

# WOODLAND LAKES NEWSLETTER

Fall 2019

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## PROPERTY OWNERS MEETING

October 5, 2019

10:00 a.m.

Woodland Lakes Community Center

*We need 100 owners present to meet the quorum requirement*

Trustee Board Meetings  
2<sup>nd</sup> Saturday of Each Month  
10 a.m.  
At The Community Center

### Proposed Amendments

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

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**Proposed by: Woodland Lakes Trusteeship**

### Amendment to ARTICLE XI

2. d. "Residential," being all lots or land within the subdivision not owned by the Trustees or Trusteeship and not falling within the definition of "Commercial Lots and "Camping Lots". Residential lots **shall be** designated as "Building **Only**" ~~shall be used for residential purposes only. Residential lots not restricted as "Building Only" shall be identified as and~~ "Multi-Purpose."

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### Why this is being submitted for vote

This revision would put us in compliance with ARTICLE XI of the indentures. As it is written, Building Lots can only be used for building a home. We have noticed that this rule has been ignored in the past and there are many cabins and structures on these properties that are in violation. It has also been a practice to allow campers to occupy these lots as long as they take the camper after the weekend. This is nowhere in the bylaws and is also a violation. Removing this sentence would bring everyone into compliance and allow owners to use and enjoy these lots. It would not change the building requirements. Concerns about junk lots at the front and lake area are already addressed in ARTICLE XI-14. We need to revise this, or enforce it as written, and enforcing it would require lawsuits, and be costly to woodland owners.

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### April 13, 2019 Property Owner Meeting Summary of Minutes

The meeting was called to order by Bill Mitchell at 10:00 a.m. after a quorum had been met. Janet Morrow, C.P.A. gave a report of the audit for the 2018 fiscal year. She reported that we are out of debt, financially sound and have over Three Million Dollars in Assets. Bill Announced the meeting was being video and audio recorded. Ballot counters were called for and chosen. Bill made several announcements: ice is now being sold at the office, the electronic gates have been installed, Woodland Lakes Facebook page is now open to comments, construction is to begin soon on a stage near the pool, the family bathhouse is a work in progress, the community center has been painted, sound system updated, and there is now No Smoking permitted in any Woodland Lakes building. The lakes were stocked in March, equipment purchased, reminder of the holiday weekend guest fee.

Bill Introduced the new Maintenance Supervisor, Jason Luke and the New Security employee Neil Declue.

Each of the four candidates for Trustee spoke briefly for the two open 3 year terms

The candidates running for the 2 open trustee positions each spoke briefly stating what they would like to accomplish if elected.

Four Amendments to the Trust Indenture were presented to the property owners. The Amendments were to Article XI (fines for permit violations), New Article (assessment increase of \$2.50 for fireworks), Article XXXI (allowing for optional fees for fundraising purposes), Article VII. (adding a code of conduct to hold Trustees accountable for their actions)

The October 6, 2018 Property Owner's Meeting minutes were read and approved.

Financial Report was given.

Property owners asked several questions regarding lakes, financials, ballots, social media, roads, and security.

The meeting was adjourned at 11:22 a.m. The ballot box remained open until 11:30 a.m.

[Editor's Note: Robert Weider and Mike Williams were elected as trustees. All 4 Amendments failed.]

**Absentee ballots will be available on September 15<sup>th</sup>. Please contact the Trustee office to have one mailed to you or stop in and pick one up.**

## Upcoming Community Events

*(Unless otherwise noted these events are sponsored and put on by private organizations, not the Trusteeship)*

- **August 31, 2019** – The Community Neighborhood Watch will be hosting a Poker Run. Sign up starts at 12:00 at Crystal Lake Park. The run starts at 1:00 p.m. and ends at 4:00 p.m.
- **August 31, 2019** Woodland Lakes BBQ Cook-Off @ Community Center Parking Lot. Check in time & pre-cooking meeting August 30, 2019 8:00p.m.
- **August 31, 2019** Classic Rock Band Streetwise 7:00 p.m.- 11:00 p.m.
- **September 1, 2019** Centerstage Band 7:00 p.m. – 11:00 p.m.
- **September 1, 2019** – The Community Neighborhood Watch will be hosting a Pancake Breakfast from 7 a.m. – 11 a.m. at the Community Center. The cost is \$5.00 all you can eat.
- **September 21, 2019** - Rita Kimack and Lisa Loerch are hosting a Bags/Washer tournament at the community center parking lot.
- **September 21, 2019** 7:00p.m.- 11:00 p.m. Open Mic Night. Come join in the fun, or just support your fellow Woodlanders. Share your special talent, bring your instruments. Full PA system. DJ by Bobby and Karaoke.
- **October 12, 2019** - Linda Wade will be hosting a Craft and Vendor Fair at the community center. The cost per table will be \$15.00 each. All vendors/crafters are welcome. For more information contact Linda Wade on Facebook.
- **October 26, 2019** - Loretta Murphy will be coordinating the Halloween Party again this year. There will be a chili cookoff, costume contest and hayrides. She would appreciate the help of any volunteers. Candy/money donations are always appreciated and needed to fund future parties. You can contact her at 573-468-3153.

### Toy Sticker Renewal/Registration

All toys (Side-by-sides, 4 wheelers, dune buggies, boats with motors over 9.9 hp, golf carts, go carts, etc.) have to be re-registered this year. Your current Pink sticker expires 9/30/19.

If you have a current PINK sticker on them, you will only need to bring in your current insurance card to get the new sticker, plus \$15.00.

If the toy is not already registered, you will need to bring in proof of ownership, proof of insurance and the \$15.00.

In order to receive the new stickers, you will be required to sign a Waiver of Liability.

## \$ AMNESTY PLAN \$

### WANT YOUR ASSESSMENT DEBT DISMISSED??

Learn more and find out if your property is eligible

Send an Email with your Name and Lot # to:

**WLREAMNESTY@gmail.com**

OR CALL **314-363-4663** OR VISIT-

**wlreamnesty.wixsite.com/woodland-lakes-lots**

## 2019 Updates

We are pleased to announce the long-anticipated opening of the Crystal Family Bathhouse. This bathhouse is family friendly and the only bathhouse in woodland that you will find baby changing tables.

Maintenance has been working on the many maintenance requests forms received. We will be starting on some chip seal soon and patching potholes will again resume after some chip seal is completed. We ask that everyone slow down, watch out for employees and give them room to work.



Summer of 2019

With the addition of the Woodland Lakes Main Stage, this summer has been like no other. The Woodland Lakes community came together this summer for a variety of causes. We, as a community, came out to support our fellow property owners in need, to join in the fun and raise money for the fireworks or just came together to sit, listen and enjoy the live music on the main stage. From Karaoke to cornhole tournaments to watching the fireworks display on the 4<sup>th</sup> of July, this summer has been our most memorable in years.

The Trusteeship looks forward to many more memory making events in the upcoming years. If you have any ideas for future events or would like to host an event yourself, please contact the office for more information.