

NEWSLETTER



March 2019

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Board Member, Adam Friedman
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ARC, Steven Sosebee
Finance, Amanda Sosebee
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 2018/2019

by John Cambier, President

Greetings from the Woodlake Homeowners Association (WHOA) Board of Directors. We publish this newsletter each year (many 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 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 or 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 (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 generally a good one in terms of our residents working with the ARC to approve changes and improvements to your homes. Thank you for that.

In addition to the usual maintenance of our trails, grounds, clubhouse and pool, we had a number of significant projects completed in 2018, most of them anticipated. On the planned side, we did significant work on the pool and decking prior to the summer season. After that we made changes and upgrades to the fitness room mid-year after conducting a survey to cap-

ture the preferences of residents who do use and might use the facility. During the summer, we also replaced (upgraded) most of the pool umbrellas and replaced the furniture in the clubhouse to both make it more stylish and more usable. On the unplanned side, someone crashed into the sign on the corner of Woodlake Drive and Woodcroft Parkway early in the year, necessitating the replacement of the structure. Fortunately, the driver's insurance covered that expense. We did use that as an opportunity to freshen-up our other signs as well, so hopefully you noticed the new letters and paint where applied. Later in the year, we had a number of severely damaged trees that needed to be trimmed or removed, and not-insignificant funds were spent to get that cleanup done in the Fall.

For 2019, we will, of course, continue to invest in keeping the trails, trees and lakes looking good and functioning safely. We're hoping that the persistent rains of the last many months will subside and allow for some progress on the memory garden on the East side of the trail between Ringwood and Forest Ridge.

The recreational calendar at Woodlake was full again last year with events happening almost every month. We had an Easter Egg hunt and 4th of July parade for the kids, movie nights, Durham Bulls, a winetasting and a chili cook-off for the adults, to name a few. If you're looking for fun ways to meet some more of your neighbors, these events are a great way to connect. Additional information related to these activities is contained in this newsletter. If you have additional

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Woodlake Clubhouse Facelift



by Betty Turnbull

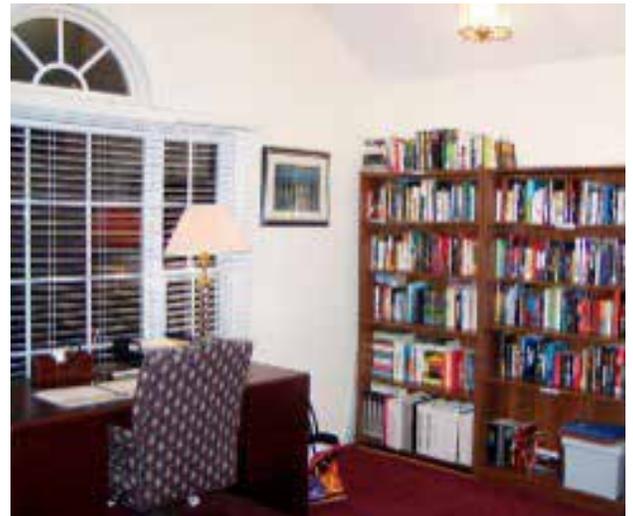
I often hear from residents that they have never been inside the Clubhouse. Whether you've been inside before or not, you'll want to find an excuse to come visit and check out the new look!

The Woodlake Clubhouse is used throughout the year for various community activities. These include HOA board meetings and committee planning meetings. It's also the home to many fun activities. Recreation planned events like the Chili Cook-Off, Wine Tastings, and Ice Cream Socials use the clubhouse. Resident-organized events for the community also use the Clubhouse, such as a monthly Book Club.

New furniture includes a sofa and loveseat, 40 cushioned stackable chairs, new folding tables, and a new expandable conference table.

The Clubhouse also houses the Community Library, located

upstairs. Residents may take out any book and keep it as long as you live in Woodlake. Donations are always appreciated. The library is open on Monday evenings. A complete list of books available can be found on the website at: <https://bit.ly/2u9UqRm>



Volunteer Meet and Greet

We've heard it said many times. Volunteers help make Woodlake the great place it is to live. If you've ever considered giving back to your community, mark your calendars for Sunday, **April 7, 4:00-6:00 pm**. Come to the clubhouse and meet members of the Board of Directors and other volunteers to learn about some of the opportunities that exist.

If you've ever considered serving on the Board of Directors, helping with Building and Grounds, being on the ARC committee, helping plan fun events with the Recreation Committee, or being part of Neighborhood Watch, this is your chance to learn from those already doing these things.

We hope to see you on the 7th!



Did you know that the clubhouse is also available for rental to Woodlake residents? If you need a place for that bridal shower, graduation party, special birthday, or anniversary party, this might be a great option. To find out more visit www.woodlakecommunity.com and click on the Clubhouse button or email: clubhouse@woodlakecommunity.com.





Woodlake ended 2018 with a strong balance sheet and good performance against our budget.

Income for the year was \$220,632 vs. a budgeted \$217,439.

Expenses were \$210,058 vs. a budgeted \$217,439, allowing for net income of just over \$10,000, after adjusting for use of reserves toward capital projects (more on this below). The main expense areas were as follows:

Grounds & Lake Maintenance	\$60,242
Utilities	\$18,769
CAS, Inc. Management Contract	\$28,920
Pool & Clubhouse Expenses	\$26,031
Administrative Other	\$29,903

Because we had some significant capital projects in 2018 (pool), we ended the year with \$30,000 less in our replacement fund. Even so, our year-end cash balance was \$170,186 or 78% of our annual budget. We aim to keep 50-100% of our annual budget in reserves.

The board has approved a balanced budget again for 2019 and we are looking forward to another fiscally healthy year.

NEIGHBORHOOD WATCH, Making a Difference

By David White

In 2018, reported crimes in Woodlake included 8 car burglaries (mostly unlocked cars), 3 thefts from property (such as a package on the front porch or in an open garage), 1 auto theft (the car was not locked), and 1 home break-in (no one was home). As you have probably seen on the news, thefts from cars and from property are a problem throughout the Triangle area. Most of these incidents appear to be caused by individuals or small groups walking through neighborhoods looking for unlocked cars and property left where it can be easily seen. The best deterrent for these incidents is to not leave valuables in an unlocked vehicle or open garage.

Here are some things you can do to make Woodlake safer:

- Park your car in your garage whenever possible, lock your car, and don't leave

Block Captains needed. Volunteer opportunities - email watch@woodlakecommunity.com.



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 and 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.
- 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. Schedule lights on timers when you are away. If a criminal thinks you're at home, he or she will likely move along.

The Woodlake Neighborhood Watch Committee currently has a number of vacant block captain and area coordinator positions, especially in the Forest Ridge area. If you are interested in neighborhood safety and would like to help, send an email to watch@woodlakecommunity.com. These positions also have important neighborhood BBQ responsibilities.

CAS, Inc. assists with the day-to-day operations of the Woodlake Homeowners Association.
Account Manager: Jacob Hildebrand - 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

And a good time was had by all...

Recreation events for 2018 included kids activities like the annual Easter Egg Hunt and 4th of July parade. Adults enjoyed the Wine and Cheese Tasting Event. And it's safe to say other events hit the spot with everyone, especially the Ice Cream Social! This year's Ice Cream Social event included one of our neighbors, Milo Fryling, offering piano lessons by the pool and our first annual photo contest. The annual BBQ picnic, co-sponsored with Neighborhood Watch was also a great success. Stayed connected through our Facebook group or listserv messages for dates and times of this year's activities.



Above: The annual 4th of July picnic was lots of fun. Thanks to Lenny Lind for the photo. Neighbor Milo entertained and taught Piano by the Pool events on several occasions. And the Ice Cream Social made for some very hard choices with so many topping options.



The Neighborhood Watch Annual BBQ found neighbors both reconnecting and making new friends. Many thanks to our friendly local Durham police, who made the rounds to both adults and kids delight.



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. 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. If you are part of the group and add someone, please let them know they must answer the questions to be added to the group. Also, if you are planning on moving, please help us out and remove yourself from the group when you move.

Woodlake Cares

Neighbors Helping Neighbors

By Jim Fleming

You may have heard that the David White Woodlake Community Service Award for 2018 went to Woodlake Cares. Hopefully you have heard of the organization and its motto of “Neighbors Helping Neighbors.” It is probably not surprising that David White was also instrumental in the formation of Woodlake Cares. After hearing from several of the principals, I have attempted to piece together the history of exactly how Woodlake Cares came to be.

No doubt you’ve seen David on our trails attending to countless activities that make our community so desirable to call home. In 2013, David was approached randomly by a few of our neighbors interested in some type of care organization for our neighborhood. David encouraged these individuals to get together to discuss forming a care organization. Several of the names you may recognize: Carol Phillips, Anne Fogg, Betty Turnbull, and Barbara Tremblay. The core group of five people (David also participated) met periodically over a year. Barbara Tremblay took the mantle, and drawing on her experience with care activities in her church life, formed a steering committee to advance the concept into a reality. The result was the birth of Woodlake Cares, an independent organization made up of Woodlake resident volunteers.

Woodlake Cares is somewhat unique from many community care organizations that primarily address elderly needs. Through Woodlake Cares, anyone is able to receive assistance from a Woodlake Cares volunteer: from new parents needing a



WHOA President, John Cambier, presents the David White Community Service Award to three members of the Woodlake Cares Steering Committee: Jim Fleming, Mark Germana, and Suzanne McDonough.

little help as they adjust to the new person in their life to your next door neighbor who just had surgery and is temporarily unable to take care of routine things that need attention or who needs transportation to or from various medical appointments. Woodlake Cares also sponsors *Health Matters* activities from water aerobics to seminars on various health and wellness related topics.

The take away from this brief history lesson is that communication and persistence along with cooperation can lead to very positive changes in a community. The selfless acts of kindness by the volunteers of Woodlake Cares is the reason for the recent service award recognition. Thank you to all the volunteers of Woodlake Cares. For more information on how to receive care or to volunteer go to: www.woodlakecares.org.



Anne Tofalo led Saturday morning water aerobic classes as part of Woodlake Cares Health Matters series.

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.

Projects in 2018: Significant projects during 2018 included repairs and repainting of the signs at the three Woodlake entrances, refurbishment of the pool deck, purchase of new furniture for the clubhouse and equipment for the exercise room, installation of new gutters and gutter filters at the clubhouse, and reducing vegetation density and improving visibility in several areas around the lake and pond.

Projects in 2019: We have already completed significant tree removal work along the trail between Lakeshore and Ringwood that was needed to protect the streambank and trail. In addition, we are evaluating several other projects, including refurbishment of the playground, repairs to several sections of the trails, controlling streambank erosion that is causing sediment accumulation in the pond, and dredging of the pond to remove accumulated sediment and organic matter. We are also continuing work on the meadow that parallels the trail between Ringwood and Forest Ridge.

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. The group generally meets for a couple of hours on Wednesday or Saturday mornings.

The Year in Review... In Photos

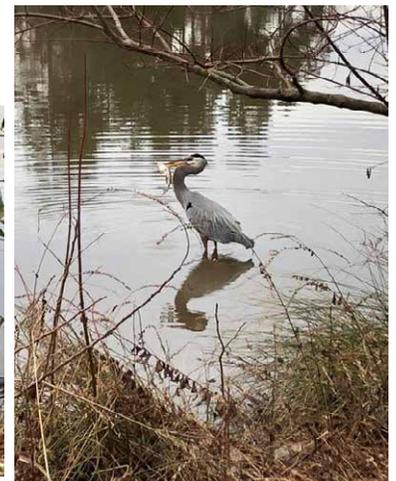
Beautiful in any season!



Thank you Woodlake photographers for capturing our beautiful community.

Left: Linda Thompson, Above winter: Bud Onstad, Above daffodils: Betty Turnbull, Above right: Mary Evers, Below left Bud Onsted, Below center: Celeste Hodges, Below right: Kelly Cloninger

Woodlake's mascot, our Blue Heron saw some serious competition from 'Freebird', an escaped Guinea hen.



Directors' Report *continued from page 1*
 suggestions, send an email to board@woodlakecommunity.com.

We were again fortunate in 2018 to have another low-crime year for the community. Perhaps as a result, we are still having a hard time keeping all of our Neighborhood Watch Block Captain positions filled. We have an active Neighborhood Watch that plays a role in keeping Woodlake safe. If you aren't already on your block's email distribution list, please email watch@woodlakecommunity.com to learn who your block captain is. Better yet, send a message to the email address above to inquire about becoming a block captain yourself. For our crime prevention effort to be successful, timely communication is critical.

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 send an e-mail to communications@woodlakecommunity.com or attend our volunteer information session on Sunday, April 7.

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 – we are here to help!

NOTE: The Annual WHOA Meeting will be held on April 30 at the Durham South Regional Library, 4505 S Alston Ave. 7:00 PM. 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 15.

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.

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.

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.*



Saturday Food Truck Events

Check out the schedule for this year's annual Saturday Food Truck Events. Come out and support Durham's finest and say thank you for including us in their schedules. Check the website and Facebook group for the summer schedule.

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.

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



Signup for
eNews

Save the Date - 2019

April 7 - Volunteer Information Meet and Greet, Clubhouse 4:00-6:00.

April - Annual Easter Egg Hunt

April 30 - Annual WHOA Meeting - South Regional Library, 4505 S Alston Ave. 7:00 PM

May 18 - Pool Opens

May 18 - Annual Neighborhood Watch Picnic - Various locations 5:30 PM

May 25 - Food Truck Baguettaboutit - Clubhouse 11:30 -2:00

June 15 - Food Truck Saigon Lily - Clubhouse 11:30 -2:00

July 4 - Annual Children's Fourth of July Parade - 10:00 AM

July 20 - Food Truck Porchetta - Clubhouse 11:30 -2:00

August - Ice Cream Social and Photo Contest

August 17 - Food Truck TBD - Clubhouse 11:30 -2:00

September 21 - Food Truck Event Saigon Lily- Clubhouse 11:30 -2:00

October - Halloween Decorating Contest

Connect through our Facebook Group, listserv, or visit the website to learn about more recreation events, dates, and times.

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

Important Date!
April 30, Annual WHOA Meeting
Durham South Regional Library