



## Q1 Winter Newsletter 2024

### Board members:

Vacant: Vice President & President

Lisa Meuser: Secretary

Valerie Grim: Acting Treasurer

Cathy Brown: At-large board member

Jeanette Clausen: At-large board member

**Website:** [woodlandshoa.net](http://woodlandshoa.net)

**HOA Request Page:** [woodlandshoa.net/hoa-requests](http://woodlandshoa.net/hoa-requests)  
(Must be used for all communications and requests)

*"What good is the warmth of summer,  
without the cold of winter to give it  
sweetness." ~ John Steinbeck*

### Yearly Repair Schedule:

1. Plan for upcoming repair need and costs
2. Reduce budget expenditures whenever possible
3. Reduce neighborhood conflicts & build community
4. Repair the obsolete pond/stormwater drainage agree
5. Drainage work project: Foundation & Ground drainage  
*Check the Yearly Maintenance Schedule (YMS) on The Woodlands website & Homeowner Google Drive (HGD) for updates*

### 2024 Regular External Maintenance Work:

1. March-December Landscaping completes many tasks to maintain the grounds & safety of the buildings.
2. Cedar mulch is placed in the fronts of units & common areas in the spring to deter insects & prevent erosion.
3. Regular mowing of the grass spring through fall
4. Bush trimming in the spring and fall
5. Leaf blowing in the fall (fronts/sides of units, common areas and streets/sidewalks, leaves mulched in the rear)
6. Branch removal once per month, tree trimming in the fall.
7. Yearly tree assessment in May (Tree injections in June)
8. Bluestone tree conducts woody invasive management four times per year, to remove vines/bushes/trees and stray trees that start to grow too close to buildings
9. Gutter cleaning & wood chip trail management spring/fall
10. Chimney inspections occur in the fall.
11. Herbaceous invasive management in progress
12. Snow/Ice removal services as needed (2+ inches for snow)



2023 Community Volunteer Day

### Resources: All found on The Woodlands website

1. Yearly Maintenance Schedule (YMS)
2. Welcome Packet
3. Rules & Regulations / Governing Documents
4. Operations Manual

### We need your help!

Volunteers are needed for:

1. The spring neighborhood garage sale
2. The Fall Community Volunteer Day
3. Other ongoing volunteer projects
4. Grant writing
5. Join a Committee or run for the board in 2025!

*Please put in an HOA Request on the website if you have any interest in volunteering & check the email updates for information!*

### HOA Fee Payments:

The Woodlands fees due:

1. Monthly HOA fees on the 1st of each month
2. External insurance by January
3. Any special assessments ~ none in 2024

*All fees can be paid online or by mail-in check. To pay online, go to The Woodlands website 'payment' tab. Please check the governing documents section of the website for rules regarding payments.*



### **Board Elections:**

1. October fall 2024 elections for 3 open board seats with 3-year terms.
2. Each unit gets one vote. The voting is standard mail in ballot process. A fair system with ample time to vote.
3. Candidate nominations are submitted on the 'Get Involved' section of the website [www.woodlandshoa.net](http://www.woodlandshoa.net)
4. Please consider running for the board!
5. Please check the website, Homeowner Google Drive and email announcements regularly for updates on elections.

### **HOA Board Project Updates:**

1. Board members prioritize their legal obligations first: Approve invoices, provide meeting minutes, attend HOA meetings, vote on items, internal quarterly audits, budget approval, legal cases, arrearages and more.
2. The welcome packet was created and will soon be on the website and mailed out to homeowners
3. Volunteer weeding is still occurring, until herbaceous invasive management is established with Deep Roots.
4. Updating the Rules & Regulation Document
5. Homeowner Survey Results Report
6. HOA Board members volunteer their time and must prioritize legally required items before other projects.

### **Homeowner Feedback Survey:**

Please take the homeowner feedback survey quarterly. Please go to the website under '[Get Involved](#)' to fill out this survey when it gets close to the end of a quarter (March/June/September)

Homeowner Feedback Survey results will be put on the Homeowner Google Drive if board members have time to generate a report and discussed at town hall meetings.

### **Woodlands Rules & Regulations**

Please familiarize yourself with The Woodlands rules on our website: [rules and regulations doc](#) (Found at the top of our website under Governing Documents: [woodlandshoa.net](http://woodlandshoa.net)). These rules help keep our neighborhood clean, safe and protect everyone's property values. Property Management Jamar conducts quarterly in-depth walk arounds the neighborhood to find any rule violations and help them get corrected to keep everyone safe.

### **Upcoming board meetings:** *All meetings held on zoom*

1. Monthly Open Board Meetings 7-8:30pm  
Held on the 2nd Thursday of each month (No Dec)
  1. Quarterly Town Hall Meeting 7-8:30pm  
Held on the 3rd Thursday of each quarter (No Dec)
  1. Annual Meeting 7-8:30pm  
Held on the 2nd Thursday of the year in October
- Zoom Link: <https://zoom.us/j/9202320239>  
Meeting ID: 9202320239 ~ no passcode



*2022 Community Volunteer Day*

### **Current Committees:**

We welcome your spirit of collaboration and community involvement! The goal of our neighborhood committees is to improve safety, transparency, and fiscal responsibility in The Woodlands community. If you are interested in joining one of these active committees, please submit an HOA request on our website. We also welcome any help finding funding for our many projects!

1. Finance Committee
2. Buildings Committee
3. Grounds Committee
4. Outreach Committee

### **Correct Procedures: HOA Requests**

1. *All HOA requests and communication* must go through the HOA request page on the website.
2. Including: maintenance, financial, documents, etc.
3. Requests can be submitted on a computer or phone.
4. Call Jamar Property Management if you need help.

**Dispute Resolution Process:** *Individuals may ask the board for a meeting if you feel that your request has not been resolved. Please do this **before** moving to legal action, as legal action costs all homeowners money and puts our insurance at risk.*

### **Woodland Happenings:**

Q1/Winter at The Woodlands anticipates a new year with potentially new board members, as well as an updated HOA Request system for the new year!

Q2/Spring at The Woodlands anticipates the Spring community garage sale coordinated by the outreach committee. If you would like to help, please put in an HOA Request to volunteer and/or to request to join the committee!

-Your WWBHOA board  
The Woodlands Winding Brook Homeowners Association