

# NEWSLETTER



Spring 2023

## Board of Directors

*President, Wyatt Upchurch*

*Vice-President, Betty Turnbull*

*Secretary, Alexa Griffiths*

*Treasurer, Jim Fleming*

*Board Member, Kristin Hart*

*Board Member, Fabio Beltramini*

*Board Member, Caleb Hall*

*Board Member, Michael Linsenmeyer*



## Committee Chairs

*ARC, Donna Wolf*

*Finance, Jim Fleming*

*Building & Grounds, David White*

*Neighborhood Watch, Colleen Scott*

*Website, Wally Turnbull*

*Recreation, Kristin Hart*

## Our Woodlake Community

Welcome to the new residents of our Woodlake Community. There are many things that make our community great. Those of us who have been around awhile would like to share some of the things that make this a wonderful place to live. From age diversity to diversity of nationalities and more, Woodlake celebrates a community of neighbors helping neighbors.

If you've walked the trails through the wooded areas or around the lake and pond, you have probably experienced the feeling of being in a park.

Or maybe you participated in one of the activities sponsored by the recreation committee.

Have you put out a request on the Woodlake Community FaceBook Group and been surprised at the number of friendly responses and offers to help?

If this is your first pool season, enjoy! You can begin early with lap swimming or drop in during the day with family. The pool is a wonderful amenity that we hope everyone will enjoy.

Need a place to celebrate a birthday or host a baby shower? The Woodlake Clubhouse is available for a modest fee.

What do all these things have in common? We are a community of volunteers. 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.

We have a **Building and Grounds** coordinator who does much of the work and also heads up a volunteer Garden Club. If you see David White while out and about, you can thank him for making us feel like we live in a park.

Thanks go to the **Finance Committee**, led by Jim Fleming, our treasurer. The committee meets to assure that we have a balanced budget each year, including having enough in reserves for upcoming maintenance and projects.

**Our Recreation Committee** volunteers get together each quarter and plan fun events, including some for families, some for kids, and some for just adults. You can volunteer for a single event or become part of the planning committee. The annual neighborhood BBQ is a favorite event!

Woodlake participates in the **Neighborhood Watch** program. Volunteer Block Captains help in various ways, including with our annual ice cream social and welcoming committee. (If you are new and haven't received a welcome bag, email: [communications@woodlakecommunity.com](mailto:communications@woodlakecommunity.com).)

The **Architectural Review Committee** (ARC) works together virtually to review and approve architectural changes, including fences, major landscaping, and other repairs that change the appearance of your home. They play an important role in keeping the neighborhood beautiful and maintaining home values.

The Woodlake **HOA Board of Directors** serve as a governing body for the community. Important roles include maintaining common areas, managing budgets/fiscal responsibilities, and enforcing/complying with governing documents. The Woodlake BOD also has a goal of helping to create a sense of community. The BOD consists of up to nine members of the community. This year there will be four open seats. Members are elected by the homeowners at the Annual General Meeting. (more details page 6)

# VOLUNTEERS DETAILS

## GIVING BACK TO YOUR COMMUNITY

One of the things that makes this community great is our spirit of volunteerism. If you are new to Woodlake (WELCOME) or if you've lived here awhile, below are opportunities to become involved and give back. If any of these interest you, please email [communications@woodlakecommunity.com](mailto:communications@woodlakecommunity.com) or the specific committees' email addresses below.

**Woodlake Board of Directors:** *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 3rd 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 (early Spring) and 2-3 other board-sponsored events is requested. *Qualifications:* Be a Woodlake resident in good standing, some computer skill with use of email. There are four positions open this year.

**Architectural Review Committee (ARC):** *Term:* Appointed to committee by the Board of Directors with no set term. *Commitment:* Applications to ARC are submitted online and reviewed and voted on virtually by members throughout the month. Time needed 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. If interested in serving on this committee, email [board@woodlakecommunity.com](mailto:board@woodlakecommunity.com)

**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. If you are interested in joining the Garden Club volunteers, email [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com).

**Neighborhood Watch:** *Term:* Volunteer position with no set term. *Commitment:* Approximately, two hours a month. Opportunities include being a Block Captain and helping the recreation committee with the annual 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. Email [watch@woodlakecommunity.org](mailto:watch@woodlakecommunity.org) for more information.

**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 annual Egg Hunt. *Qualifications:* Be a Woodlake resident, like to have fun, organizational skills, and email communication. Email [woodlakerecreation@gmail.com](mailto:woodlakerecreation@gmail.com) if interested.

---

**Dog walking:** It is Durham law that all pets be on a leash when off owners' properties 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.



# RECREATION COMMITTEE UPDATE

The Woodlake Recreation Committee has been busy providing events for all ages. The new year was off to a great start with a Valentine Wine Tasting Event. The Spring Cookie Decorating event attracted kids of all ages and was a big success.

Be sure to stay connected to Woodlake news for upcoming events including the annual 4th of July Parade and a Woodlake trails scavenger hunt. (If you haven't already, join the Woodlake Facebook group and sign up for the eMail list - these can be done from the home page of the website.)

The committee meets quarterly and is always looking for volunteers to help plan and help with events.



## Architectural Review Committee Update

We want to welcome Donna Wolf as the ARC Chairperson and thank Carolyn White for her service in this role. Donna and Carolyn have been pivotal in making sure the online application process works smoothly and efficiently.

As the warmer weather approaches, many homeowners are eager to start making improvements to their homes, such as painting or making other aesthetic changes. Making changes to your home can be an exciting and rewarding process, but it is important to do so responsibly and in accordance with WHOA requirements. Before you break out the paintbrushes or power tools, take the time to check the handbook or contact the ARC if you feel it's needed. (ARC@woodlakecommunity.com)

The ARC is responsible for ensuring that any changes made to homes in our community are in line with the community's overall aesthetic and architectural guidelines. These guidelines are outlined in our handbook (<https://www.woodlakecommunity.com/Forms/handbook.pdf>).

The ARC link for submitting a request application can be found on the homepage of the website. <https://www.woodlakecommunity.com/>

## A Reminder...

**Trail Use:** Woodlake's trails are designed for use by walkers and runners. Bicycles can be used on the trails to get from point to point (e.g., going from your house to the swimming pool) or by children when under the supervision of an adult, but pedestrians have the right of way at all times. Please call out to slower moving trail users that you are "passing on the left" if you need to pass. For safety reasons, the WHOA Handbook prohibits use of the trails by bicycles to ride laps.

Also related to Woodlake's trails, have you ever 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.

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

Account Manager: Cecilia Gray - woodlake@casnc.com

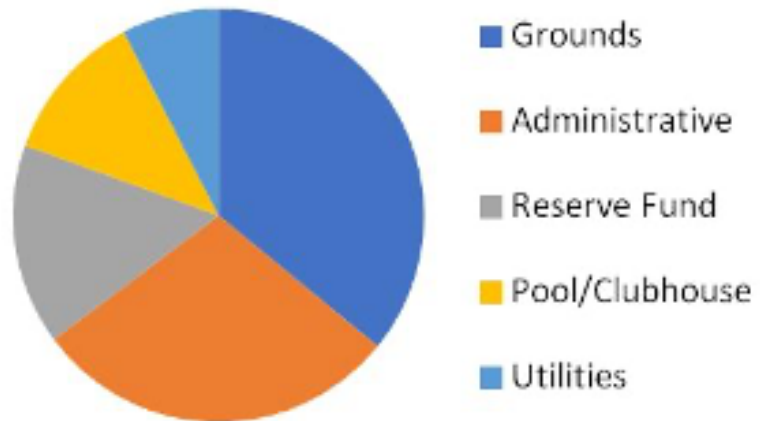
CAS Contact Information: 919-403-1400 Hours: 9:00 am - 5:00 pm Monday through Friday

Extended After Hour Emergencies: 919-403-1400, option 3

# TREASURER'S REPORT

Join us at the HOA Annual Meeting for a detailed financial report by the treasurer, Jim Fleming.

## Woodlake 2023 Budget Total Income \$223K



## David White Community Service Award



This award is named in honor of David White, who began his service to Woodlake in 1999 and continues to this day. It recognizes a member of the Woodlake Community for his or her exceptional service to the Woodlake community.

This year the Board of Directors was excited to present this award to Elizabeth (Betsy) Martin. In addition to serving as a board member for 10 years, Betsy is always among the first to volunteer whenever there is a need. Betsy's legal expertise has been invaluable to the Board of Directors. Betsy has worked on various committees, including revising the handbook, helping with bylaws, and serving as the BOD secretary. Her heart for giving is seen in her everyday actions and desire to make everyone feel welcome.

Thank you, Betsy, for the many ways you have served and continue to serve. CONGRATULATIONS!



### 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.*

# Building and Grounds Update

The Building and Grounds Committee has once again been busy. Last year saw much needed work completed.

- Repaired and repainted clubhouse exterior
- Installed pool cameras and Google Fiber line at clubhouse and pool
- Replaced 0.5 miles of deteriorated trail on east side of the lake and near townhomes
- Extensive pruning of vegetation along trails and removal of dead and storm damaged tree in multiple areas



*Photo by Bud Onstad*

- Removed sediment at north end of the lake and repaired eroded areas along Crooked Creek

## **2023 improvements and maintenance are off to a great start and include:**

- Repairs to the playground equipment
- Adding mulch to the playground area
- Refurbishing landscaping near clubhouse, at north end of the lake, and in the meadow
- Repairing and repainting the clubhouse interior

“Garden Club” Volunteers: Woodlake has 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 goal is to keep our trails attractive, it’s a good opportunity to meet and socialize with neighbors. Prior gardening expertise is not required. Although most of the group members are retired, younger residents are welcome. If you would like to volunteer or get more information, send an e-mail to [grounds@woodlakecommunity.com](mailto:grounds@woodlakecommunity.com).

## **A Request from Building and Grounds**

**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.

**WOODLAKE HOMEOWNERS ASSOCIATION, INC.**  
**NOTICE OF 2023 ANNUAL MEETING**  
**May 16, 2023, 7:00 pm**  
**Virtual meeting**

The purpose of this meeting is to review past and future projects, review the financial status of the Association, receive updates from various HOA committees, and elect 4 members to the Board of Directors. If you are interested in giving back to the community by becoming a member of the Board of Directors, please send your name and address to woodlake@casnc.com. Nominations will also be taken from the floor at the meeting. In the event more than four candidates are nominated, the Board will hold the election by written ballot to be mailed out after the meeting on May 16, 2023.

Below is the agenda. CAS has also mailed the link to register with the agenda, a proxy form, and financial information. If you are unable to attend this meeting, please complete the proxy form and email, mail, or fax it to CAS. (woodlake@casnc.com) To join the virtual meeting, please register, following the instructions you receive from CAS.

Link to register: <https://rb.gy/qtkie>

***We look forward to seeing you at the meeting.***

**AGENDA**

1. Call to Order & Establish Quorum
2. 2022-2023 Year in Review – Wyatt Upchurch, President
3. Election of Four Board Members
  - 3.1. If you are interested in serving, please share your interest with Cecilia at woodlake@casnc.com. Nominations will also be taken from the floor. Please feel free to nominate yourself if interested.
4. Financial Report – Jim Fleming, Treasurer
5. Committee Reports:
  - 5.1. Building and Grounds – David White
  - 5.2. Sustainability Committee – Fabio Beltramini
  - 5.3. Architectural Review – Donna Wolf
  - 5.4. Recreation Committee – Kristen Hart
  - 5.5. Proposed Amendments – Fabio Beltramini and Jim Fleming
6. Question & Answer Period
7. Adjournment