2ND NOTICE

WOOD CREEK

Wood Creek Dues Increase Proposal

Friday, October 16, 2026

Dear Wood Creek Neighbors,

For 17 years, Wood Creek's annual HOA dues have remained at $120 per lot, while the cost of maintaining our neighborhood has continued to rise.

To keep the HOA financially stable, **the Board is proposing an increase to $150 per lot beginning in 2027**—an additional $30 per year, or $2.50 per month.

The additional funds would support increased neighborhood maintenance, particularly tree care, while also strengthening the HOA's financial reserves. Please see the enclosed financial summary for details on the proposed 2027 budget.

Please join us to discuss the proposed dues increase.

We encourage you to review the proposal and participate in the vote. Because we were unable to reach the required quorum at the previous meeting, we will meet again on November 15, 2026, at 4:00 p.m.

In accordance with our Bylaws, **the quorum requirement will be reduced by 50%, meaning only 30% of HOA homeowners will need to be represented at the November meeting**. If you are unable to attend, you may still participate by submitting a properly completed proxy to the HOA Secretary before the meeting begins. **Please refer to the enclosed proxy instructions for additional details. If you previously submitted a proxy, please note that you will need to complete and submit a new one for the upcoming meeting. Proxies submitted for the previous meeting are no longer valid and will NOT carry over.**



Carmel-Clay County Park
10909 Gray Rd
Carmel, IN 46033

November 15, 2026

If the required quorum is not reached on November 15, a follow-up meeting and vote will be held on **December 20, 2026, at 4:00 p.m.** The meeting is expected to be held at the same location, with final details and confirmation to follow.

Wood Creek Homeowners Association, Inc.
Board of Directors

Questions about the proposal?
Email us at woodcreekcarmel@gmail.com

2ND NOTICE

WOOD CREEK

Friday, October 16, 2026

Understanding the Proposed Annual Dues Increase

Wood Creek HOA | Tentative 2027 budget

Wood Creek's annual dues have stayed at $120 per lot since 2009. As the costs of caring for our neighborhood rise, the Board is proposing a $30 annual increase to help keep HOA finances from digging into its reserves for normal operations and instead continue to grow the reserves for capital improvements and unexpected expenses

What would change for my household?

Current annual dues	$120 per lot
Proposed annual dues	$150 per lot
Difference	$30 per year, or $2.50 per month

How would the additional $3,390 be used?

Based on 113 dues-paying lots, the proposed change would bring in $3,390 more each year:

More tree trimming	$1,500 additional
Annual meeting budget	$165 additional
Reserves for future needs	$1,725 set aside
Total additional revenue	$3,390

The 2027 budget at a glance

	At $120 dues	At $150 dues
Annual dues revenue	$13,560	$16,950
Planned operating expenses	$13,560	$15,225
Amount available for reserves	$0	$1,725

Lawn care ($8,500), insurance ($2,350), administration ($600), and stormwater utilities ($275) are unchanged in both versions of the tentative budget. The figures assume all 113 lots pay annual dues in full.

Join the conversation

November 15, 2026 at 4:00 p.m. | Picnic tables under the shelter at the Gray Road public park. If quorum is not reached, a follow-up vote is scheduled for December 20 at 4:00 p.m.; its location and voting details will be confirmed.

Questions?

Email us at woodcreekcarmel@gmail.com

2ND NOTICE

WOOD CREEK

Friday, October 16, 2026

Wood Creek November 15 Meeting Proxy

Use this form to name a person who will attend and represent your lot at the November 15 meeting. Complete both voting sections. The signed form must reach the Secretary before the meeting begins, and the named proxy must attend for the lot to be represented. If no name is provided below, HOA Secretary Leah Tevault will serve as your proxy.

Member and Designated Proxy

Owner/member printed name(s): _____

Wood Creek property address: _____ Lot number, if known: _____

If you would like to designate a specific person to vote on your behalf, please provide their name on the line below. If no name is provided, HOA Secretary Leah Tevault will serve as your proxy.

I/We designate _____ as my/our proxy and attorney in fact to represent this lot and cast its vote on the dues proposal and board election as instructed below, subject to the Association's governing documents.

Annual Dues Proposal (Select one)

Current dues: $120 per lot per year | Proposed dues: $150 per lot per year beginning in 2027

☐ FOR the proposed increase ☐ AGAINST the proposed increase ☐ ABSTAIN

Board Election (Complete the Candidate Choices)

Proposed slate: 6 seats. Select up to 6 candidates

☐ Tim Schug ☐ Leah Tevault

☐ Michelle Glozman ☐ Koren Brown

☐ James Kuersteiner ☐ Kathryn Barnhart

☐ APPROVE Entire Slate

☐ ABSTAIN from the board election (do not select candidates above)

Signature

Member signature: _____ Date: _____

I/We affirm, under the penalties for perjury, that the individual signing this proxy has the lawful authority to grant this proxy to the individual named above to exercise the member's proxy.

Delivery and Scope

Please give this completed proxy directly to HOA Secretary **Leah Tevault, 5348 Underwood Court**, before November 15.

You may also mail your proxy, with appropriate postage, to the **Wood Creek HOA, P.O. Box 3332, Carmel, IN 46082**. Please allow sufficient mailing time for your proxy to be received before 4:00 p.m. on November 15.

This proxy applies only to the two matters listed above for the November 15 meeting and does not automatically carry over to the scheduled December 20 follow-up meeting.