunity.com](mailto:arc@woodlakecommunity.com). If your change needs ARC approval, you will need to fill out an application. We have worked hard this year to improve and simplify that process. The new process is accessed through NABR, an HOA community service website. You will need to register at <https://woodlakehoa.nabrnetwork.com/home.php>. Once registered, the applications are available under the *For Residents* tab in the Forms directory. These can also be accessed through our website <https://www.woodlakecommunity.com/woodlake/contact/architectural-review> link. The most common types of requests are now on their own form, making the process more efficient.

# Woodlake Supports Local Food Scene

By Alexa Griffiths

2020 was a challenging year for all, including our local restaurants and food trucks. To help do our part, our wonderful neighborhood banded together to find a solution that would help the local food scene, and provide fresh food directly to the neighborhood. We started with the occasional Ice Cream Truck, and we grew to weekly Food Events and access to dozens of local restaurants.

The year started off with Betty Turnbull (Thanks Betty!) reaching out to individual food trucks and restaurants, and building up a list of neighborhood favorites to come out and deliver meals and other treats periodically. As the year went on, the process grew significantly. We began working with Durham Delivers and Street Food Finder (as well as independents like Le Farm and The Morning After Food Truck) to bring local food businesses to the neighborhood weekly.

Every other Thursday we partnered with Durham Delivers, a company that was borne out of the pandemic to help support and keep local restaurants alive. They bridge the gap between local communities and local businesses, and help simplify and streamline the process of ordering and delivery. To date, they've generated over \$120,000 for local restaurants! Through them we've had access to restaurants like the Bull City Restaurant Group (Bull City Burger and Brewery, Pompeii Pizza, Bull City Solera), Durham Food Hall, Alpaca, COPA, and so many more. Orders placed online during the days leading up to the delivery are delivered at the specified time to the clubhouse area for pick up.

We continue work with Street Food Finder, who helps us schedule a continually rotating stream of food trucks, and hosts an easy to use platform for pre-orders and scheduling. You can subscribe for



scheduled updates from Street Food Finder - <https://streetfoodfinder.com/woodlake> or check the website for upcoming events.

Overall, thanks to everyone who has participated in our Neighborhood Food Events - we've routinely heard from restaurants that our neighborhood has one of the biggest turnouts. Through the difficulties of this year we've all needed to do our part, and we're proud of how our neighborhood has helped support our community!

Many of the restaurants and food trucks are concentrating on re-opening and serving in person guests. Events have scaled back but we will continually reach out for future possibilities.



Check up on the upcoming events on our Neighborhood Website and sign up for email updates - <https://www.woodlakecommunity.com>. Or look for Food Event Reminders on FB - [www.facebook.com/groups/woodlakecommunity](http://www.facebook.com/groups/woodlakecommunity)

*Popular Durham restaurants like COPA, Luna Rotisserie, and Bull City Burgers participated in our 2020 Food Events. Left, COPA is preparing to deliver to Woodlake in March, 2020. They reported that this order enabled them to meet their payroll commitments!*

*Above, we were excited to have our amazing Food Truck community participate. We enjoyed popular food trucks like Chirba Chirba and Le Farm Bakery. We also had the opportunity to introduce some new trucks to our community and taste some amazing food, all while supporting our local food scene.*

*Both food truck and restaurant participants extend a huge thank you to the community.*

# David White Community Service Award

This year's recipient of the David White Community Service Award goes to The Woodlake Garden Club. When you walk Woodlake's trails, you may have noticed that you don't have to stoop to avoid low hanging branches or feel crowded by vegetation intruding from the sides, or you may simply enjoy going for a "walk in the woods" and seeing the plants and animals that live nearby. You may have also noticed large piles of cut branches that are neatly stacked along street curbs near trail crossings that seem to magically disappear within a day or two. If so, you should thank both the Woodlake "Garden Club."

The "Garden Club" is a group of Woodlake residents who get together for two hours a week (generally on Tuesday or Wednesday morning) to do pruning and general landscape maintenance along Woodlake's trails. The group consists mainly of retirees who enjoy the exercise and the social interaction with their neighbors – and want to keep Woodlake beautiful. Frequent participants include Candy Taylor, Barb Hill, Janet Baradell, Patricia Rooney-Licari, Alice Wernicki, David White, Jim Fleming, John Templeton, and Dave Martin. There are also several others who come occasionally.

We'd like to thank The Garden Club for giving of their time in helping to keep our community beautiful.

If you would like to join the "Garden Club", send an email to [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com). Prior gardening expertise is not required.



## Stay in Touch with the Latest Woodlake News



Join our community Facebook Group at <https://www.facebook.com/groups/woodlakecommunity> and 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.*

Woodlake Homeowners Association

c/o CAS

5915 Farrington Rd., Ste. 104

Chapel Hill, NC 27517