

Woodlands' Homeowners Association

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www.WoodlandsBR.com

2023 Spring Newsletter

Message from Your HOA President



Happy Spring! It's great to see everyone out working in their yards and helping to maintain the beauty of our neighborhood. I hope the nice weather also brings neighbors outside to socialize with one another. One of the best things about our neighborhood is the sense of community we have created.

Next, I have some HOA business news to share.

Nonpayment of Dues

There were a lot of concerns expressed at the HOA's Annual

Meeting in January about homeowners who do not pay their dues. Basically, homeowners who pay are tired of carrying the load for those who don't. How best to address this has been a recurring discussion in my five plus years as president both in the annual meetings and during the Board of Directors'

meetings. Since the 2016 flood, the board had previously voted to use informational efforts to encourage members to pay their dues rather than enforcing the provisions called for in the Woodlands' Articles of Incorporation and Building Restrictions. While these efforts were initially effective, there was no notable increase in the number of dues-paying members from 2021 to 2022. Therefore, as a first step, the HOA's Board of Directors voted to enforce the late fee provision called for in the [Woodlands' Articles of Incorporation and Building Restrictions](#) beginning April 1, 2023. Homeowners who have not yet paid their 2023 dues were mailed a letter on March 13, 2023 stating that HOA membership and dues are mandatory. If the \$50 dues are not paid on or before March 31, 2023, a late fee of \$15 will be added to the amount due. An additional late fee will be charged every time an invoice for nonpayment must be mailed by the HOA, which the board voted to do on a quarterly basis at this time.



Speeding

Another frequent complaint and/or concern I receive is about cars speeding through the neighborhood. We have tried to get speed bumps or other speed deterrents installed, but the City Parish did a traffic study and said we didn't have enough traffic to warrant it. With an increase in dues collection, the board hopes to provide more hours of the off-duty Sheriff's patrolman in our neighborhood to help stop some of the speeding, as well as assist with other issues.

New Vice-President

In other news, the board approved Calvin Moore as the HOA's Vice-President after the January Annual Meeting. I know you all join me in welcoming him to his new position.

Craig Winchell

Neighborhood-Wide Garage Sale

The Woodlands will hold its third annual Neighborhood-Wide Garage Sale on **Saturday, April 15th from 8 - 2**. Take this opportunity to clean out those closets and attics and set up shop in your driveway, carport, or front yard. The HOA will advertise on Facebook Marketplace that numerous houses in the subdivision are participating so we should get lots of customers!

We encourage you to advertise your own sale with your address on Facebook Marketplace, listing the types of items for sale, and include that yours will be one of many garage sales in the Woodlands Subdivision. Make a sign for your front yard and/or put balloons out.

Besides making a little extra cash, this is a great opportunity to meet and mingle with your neighbors!



Top 5 Reasons NOT to Park in the Street

- It's dangerous to pass a parked car when two cars are driving down the street.
- Drivers can't see children or walkers behind the parked cars who may be crossing the street.
- It's difficult for homeowners to back out of their driveways with a car parked in their path.
- Drivers must determine if a car is parked or moving, often creating a hazardous situation for drivers behind them.
- Street parking makes our neighborhood less appealing to visitors and future homeowners.

Keep our neighborhood safe and beautiful. Please don't park in the street!

Reminders

HOA's Website

The HOA's bylaws, neighborhood restrictions, newsletters and more can be found at www.WoodlandsBR.com. Check it out!

3 Ways to Pay HOA Dues:

- Send \$50 check to HOA, P. O. Box 77382, Baton Rouge, LA 70817
- Drop off cash, check or money order at Tammy Freeman's house, HOA Treasurer, 15413 Woodmoss
- Pay \$52 through PayPal at @woodlandsbtreasurer@gmail.com.

Regardless of your method of payment, please include your name, address, and email address.

Streetlight and Road Repairs

To report a broken streetlight or a pothole, please call 311, go to www.311.BRLA.gov or download the 311 App. After you report a streetlight, tie a ribbon around the pole so the workers can identify it.

Comments, Suggestions?

Your HOA Board welcomes suggestions to improve our association and neighborhood. Send your comments to the HOA's email address. Let's work together to improve our community!