

*"I can feel a sunshine stealing into my soul and making it all summer, and every thorn, a rose." ~ Emily Dickinson*

**Board members:**

Kris Kuntz: President & Treasurer

Cathy Brown: Vice-President

Li Meuser: Secretary

Valerie Grim: 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)

**Neighborhood Volunteer Day  
September 14, 2024**

The major focus of the 2024 Woodlands Volunteer day was to improve several common areas by adding flowering plants, ferns, and small shrubs to beds along the drive as you enter the Woodlands (behind garages 1, 2 and 3). It was a relief when rain expected after tropical storm Francine largely missed us.



The down side: the ground was really hard, making the cobra tool necessary to dig holes for planting. The other goal for the day was neighborhood cleanup, focused on sweeping and spraying out the trash corrals.

The event concluded with a delicious potluck lunch of salads, fruit, desserts and – a highlight – Korean barbecue by Jeff Cupp, henceforth Chef Jeff!



*2024 Community Volunteer Day*

Lunch was served on the "pond deck," i.e., the deck overlooking the drainage basin that is currently being repaired.

In all, 19 volunteers contributed to Volunteer Day in some way, whether by planning and organizing in advance, planting and watering on the day itself, or post-event cleanup and record-keeping. These volunteer hours count toward



the match our community must provide to the Neighborhood Improvement Grant (NIG) received from the City. A half-dozen volunteers worked over the summer weeding the common areas, foremost among them Keith Mize, who put in 30-plus hours most weeks. Thanks, Keith! A team of volunteers is in place to water the new plants going forward.

**Special thanks to David Frew for photography!**

*Look for a photo montage on [woodlandshoa.net](http://woodlandshoa.net)*





## Q3 Summer Newsletter 2024

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### **ANNUAL MEETING REMINDERS:**

1. Meeting is Oct. 10th from 7:00-8:30pm  
Join Zoom Meeting: <https://zoom.us/j/9202320239>  
Meeting ID: 9 2023 2023 9  
Passcode (there is no passcode for this meeting)
2. Please remember to send in your vote for Board Members for 2025. Each unit can place votes for up to 3 people. Votes must be postmarked by Nov.1 to be counted.
3. Please be sure to fill out the Mortgage Information form and send it back in along with your vote. Our Governing Documents require we have this information and it will be necessary for potential changes or updates to those documents in the future.

### **2024 Regular Fall Maintenance Work:**

1. March-December Landscaping completes many tasks to maintain the grounds & safety of the buildings.
2. Regular mowing of the grass spring through fall
3. Bush trimming in the spring and fall
4. Leaf blowing in the fall (fronts/sides of units, common areas and streets/sidewalks, leaves mulched in the rear)
5. Branch removal once per month, tree trimming in the fall.
6. 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
7. Chimney inspections occur in the fall.
8. Snow/Ice removal services as needed (2+ inches for snow)



*2024 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. Grant Applications & Other volunteer projects
4. Join a Committee or serve a term on the board!

*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 & June
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.*

**Put in an HOA Request to receive email updates and to have access to the Homeowner Google Drive (documents)!**

