



Woodland Lake Improvement Association Strategic Plan 2021 – 2026



Board of Directors 2020-2021

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Strategic Planning Committee

Scott Blake, Planning Director
Debbie Butterick
Tim Cottam
Mark Kelley

**WOODLAND LAKE COMMUNITY LONG-RANGE PLAN
ISSUED MAY 28, 2021 AND INCLUDES RECOMMENDATION FOR 2021-2026**

NOTE: Additional funding will be required for many of the recommendations in this plan. Current annual dues do not allow for significant investment without alternate funding sources (i.e. - donations or sale of current assets).

About Long Range Planning

Many municipalities, communities and neighborhoods create long-range plans to help guide their leadership and goals over a long term - usually about five years so that the “big picture” can stay in focus even over changes in leadership or community population. This type of planning asks that community members take a 40,000 foot high “Birdseye view” of the lake and look backwards and forwards in time to place the suggestions into context. A successful long-range plan only works if the community group, their board and committees all commit to playing a part, not only in the creation-but also the implementation of the Plan.

The Planning Committee

The planning committee was established by the Board of Directors in the Fall of 2020 to act as an advisory panel to the Board. The Board has always had the power to review, modify or even eliminate some of the goals of the preliminary plan, and they have been very proactive in that role. The planning committee will cease to exist as a standing committee at the conclusion of the 2021 Annual Meeting. It is our recommendation that the Board re-constitutes the planning committee in February of 2022 to check progress toward meeting our goals.

The Process

The Committee started with a tried and true exercise called a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats). From that study we drafted the first version of the Survey for Board Review and Approval.

The Survey

The survey is the most important tool in the toolbox for long-range planning because it allows the broadest, most individualistic snapshot of the community's priorities and concerns. The planning committee has used the Survey as the foundation for all of the recommendations in this Report.

The Final Plan

The final plan first be reviewed and edited by the Board, then added to the Annual Meeting agenda for debate and approval by the WLIA Community. The Plan is NOT an amendment to the legal documents of the Corporation, but only a Guide that should serve as a living, changing map as the community grows.

From the Planning Director

Just a personal note to say a heartfelt thank you to the members of the planning committee-Tim Cottam, Debbie Butterick, Mark Kelley, and also to Terry Mark-Major who has taken on the daunting task of putting the ByLaws and Amendments into a readable and accessible format. Also a big thank you to the DeSoto County GIS mapping department for the maps you will see in this report.

Scott Blake, Planning Director
Lot 136

WOODLAND LAKE STRATEGIC PLAN 2021-2026

Module One Maintaining a Safe Community (Rated #1 high-level category on survey)

Formalize and improve contact with the Sheriff Dept. and Fire & EMA

(Rated #1 item within the Safe Community category on the survey)

RECOMMENDATIONS:

1. Begin planning quarterly or monthly community meetings (to include food) with representatives from county government. Presentations, including Q&A should be less than 40 minutes and only cover one topic per meeting. Meet at the pavilion or private homes depending on the crowd size and topic. For example, a private home works better to show potential fire hazards in the home, which is our greatest concern.
2. A non-board committee should be created to organize these meetings.
3. Meetings to be funded through donations.
4. Solicit association members to recruit a group of “street captains” to monitor suspicious activity on their street or area. Use “closed” email groups to communicate to residents on that street or area only.

County Contacts:

- Sheriff Dept. - Danny Wilkey (Email - dwilkey@desotocountymys.gov)

Potential meeting topics: Neighborhood Watch, Road Safety Tips, etc.

- Fire & EMA contact is Chris Olson (Email - colson@desotocountymys.gov)

Potential meeting topics: Home Fire Hazards, Proper Outdoor Burning, Smoke Alarm Installation & Check, Severe Weather Precautions, Earthquake Preparedness, and Emergency Action Plan for Dam Failures.

Road Safety Signs

(Rated #2 item within the Safe Community category on the survey)

RECOMMENDATIONS:

1. The county is in the process of adding safety signs and reflectors to our community. Designate 1 or 2 members to help identify the dangerous curves and restricted views where additional signs and reflectors can go.

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Module Two Maintaining a Clean Community (Rated #2 high-level category on survey)

Erosion Control

(Rated #1 item within the Clean Community category on the survey)

RECOMMENDATIONS:

1. Create a non-board directed Erosion Control Committee to help accumulate best-practice examples of erosion control efforts already utilized at Woodland Lake to share with the entire community. Examples should include lake-front and off-lake solutions. High, medium, and low cost options should be referenced, if available. Tours of successful projects and exploration of different solutions, based on different situation and costs, should be discussed. Gil Callaway & Tim Cottam have tentatively agreed to co-chair this committee.
2. Explore the potential purchase of a large construction barge,(similar to Cliff Deese's floating dock) for use on waterfront projects. Barge should be able to accommodate large volumes of various construction materials to lower the labor, thus over-all cost, of a project. Storage (docking) and liability insurance issues should be researched.
3. Explore designing a mechanism that can crank up and down to lock the construction barge to the lake bottom for better stability.
4. Seek professional consultation services from the Mississippi State Extension Service in Hernando, MS. Dr. Joy Fox Anderson, Director, 662-469-8480, joy.f.anderson@msstate.edu
5. Consider building a cross-barge derrick for hoisting logs that are underwater hazards in the main navigation channel. Use decoys, painted with reflective paint to identify less dangerous limb hazards.

Lake Cleanup Days

(Rated #2 item within the Clean Community category on the survey)

RECOMMENDATIONS:

1. Expand Lake Clean-up Days to four times a year instead of the current two.
2. Recruit a non-board member to lead this effort.
3. Explore the idea of adding a second trash container on the Association account in Common Area #6, (by Lake O the Hills dam near hand-railed dock).

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Module Three Maintaining a Healthy Community (Rated #3 high-level category on survey)

Mosquito Control

(Rated #1 item within the Healthy Community category on the survey)

RECOMMENDATIONS:

1. Identify and document the various mosquito control practices currently being used by the membership including cost and effort required.
2. During the 2021 mosquito season, follow up with members or member groups to evaluate the effectiveness of their effort on a monthly basis.
3. Look to formulate an area-wide or lake-wide strategy or strategies for implementation during the 2022 mosquito season.
4. Contact the county department in charge of mosquito spraying to request detailed information on their strategies including which chemicals and at what concentrations and frequencies are currently being used to see if we might coordinate our plans to provide better results.

Support for Aging and Handicapped Members

(Rated #2 (non-controversial) item within the Healthy Community category on the survey)

RECOMMENDATIONS:

1. Handicap Access to our public spaces. This should always be a priority when considering improvements to our public spaces. Good examples of accessibility are the new access to the clubhouse and the ramp to the pavilion.
2. Utilize Scott Blake, a lake resident who specializes in home design for "Aging in Place", for design considerations on docks and private residences. He has agreed to provide consultation services for residents that are considering new construction or remodeling in exchange for a donation of any amount to the Lake committees' discretionary fund.

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Module Four Maintaining a Prosperous Community (Rated #4 high-level category on survey)

Future Planning Process

RECOMMENDATIONS:

1. Recommend future Board of Directors create an ad hoc planning committee in the early spring each year to measure progress, potentially add or delete items, or modify priorities of the current strategic plan. New members of the ad hoc planning committee should be included to ensure a diverse set of members are included. The Board of Directors has final approval over all modifications to the strategic plan.

Fish Management

(Rated #1 item, within our control, in the Prosperous Community category on the survey)

The Fish Committee has been partnering with Southeastern Pond Management since 2016 to improve the fishing at Woodland Lake. Current Fish Committee members include: Chris Christian (board liaison), Dave Bowen, Mike Foshee, Chris Madden, Lance Martin, and Doug Petty. The recommendations below are from the Fish Committee.

RECOMMENDATIONS:

1. Continue or expand the fertilization regime, using SportMAX Water Soluble Pond Fertilizer (10-52-4), to add Phosphorous to the lake to stimulate significant plankton growth. Plankton are the base of the food chain in freshwater lakes. Fertilization is the most basic and important element necessary to create an environment conducive to the production and growth of sport fish.
2. Continue or expand the stocking of crawfish (supplemental forage) into the lake to increase the growth and condition of all the fish.
3. Continue the biannual electrofishing evaluation of the lake. These evaluations are necessary to assess the effectiveness of the management program.
4. If additional funding is available, begin a supplemental feeding program using automated fish feeders and “pellet” food to increase the number of “quality” and “trophy” size bluegill.

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Common Areas & Docks

(Rated #2 item, within our control, in the Prosperous Community category on the survey)

PURPOSE:

The common areas (including docks, boat ramp, and boat storage) are for the enjoyment of the entire lake membership but are of special importance to our members who own off-lake lots. Those lots, which include 94 empty (fishing) lots and 17 off-lake homes constitute a full 41% of **all lots** at Woodland Lake. Members owning those lots do not have the ability to build their own lake-front improvements having to rely solely on our common owned amenities to enjoy the lake.

Over the last several years our common area amenities have received little attention leaving many of them in disrepair. Meanwhile, in just the last 5 years, the association has written off, as bad debt, over \$25,000 in uncollected dues, fees, and special assessments, primarily from abandoned off-lake-lots.

The Planning Committee believes it is critical to invest in our common areas, not only to provide first-class amenities for all members, but to reduce or eliminate future abandoned off-lake lots. Having additional paid-up members helps keep our dues low and, more importantly, reduces the amount of any future per-lot special assessment, the next time another dam maintenance project rolls around.

The Planning Committee and some of the Board members spent time reviewing the Common Areas and have ranked their importance and priority for improvement based on criteria listed on attached document, CRITERIA. Maps of the lake and common areas are attached under MAPS.

RECOMMENDATIONS:

Using the CRITERIA for evaluating Common Areas and input from the survey the following recommendations are made. They are ranked from the easiest and quickest to the most challenging, expensive, long term projects.

1. Common Area #3 - Remove the small dock between lots 25 and 33.
2. Clubhouse/boat ramp – Stripe (indicating No Parking) and post “No Parking” signs in the paved area where vehicles turn around to use boat ramp.
3. Common Area #5 - Build a small dock 8’ x 12’ maximum on the north side of the island for single boat docking and handicap accessibility to the island.

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4. Common Area #6 – Remove the older of the two existing docks and update the newer, hand-railed dock with salvaged boards. Add an expanded metal ramp to newer dock for handicapped accessibility. Add an opening in the handrail for loading passengers on/off boats. Ask the county to add 4 additional feet of rip rap rock a few feet west of the fire standpipe to resolve existing erosion issue. Add barrier fencing 10' east of the property line with Lot 101, matching Lake O' The Hills fencing, to prevent visitors from parking on Lot 101 property. Explore the idea of adding an additional trash container in this area to try to reduce the litter problem.
5. Pavilion - Upgrade john boat storage by replacing the low sea wall and infill the area with weed control fabric, geo-grid and gravel or alternatives. NOTE: Look into ways to possibly connect lakefront lot owners with extra docking space or slips to member currently storing boats in the john boat storage area during improvements.
6. Clubhouse/Pavilion - Grade and gravel the WLIA owned Delta Crest Lake lots 34 & 35 to add an additional 14 parking spaces. This will require engineering, retaining walls, water management, and prior approval from Delta Crest Assn.
7. Common Area #7 - Upgrade existing dock by removing deadfall trees blocking boat access, and repair/replace boards as needed. Add 8' to the north side of the dock for pontoon docking and limb pick-up/drop off access.
8. Common Area #8 - (NOTE: Long Term, High Cost, High Value.) Move john boat storage and add new boat ramp and parking area for fishing boats & trailers. No pontoons or overnight parking allowed. This could require dredging, a rip rap seawall and parking in the backfill area. Accommodate up to 10 vehicles & trailers with plenty of space to turn around. Project to take two phases. Phase A - Order a preliminary engineering feasibility study. Phase B - Fund raise for the project over a two-year period and plan for completion in a five-year period.

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FUNDING SOLUTIONS:

As mentioned at the very beginning of this proposed plan, annual dues barely cover the operating expenses each year, so funding for these projects will have to be raised in other ways. There are no silver bullet solutions, only silver shotgun blasts. The smaller scale projects could be funded by donations from those who would most benefit from the improvements.

The larger projects could first be capitalized by selling some community association property that is no longer in use.

The two that reveal themselves in the community map study are:

- Common Area #9 - This property is where a former common area dock was located. The dock was removed several years ago and only the post remain. This property has 100' of shoreline and 100' of road frontage. It is 150' deep.
- The second piece of property is part of Common Area #5. It is a triangular wedge, adjoining lot 91, where a new house is being constructed by the island. The owner of lot 91 has already asked about buying that parcel.
- There may also be one or two other small segments, still to be identified, but further study of the original plat of 1953 is required to be certain.

Another very successful fundraising tool is a national non-profit group that was established just for projects like these. The Foundation is called In Your Own Backyard. Donations made through this non-profit are tax deductible.

See www.ioby.org for more information.

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CRITERIA

CRITERIA USED TO RATE POTENTIAL COMMON AREA IMPROVEMENTS:

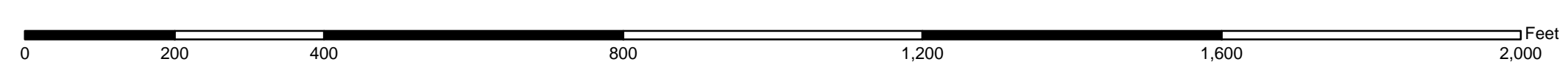
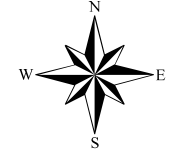
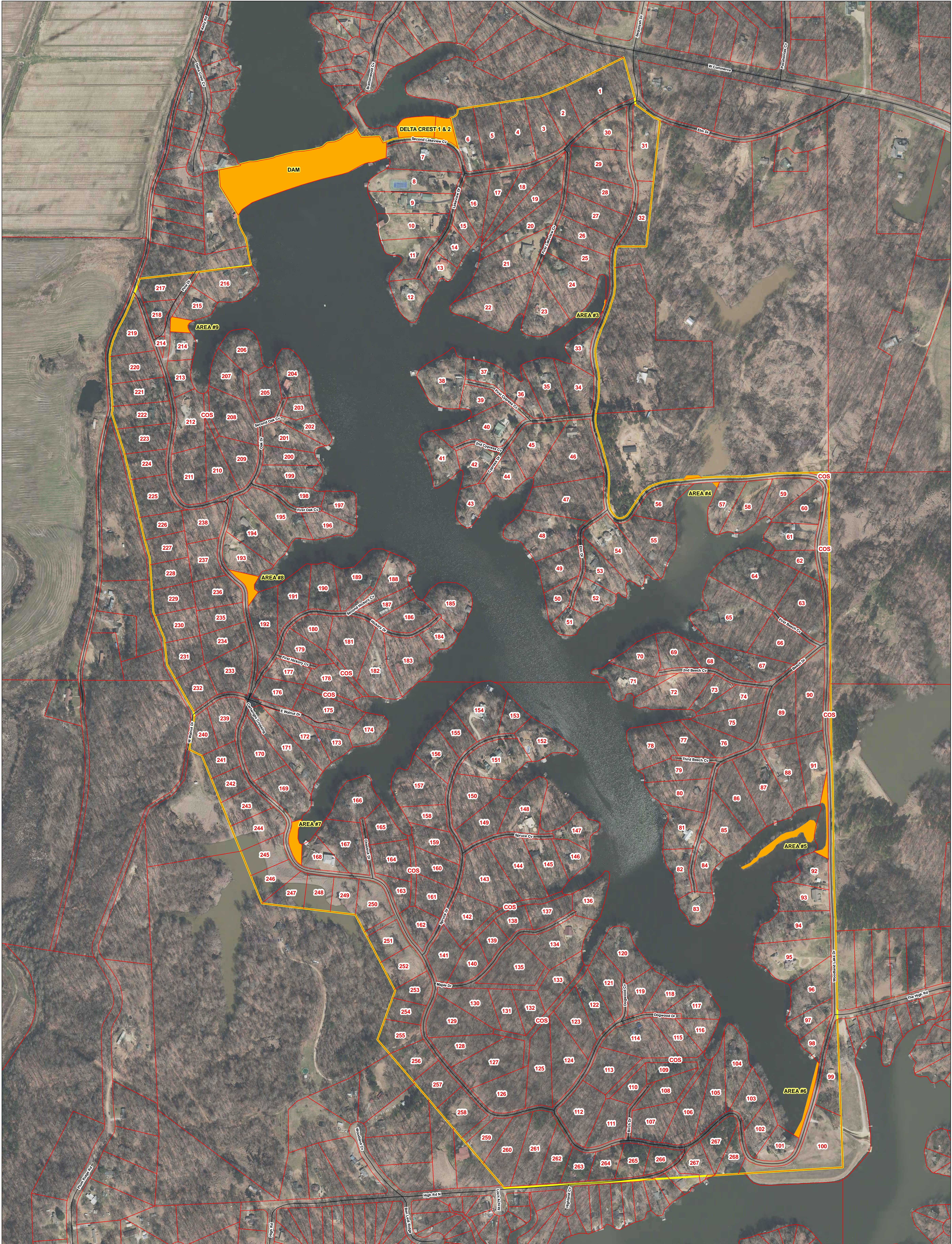
1. **ACCESSIBILITY** – Is parking needed? If so, is there enough land for a parking solution that doesn't create a pedestrian hazard? Is dock handicap accessible?
2. **AFFORDABILITY** – Is the cost within reach of our organizational funds, whether through donations, grants or operating funds?
3. **EFFORT TO COMPLETE** – What effort is required to complete recommendation by either community members and/or professionals?
4. **GREATEST BENEFIT** – Compared to other recommendations, which is of the greatest benefit to the entire lake association? To the off-lake lot owners? Is one site better than another? Does this project raise the overall perception of value for all members of the community?
5. **LOW HANGING FRUIT** – Which projects are easiest to complete in the shortest amount of time, yet provide member benefit and show immediate results?

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MAPS

MAP ATTACHMENTS INCLUDE:

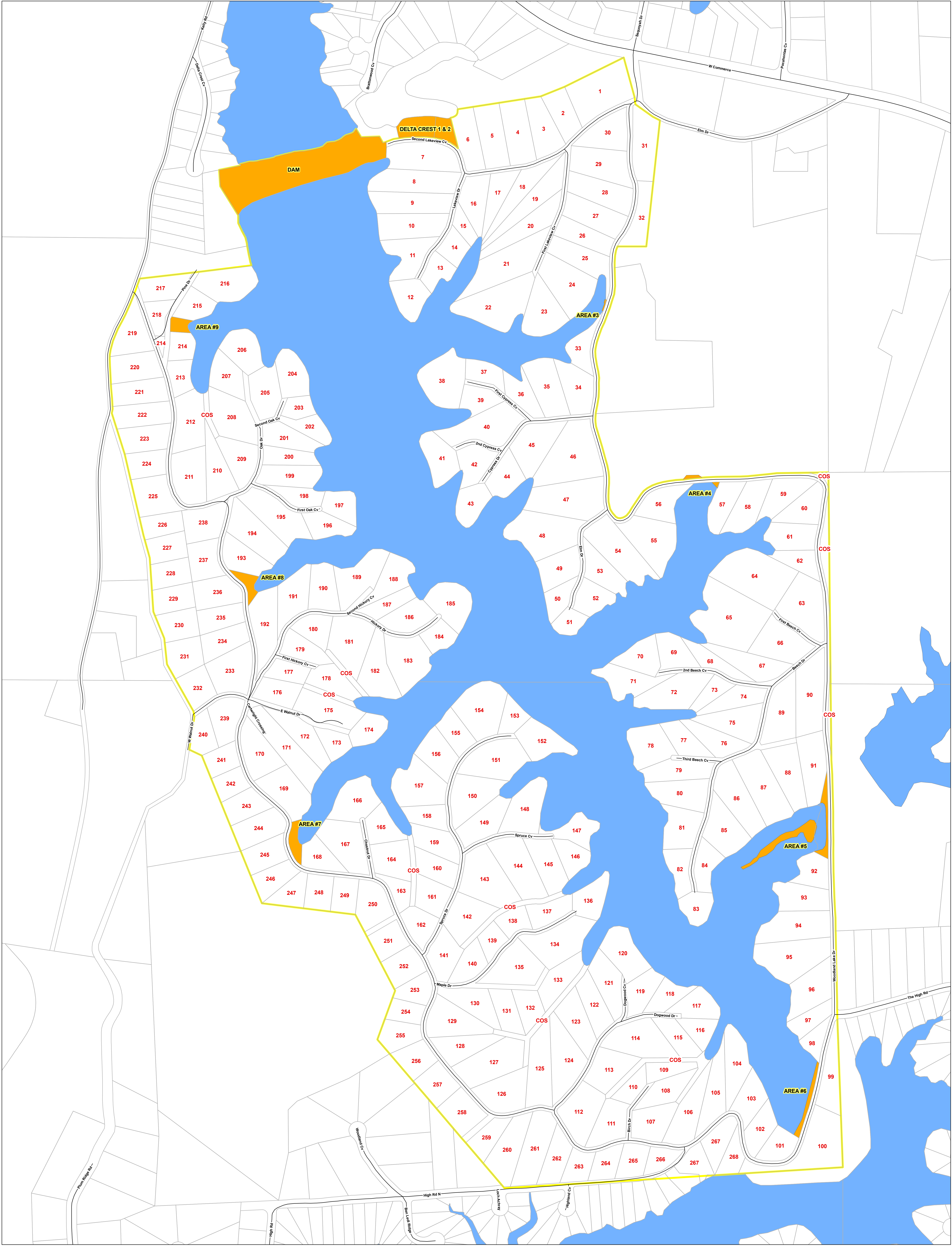
1. **WOODLAND LAKE AERIAL PHOTO** – Aerial photo of Woodland Lake with Common Areas highlighted.
2. **WOODLAND LAKE MAP** – Map of Woodland Lake with Common Areas highlighted.
3. **WOODLAND LAKE COMMON AREA #3** – Map of Common Area #3, which is located off Woodland Lake Dr. between Lakeview Dr & Cypress Dr.
4. **WOODLAND LAKE COMMON AREA #4** – Map of Common Area #4, which is located off Woodland Lake Dr. between Elm Dr & Beech Dr.
5. **WOODLAND LAKE COMMON AREA #5** – Map of Common Area #5, which is located off Woodland Lake Dr. between Beech Dr & The High Rd. The island is part of this Common Area.
6. **WOODLAND LAKE COMMON AREA #6** – Map of Common Area #6, which is located off Woodland Lake Dr. between The High Rd & High Rd, at the southeast end of Woodland Lake, adjacent to Lake O' The Hills dam.
7. **WOODLAND LAKE COMMON AREA #7** – Map of Common Area #7, which is located off Woodland Lake Dr. between Walnut Dr. & Chestnut Dr.
8. **WOODLAND LAKE COMMON AREA #8** – Map of Common Area #8, which is located off Woodland Lake Dr. between Hickory Dr & Oak Dr.
9. **WOODLAND LAKE COMMON AREA #9** – Map of Common Area #9, which is located off Pine Dr. between Lots 214 & 215.



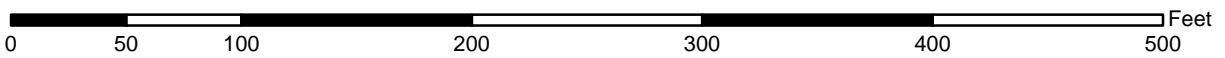
WOODLAND LAKE ASSOCIATION



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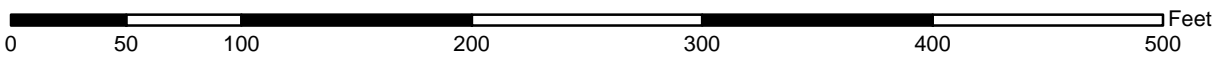
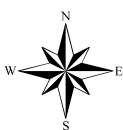
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WOODLAND LAKE COMMON AREA #3



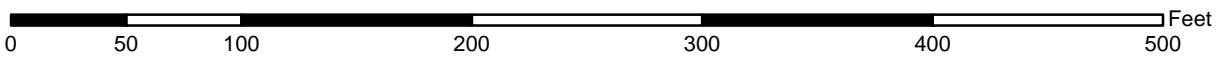
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WOODLAND LAKE COMMON AREA #4



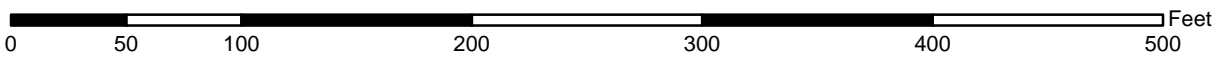
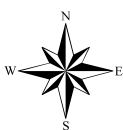
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WOODLAND LAKE COMMON AREA #5



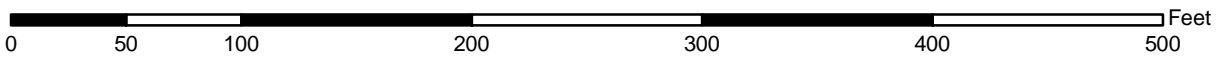
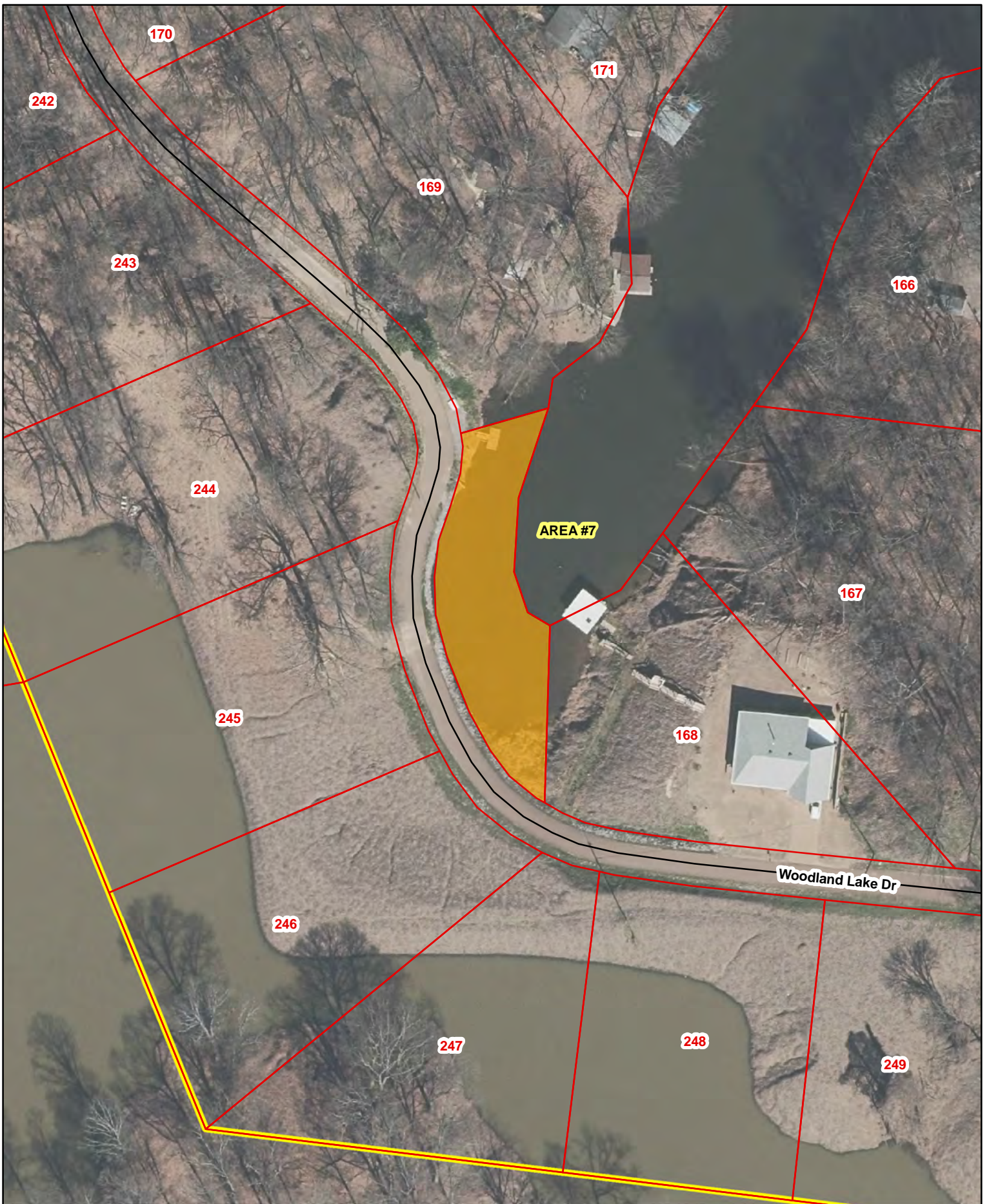
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WOODLAND LAKE COMMON AREA #6



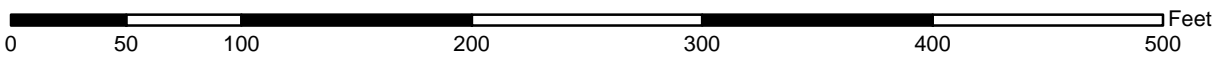
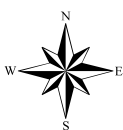
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WOODLAND LAKE COMMON AREA #7

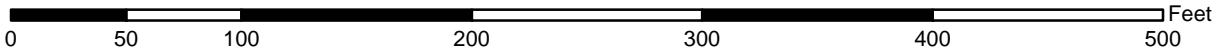
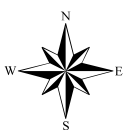
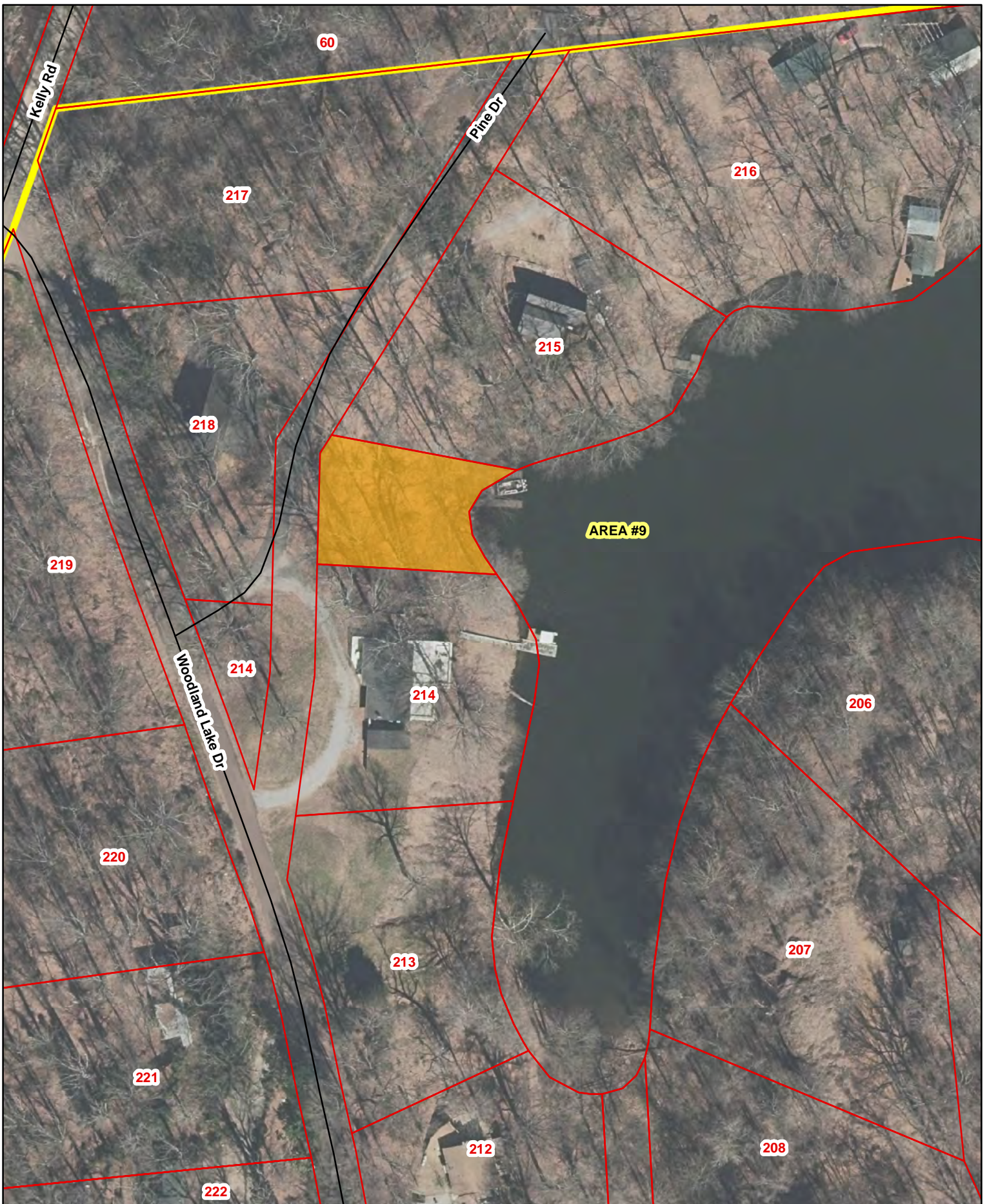


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WOODLAND LAKE COMMON AREA #8





WOODLAND LAKE COMMON AREA #9

