

WOODLAND LAKES NEWSLETTER

April 2015

WOODLAND LAKES TRUSTEESHIP, INC., 12 WOODLAND LAKES, SULLIVAN, MO 63080 PHONE: (573) 468-6505
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PROPERTY OWNER'S MEETING

April 11, 2015

10:00 a.m.

Woodland Lakes Community Center

We need 100 owners present to meet the quorum requirement

October 4, 2014 Property Owner Meeting Summary of Minutes

The meeting was called to order at 10:00 a.m. by President, Larry Deis after a quorum had been met.

The trustees were introduced. Ballot counters were selected.

One amendment was presented for approval by the property owners. The amendment was asking the property owners for a \$15.00 general assessment increase. The increase would take effect with the 2016 assessment year and be charged per entity, not per lot.

Bryan & Annette Griffith presented a plaque which acknowledged the volunteers who donated time & materials for the construction of the community center in 2006.

Bob Murphy presented the financial report for review. We had a very tight year in FY 2014 and expect an equally tight one this year. That is the reason for the assessment increase.

Linda Nolen & Frank Darian reported on the conditions of the lakes. The board is currently discussing funding options for making the repairs to Crystal dam. There were three bids received for the repairs ranging from \$120,000.00 to \$140,000.00. It is possible that the repair will have to be made in a couple of phases. We are also continuing the monitoring and treatment of the weed problem in Woodland & Piney lakes.

Minutes of the April 12, 2014 Property Owner's Meeting were read and approved.

Editor's Note: The amendment to raise the assessment by \$15.00 passed with 184 voting in favor and 107 voting against. This amendment required a simple majority.

The meeting was adjourned at 11:30 a.m.

Trustee Board Meetings
2nd Saturday of Each Month
9 a.m.
At The Trustee Office

Due to the low water level in Crystal Lake for the dam repair, the lake is closed to all boats, jet skis, etc.

Remember, only you can prevent forest and wild fires

Proposed Amendments

The following amendment to the Trust Indenture will be submitted to the property owners for vote at the April 11, 2015 property owner meeting. Proposed additions to existing amendments are in **bold type**, and proposed deletions are in ~~strikethrough type~~. Comments and explanations relative to the proposed amendments are enclosed in [brackets] and in *italic type*.

ARTICLE XXXVII 4/11/15

Community Center Assessment

There shall be a regular assessment increase in the amount of One Dollar (\$1.00) levied against and upon each Owner Entity within the subdivision starting September 1, 2015 (FY 2016).

All monies collected from this assessment increase will be deposited in the Community Center dedicated account and can only be spent on electricity, repairs or improvements to the Community Center.

This amendment will be deleted in its entirety because of the Mo DNR state law ruling. Failure to approve the deletion of this amendment will require the board to refuse/reject any requests for combination of lots. See related article.

ARTICLE XXVI New Amendment

~~1. Adjacent camping lots owned by the same owner may be combined and rezoned as a single Multi-purpose Residential Lot with the approval of the Board of Trustees and upon payment of a fee equal to five (5) years assessments for each lot to be joined. The expense of surveys, Plat amendment, and recording the changes will be the responsibility of the owner. Multi-purpose lots created in this manner must be at least 15,000 sq. ft. but not exceed 30,000 sq. ft. in size.~~

Trustee Vacancies

Three trustee positions will expire in April of 2015. The terms of Larry Deis, Bob Murphy and Linda Nolen will be filled at the April 11, 2015 Property Owner's Meeting.

If you are interested in signing up for trustee, please contact the office to receive a criminal background check form. The cost is \$12.00 to be paid by the candidate and must be completed prior to the meeting. For your name to be placed on the ballot it must be completed by April 1, 2015.

As of the writing of this newsletter, we have 8 candidates signed up for the openings. They are Bob Murphy (incumbent), Linda Nolen (incumbent), Donald Forrest, John Buhmann, David Vilcek, Cynthia Borgard, Bryan Griffith, Sr., and Michael Frank.

Children's Activities/Parties

- Easter Egg Hunt – April 4, 2015
- Halloween Party – Sat., Oct. 24 - 6:00 p.m.
- Christmas Party – Sat., Dec. 5 - 6:00 p.m.

The Hensley's are hosting the Easter Egg Hunt and Christmas Party. They are requesting volunteers to help put out the eggs at noon on the day of the hunt and ask that any donations of candy/money be turned in by March 29. If you have any questions, contact them at 573-468-7741.

Loretta Murphy will be coordinating the Halloween Party again this year. We had a great turnout and it was a big success last year. She would appreciate the help of any volunteers. Candy donations/money are always appreciated. You can contact her at 573-468-3153.

P.O.A News

As we prepare for the new season, it is our desire to express our sincere thank you to all who helped us last year! Your participation in the activities we sponsored, donations of money and canned goods enabled us to give out 4 Thanksgiving baskets last year. They were each valued at over \$150.00.

A special thanks goes to Gary Clever, who has paid for the beautification of the gate area. He has also made several cash donations and suggested that if more owners could also donate, we could do so much more.

- We have committed funds for additional concrete and rails around the front addition to the Community Center.
- Purchased a 100 foot hose and frost-proof spigot for the Community Center that will be installed in the spring.
- Donated \$100 to the Halloween Party.
- Purchased 4 new tables for the Community Center.

Upcoming events:

Poker Runs on the holiday weekends

Movie Nights on the 2nd Saturday of each month

Pancake Breakfast on holiday weekends

Watch the sign by the mailboxes for special times.

We look forward to your continued support and thank you all.

Lake & Fish Report

As reported at the October meeting, there were several leaks in Crystal Lake dam. Due to financial constraints we had to divide the repairs into two phases.

Phase I was to drop the water level below the leak, build a coffer dam and make repairs to the leak that was on the south end of the dam. This was accomplished this January at a cost of \$60,000.00. We now have to wait for adequate rainfall to fill the lake back up.

Phase II will be to repair the smaller leaks on the north end of the dam. They will be evaluated next year, when we have more funds available.

Due to the very low water level, until such time as the lake fills up, it is closed to all boats and jet skis. When the water level rises sufficiently, we will post notices regarding boating.

The leaks that were in Emerald Lake were all repaired and we are waiting on rainfall to fill it up as well.

We will be doing stocking of fish this spring, usually in March. As in the past, the lakes will be closed for a period of 2 weeks following stocking to let the fish acclimate. Notice will be posted at the office & gate.

DNR Ruling

As some of you already know, we recently received a ruling from the Department of Natural Resources regarding the disposal of sewage in Woodland Lakes.

In the process of trying to get a determination for the installation of sewage holding tanks in Woodland Lakes, a meeting was held with DNR and the Washington County Health Department officials in August.

As a result of this meeting, they made determinations as to what will and will not be permitted. Some high points of the letter are:

- There will be no further re-subdivision, reconfiguration or additional lots in Woodland Lakes. *(This means there will be no more combining of camping lots into multi-purpose lots.)*
- No type of sewage disposal can be installed on camping only lots.
- No type of sewage disposal can be installed in camping cabins, regardless of type of lot because they are structures solely for temporary use. They cannot be used for a residence. *(Editor's note: the Indenture does not allow plumbing of any sort in camping cabins).*
- In their determination, they maintained the 1980 DNR determination that, those individuals residing in the subdivision over 140 days per year as permanent residents, would require a sewage disposal system be installed. *(Editor's note: Contrary to the rumor mill and owner's personal opinions, this was a requirement in 1980 by the DNR. National Development could not open for business and sell property without this DNR approval.)*
- The lots listed as Multi-purpose and Building Only can apply for permits for a sewage disposal system. These systems will be approved/denied by the Washington County Health Department based on soil testing, size of lot, slope, etc. According to Missouri state code, holding tanks will only be permitted on a temporary basis, if the property cannot support a full system.

A letter was mailed to owners with permits for camping cabins and storage sheds reminding them that if they have any sort of sewage disposal in their structures, it is in violation of state law and was to be removed. If, for some reason, you were missed in that mailing, this article will be your notice to comply.

If you would like to view the entire letter from the DNR, it is available on our website at woodlandlakes.net.

**Quiet Time is 10 p.m. – 7 a.m.
Please be courteous to your neighbors by
keeping noise low during these hours.**

Woodland Lakes Trusteeship, Inc.

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January 17, 2015

Dear Property Owner:

We are writing to you regarding camping cabins/storage sheds and a recent decision by the Department of Natural Resources (DNR) about sewage disposal. These letters are going out to all owners known to have one of these types of facilities. The Trusteeship is required to notify all current and future owners of these conditions.

Some owners have installed water and/or wastewater disposal methods in their structures. DNR has ruled that, "Camping lots, shall be considered recreational and used for camping only: without any type of wastewater treatment system." Multi-purpose and Building Only lots, "...can be served by an individual onsite wastewater treatment systems as long as they meet the requirements and statutes."

This means, that if you have installed water or any sort of wastewater (gray or black water) disposal or temporary holding tanks/containers in your structure, they must be removed immediately because you are in violation of state law. This includes all "honey pot" type containers.

Failure to comply in a timely manner (30 days) or failure to attain written consent from the Washington County Health Department will be considered a continued violation of the Clean Water Law and its regulations. **This would result in enforcement action by the judicial authority and could result in fines or other legal actions.**

If you currently meet the conditions required by DNR in their determination, no other action is required on your part.

To view a copy of the full letter from DNR, visit our website at www.woodlandlakes.net/3252.html. If you have any questions, please contact the trustee office.

Sincerely,

Woodland Lakes Board of Trustees
Woodland Lakes Trusteeship, Inc.