

# Woodlake

Homeowners Association

A publication for the members of the Woodlake Homeowners Association

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## Board of Directors

President	Nancy Astrike	544-6499
Vice-president	David White	484-7885
Treasurer	David McGinnis	572-2987
Secretary	Jenifer Montsinger	544-7346
Board Member	Lisa Williams	572-2413
Board Member	Stacy Tantum	484-7946
Board Member	Terry Hodges	806-3134

## Committee Chairs

Architectural	Jenifer Montsinger	544-7346
Community	Joan Davis	544-6499
Relations	Lisa Williams	572-2413
Finance	David McGinnis	572-2987
Garden Club	Barb Hill	544-0235
Grounds.	Nancy Astrike	544-6499

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## Board of Directors Report



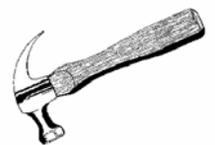
The Woodlake Board of Directors is pleased to let you know that our community has had another successful year. As new home construction has come to an end, the Woodlake Board of Directors has worked to emphasize the maintenance and enhancement of community property while also advocating for improved administrative structures within the management of our community. The Board would like to personally thank all the residents that volunteered their time and talents towards Woodlake this year. Here are just a handful of our community accomplishments during 2004. The Building and Grounds Committee was instrumental in developing and implementing a plan to improve upon the plantings and lighting at each entranceway while also completing a major renovation of the clubhouse. The Community Relations Committee

worked diligently through the final stages of the Fayetteville Road widening project to ensure that our median at the main entrance was reduced to improve traffic flow. The Architectural Review Committee met at least twice a month to provide timely and effective review of architectural change requests. And the Recreation Committee sponsored another great Easter Egg Hunt and Halloween Party. Thanks to everyone that continues to make Woodlake such a special place to live.

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## Architectural Changes



Woodlake Homeowner's Association  
Architectural Review Committee

I want to take just a minute to thank the new committee members who volunteered to join us following the spring Association meeting. We now have seven active participants and have been able to divide into two work groups. One of the committee's major concerns was to clarify rules and procedures and to be sure that all ARC Requests are handled in the same manner. In early December, the committee met as a whole and discussed several issues that had presented challenges over the recent past. One concern expressed by both committee members and homeowners alike had to do with what "abutting" neighbors needed to be asked for signatures and would that change depending upon the nature of the project. The committee members also felt that clarification was needed about when Plats and other supporting documents were essential to a particular Change Request and when they were unnecessary. The committee was able to find what we believe are common sense answers to both of those questions.. The ARC Change Request form is being revised to provide the clarification we felt was needed and should be available both on the Web site and in the wooden box at the clubhouse very soon. In the meantime, keep using the old forms.

Remember, your best guide for answering the question "Do I need to submit a Change Request for this project?" will be: Are you changing an external color or adding/subtracting structural elements? If the answer to this question is "yes", a Request must be submitted. Also, to avoid any delay in the committee being able to act on your Request, please be sure that all necessary information and documents are included and that the paperwork is in the clubhouse box by the Friday evening **BEFORE** the Tuesday meeting. We are scheduled to meet the first and third Tuesdays of each month at 7:00pm, but if no Requests have been received by the deadline, the meeting is canceled.

Please feel free to call me with questions any evening after 6:00 at 544-7346.

Jenifer Montsinger  
ARC chairperson

The architectural review process in Woodlake is a relatively simple one! You can to download a copy of the Architectural Change Request Form from our web site at Woodlakecommunity.org.



Fellow Woodlake Residents,

Many good things continue to occur in our neighborhood!

The board has approved a budget for 2005 that will keep the association on solid financial standing. The best news is that there is not going to be an increase in dues for this year. The finance committee and board all thought it was prudent to keep our dues at the same funding level and to work hard to continue the high level of maintenance in 2005 with the same amount of dollars received in 2004. We may not always be able to do this in future years, but I believe that this is a reflection of the fiscal responsiveness of the volunteers of our neighborhood - many thanks to all those who volunteer.

Our 2004 income, consisting of mostly dues, was approximately \$209,000.00. Our expenses approximated \$176,000.00 as follows:

Management Contract	\$ 22,000.00
Grounds Maintenance	50,000.00
Pool Expense	34,000.00
Insurance, Legal, Utilities and Misc.	29,000.00
Transfers to Reserves	41,000.00

As can be seen, we had a \$33,000 surplus which is being added to our club house and general reserves to cover the cost of future expenses.

Please be supportive of our neighborhood! As we continue to ask for volunteers for clean up days and other special events in the coming months, please carefully consider supporting these efforts.

As I have stated before, the goals of the finance team are straightforward - protect the assets of the association, prudently evaluate all the needs of our neighborhood, and, above all, protect and enhance the individual values of all our homes.

Please feel to call me at 572-2987 if you have any comments or suggestions.

Let's all work together to make Woodlake the best it can be!

Dave McGinnis

## Community Relations Committee Report



We generally meet on the second Thursday of every other month at 7:15 p.m. at the Clubhouse. Our next meeting is scheduled for March 10th.



### COMMITTEE CONTACT LIST

Co-Chairs: Joan Davis 544-6499  
Lisa Williams 572-2413  
Board Liaison: Terry Hodges 806-3134

### LOCAL TRAFFIC CONSTRUCTION UPDATE



It seemed to take forever, but the widening and repaving of Fayetteville Road

was finally completed in late 2004. Construction delays were caused by right of way acquisitions, a dispute between the City of Durham and Duke Power over costs of moving power poles, and, of course, the weather was a big factor. With sidewalks and the landscaped median, Fayetteville Road is now an attractive corridor between Woodlake and Southpoint Mall. Joan Davis, and the Community Relations Committee, worked with the City to get the additional storage in the left turn lane on Woodcroft Parkway that was so desperately needed. A sidewalk on the south side of Woodcroft Parkway should be installed soon, so walking to Eckerd, Woodcroft and the American Tobacco Trail will no longer involve walking in the street.

Contracts have been let for the completion of the "missing link" of Martin Luther King Boulevard. Construction on the segment that runs from Hope Valley Road to Old Chapel Hill Road should begin this spring. The City says that construction should be finished in the summer of 2006. Since the right of way has already been acquired, and disputes over power poles are not expected, the construction should stay on track.

The widening of NC-55 between Cornwallis Road and NC-54 is a DOT project and seems to be progressing faster than any of the City of Durham projects. DOT reports that the NC-55 construction should be completed in mid-2006, although bad weather could cause delays.



And, finally, on a related note, the Community Relations Committee hopes to begin the process of transitioning the remaining private streets in Woodlake to the City of Durham in 2005. Converting the private streets is a long, complicated process. We will keep you informed on the progress.

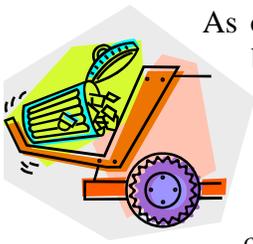
Lisa Williams

## Yard Waste Pickup



Please remember that trash cans, yard waste containers, and recycling bins must be stored out of sight of the street. Foliage or other appropriate screening must cover trash cans, yard waste containers, and recycling bins that could be visible from the street. Also, these receptacles cannot be placed on the street for pick-up prior to Sunday evening and need to be removed from the street by Monday evening.

**IMPORTANT CHANGES IN DURHAM YARD WASTE SERVICE. PLEASE MAKE A NOTE - YARD WASTE PICK-UP HAS BEEN CHANGED TO MONDAY. TRASH, RECYCLING, AND YARD WASTE WILL NOW BE COLLECTED ON THE SAME DAY.**



As of January 1, 2005 yard waste is being collected on Monday – the same day as household garbage. Be sure to have your green garbage can and your brown yard waste can out at the curb by 7 a.m. on pickup day.

Cans should be spaced approximately 5 feet apart, so the automated garbage truck can easily pick up your can. Please remove your carts (cans) by the evening of pickup day. Do not leave your cans at the curb throughout the week. (FYI – if a City holiday falls on our regular pickup day, Monday, the makeup day is Wednesday.)

Please note that yard waste pickup is not a free service. The City of Durham charges an annual fee of \$60 for the yard waste recycling service. Once you pay the \$60 fee, the City of Durham will send you the 2005 stickers to put on your brown yard waste cart. If you do not have the '05 sticker on your cart, the City of Durham will not empty it.

Additional changes to the yard waste service include: the lid of the yard waste cart must be closed completely or the cart will be not emptied;

you cannot use your green garbage can for overflow yard waste (yard waste placed in a garbage can will not be collected); and, a maximum of five (5) biodegradable bags for yard waste overflow will be collected with the cart each week at no additional charge.

Contact the City of Durham Solid Waste Management Office at 560-1200 if you have questions about these changes.

Lisa Williams

## General Interest Information



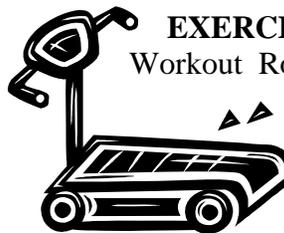
**NOTICE:** Signs displaying “Home for Sale”, “Yard Sale”, “Open House”, and other related advertisements cannot be



placed on association property for more than 24 hours during a one week period. Association property includes all the entranceways, property around the clubhouse, and areas adjacent to the lake and trails. Any signs remaining on association property for longer than this duration will be removed.



**CLUBHOUSE RENTAL INFORMATION:** The Woodlake clubhouse is available for party and meeting rentals. Please contact Cara Hudson at 544-5253 for information and reservations.



**EXERCISE ROOM:** The Woodlake Workout Room is now up and running. Please contact Kildaire Management Co. at 387-8883 for information about access to the facility. Please remember that if no one is in the room when you leave to **TURN THE LIGHTS OUT** and be sure the door is closed!

## Pet Protocol



Being a 'Pet Parent' is a big responsibility. Sometime in our lives, most of us have been the parent of a pet. We understand the responsibility and dedication it takes to be a pet parent, especially in bad weather. Your pet is **YOUR RESPONSIBILITY** twenty-four hours a day. Please do not offend your neighbor by disregarding the Woodlake Association Policies. There are several pet rules, but **THREE** very important ones follow to show that you care about your pet and your neighbors are:



1. **Leashes:** All animals (dogs, cats, and other domestic animals) must be leashed or similarly restrained at **ALL TIMES** when outside the dwelling. This will assure everyone in our community that you are in control of your pet.



2. **Defecation:** Do not let your pet defecate or urinate on the lawn or shrubbery of other home members or the common areas of the townhouses. There are several natural areas where you can take your pet on a leash to relieve it without offending your neighbor. Nobody likes to step in feces, not even pet parents. If your pet has an accident before you get to the relief area, please clean it up. There are several locations around the lake path where there are pet waste bag dispensers.

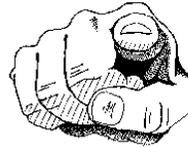


3. **No Unattended Pets:** Animals are not to be left unattended when outside the dwelling in Woodlake. This includes the chaining of animals to posts, electrical boxes, decks, etc. Unattended animals often create a disturbance or are threatening to those passing by.

In closing, don't let your pet embarrass you because you are not a responsible pet parent and your neighbor has to report your pet's behavior. If someone is violating these policies, please call

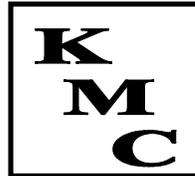
animal control at 560-0630 or Kildaire Management at 387-8883.

## Woodlake Web Site



Have **YOU** signed up yet? As most of you know by now, Woodlake has a very active World Wide Web Site. Please visit the website at [www.woodlakecommunity.org](http://www.woodlakecommunity.org) for current information and to register for our community list serve.

## Kildaire Management Company



Kildaire Management Company is the managing agent that oversees the day to day operation and management of Woodlake Subdivision. To contact Kildaire Management or Dave Grant call 387-8883. Normal office hours are 9-4 on Monday through Thursday and 9-2 on Friday. For **AFTER HOURS EMERGENCIES ONLY** please contact us on our digital pager. The number of the pager being used for that day is listed on our telephone answering machine message.

## Are you ready for winter??

1. Be sure your exterior faucets are off and hoses rolled up and stored. Do **NOT** leave hoses attached to exterior hose bib.
2. Make sure your dryer vent duct is clear of lint. A clogged pipe can cause fires and reduce dryer efficiency.
3. Trim all tree and shrub branches that overhang the roof or touch the siding.
4. Clean your gutters to keep melting ice from seeping back under the shingles.
5. Have an annual inspection done on your heating system by a licensed heating contractor. Replace the filters.

**Become INFORMED!! Sign up for the e-mail list NOW!! Go to the Woodlake  
Community Website at [WWW/WOODLAKECOMMUNITY.ORG](http://WWW/WOODLAKECOMMUNITY.ORG)**

**Woodlake Homeowners Association  
PMB#112 3434-135 Kildaire Farm Road  
Cary, North Carolina 27511**