



SPRING 2021 NEWSLETTER

WOODLAND LAKES TRUSTEESHIP, INC.
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PROPERTY OWNERS MEETING

April 10, 2021 10:00 a.m.

Woodland Lakes Community Center

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

TRUSTEE BOARD MEETINGS

2nd Saturday of each month

10:00 a.m.

Woodland Lakes Community Center

October 03, 2020 Property Owner's Meeting SUMMARY OF MINUTES

The Meeting was called to order by Tracy Harris at 10:01 a.m. after quorum had been met.

The Pledge of Allegiance was recited.

Tracy announced that Santa's Workshop was scheduled for November 28th.

Ballot Counters were announced.

Three Amendments to the Trust Indenture were presented to the property owners. The Amendment to Article III, (\$12.00 road paving assessment without an expiration date), Article XXXI, (raising the Holiday Guest Pass fee from \$2.00 to \$10.00), Article I, (Trustee having resigned or recalled will have to wait 2 terms to run again).

The June 13, 2019 Property owner's meeting minutes were read and approved. (The April POM was postponed to June due to Covid-19).

Bob Weider gave the financial report and went over the proposed budget for 2021. Bob then asked for a Motion from the floor to accept the budget. Rebecca Jane made a motion to accept the 2021 budget.

Motion was seconded. All in favor. Motion Carried.

Mike Williams gave the maintenance report announcing that new stop signs have been placed throughout the development. He also announced maintenance would be winterizing bathhouses and pool, resurfacing the exterior of the community center, and installing a few culverts in the upcoming weeks.

Tracy Harris introduced Ron Jones and John Geasley as the new Woodland Lakes security team and Scott Bacon as the new property manager.

Hazel Nesbit gave the lake and fish report and announced that the lift station at Crystal Lake is complete. Fish will be stocked in February or March of 2021 and problems with aerators are being addressed. She also indicated that she would like for Emerald to have aerators installed next.

Property owners had several questions regarding 4-wheeler safety, building lots and hot water in bathhouses.

The meeting was adjourned at 10:43 a.m.

[Editor's note: All Amendments passed]

No Looking Back!

Though we have just experienced a year like we have never known, we are thankful that Woodland Lakes continues to grow. For most, coming to Woodland Lakes during the past year provided some normalcy and helped us forget, even if just for a moment, the chaos that is all around us. This board of Trustees and all Woodland Lakes employees would like to wish everyone a safe, healthy, and prosperous 2021.

**REMINDER: Holiday Guest passes
are now \$10.00 each.**

Upcoming April 10, 2021 Property Owner Meeting

TRUSTEE OPENINGS

There will be three open positions to be filled at the April Property Owners Meeting. Three 3-year terms (filling the expiring terms of John Kimack, Nick Carlisle and Craig Kinmann).

As of the date of this newsletter, 3 candidates have signed up for those positions. Currently signed up are Craig Kinmann, Rebeka Housman, and John Kimack.

February 9th was the deadline for candidates' names to be printed on the ballot. As always, persons may indicate their desire to run after February 9th and must be nominated from the floor during the semi-annual property owner meetings. These individuals' names will not appear on the ballot. Property owners wishing to vote for these individuals must write in the name(s) on their ballots.

PROPOSED AMENDMENTS

The following amendments 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*.

Proposed by: Woodland Lakes Trusteeship, Inc.

Amendment to Article XI April 10, 2021

3. ...Property owners not in good standing shall be denied vehicular ingress to the roadways and common areas of the subdivision and shall be prohibited from operating vehicles while in the subdivision. **Exceptions may be made by the Office Staff or any one Trustee to grant entry by single-entry pass for specific purposes including, but not limited to: to secure property after any property damage or removal of personal items from the lot.** Property owners in good standing, who violate the rules for common ground use may be fined at the rates listed below...

[This Amendment would give authority to Office Staff or a single Trustee to grant single-entry of an unpaid property owner for specific reasons, to be used only in extreme circumstances.]

Proposed by: Woodland Lakes Trusteeship, Inc.

Amendment to Article XI April 10, 2021

3. ...In addition, at the discretion of the board of trustees, the violator may be prohibited from operating motorized vehicles within the subdivision. **Should the nature of a rule violation warrant it, the Board of Trustees reserve the right to waive the first, second and third penalties as noted and proceed with immediate action including but not limited to: maximum fine amounts, suspension of common ground privileges and/or legal action.**

[This amendment would allow the Trusteeship the right to act more appropriately to rule violations and truly consider each incident on a case-by-case basis.]

Proposed by: Woodland Lakes Trusteeship, Inc.

Amendment to Article XXXVIII April 10, 2021

Property owners and their guests will be fined for the following violations, plus the cost of repairs.

- Unattended fires which require our employees to put out.
- Vandalism of bathhouses, pool, concession stand, community center or any other facility.
- Damage to roadways.
- Damage to lakes, dams or spillways.
- **Misuse of trash dumpsters.**

Fines will be charged at the following rates:

- First offense -- \$50.00
- Second offense -- \$100.00
- Third offense -- \$200.00

Should the nature of a rule violation warrant it, the Board of Trustees reserve the right to waive the first, second and third penalties as noted and proceed with immediate action including but not limited to: maximum fine amounts, suspension of common ground privileges, or legal action.

Any fine assessed will be added to the property owner's assessment account and must be paid in full before automobile stickers and owner identification cards will be issued. Fines for violations of guests will be added to the property owner's assessment account. Interest will accumulate at the same rate as the assessments.

[This amendment would allow the Trusteeship the right to act more appropriately to rule violations and truly consider each incident on a case-by-case basis.]

Proposed by: Woodland Lakes Trusteeship, Inc.

Amendment to Article XI
April 10, 2021

16. It is in the best interest of the community as a whole to preserve the Subdivision as a community in which the lots are occupied and utilized predominantly by the owners. Accordingly, the purpose of this Article is to foster owner-occupancy, improve stability among residents, inhibit transiency, and protect property values. This Article pertains to all lots in Woodland Lakes with the exception of Commercial Lots and Common Ground.

- a. An Owner may lease/rent his or her lot only if the lot contains a permanent residence (a permanent residence is defined by a home of appropriate size for the type of lot for which it is placed that also has a functioning, state approved well & septic system) if:
 - i. The owner provides the Trusteeship with a copy of the executed lease with a term of 12 months together with the names and contact information of the tenant and all occupants.
 - ii. Any renewal or extension of the lease is provided to the Trusteeship, in writing, at least ten (10) days prior to its commencement date.
 - iii. Resident tenants will have the opportunity to get windshield decals for their vehicles, purchase family and guest passes in the same manner as property owners.
 - iv. Owner retains the right to vote, the duty to pay assessments, fines and other charges by the association and the obligation to maintain the lot.
 - v. If a lease is terminated for any reason, it is the property owner's responsibility to inform the Trusteeship, in writing.
- b. No lot other than those that contain a permanent residence may be leased/rented.
- c. No lot may be leased on a nightly, weekly, or monthly basis.
- d. No lot may be conveyed under a time-sharing plan. The leasing/renting limitations of this Article shall be deemed a reasonable restraint on alienation and not a change in the use of lots, which shall continue to be used for single-family residential purposes.

- e. The Board of Trustees may adopt such rules, regulations, and forms as it deems reasonable and necessary to implement the provisions of this Article.
- f. If an Owner signs-in different guests and the Board of Trustees reasonably believes that the Owner may be abusing the privilege of guests accessing and using the amenities of the community to evade any provisions of this Article, the Board may, after notice and opportunity to be heard, suspend, or limit an owner's privilege to have guests access and use the amenities in addition to any other remedies at law or equity.

[The purpose of this amendment is to prohibit short term vacation rentals by proprietors/entrepreneurs. To preserve Woodland Lakes as it was intended; to be used by owners, their family members and personal guests.]

Did you know?
The cost of materials to Chip Seal
one (1) mile of road is approximately \$30,000.00.

WHY FOUNTAINS IN THE LAKE?

Fountains are visually pleasing additions to lakes though their purpose is much more than just something pretty to see. Fountains are an important part of the aeration system. Aeration helps to mitigate the damage caused by excessive chemical nutrients like phosphorus and nitrogen that can cause problems like poor water clarity and foul odors. Without proper oxygen levels, bottom sediments release noxious gases and metals that can cause water quality problems. By introducing oxygen, the hydrogen sulfide gas that causes foul odors will be greatly reduced. An oxygen-rich aquatic environment will also lead to a healthier habitat for fish, giving the fish that are stocked in the lakes a better chance for survival. Mosquitoes are pesky and require still waters for their eggs to develop. Adding a constant flow of water with a fountain in the lake will reduce viable mosquito breeding habitat and act as a natural and sustainable mosquito control solution.

**Remember to keep your
culverts clear and free of debris year-round.**

Have you received a new map yet?

Every property owner is invited to stop by the office and pick up one free colored map. Limit one map per property owner while supplies last. Ask about our poster size maps.



Thank you to Kristin Harris and Sharon Stott for all of their hard work involved in getting Woodland the greatly needed updated map.

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AMNESTY PROGRAM

The Woodland Lakes Amnesty Program was designed to help generate revenue from lots that are currently behind and/or in collections. Owners that are behind on their assessments and unable to pay may request that their property be reviewed for eligibility by contacting Ann Brandon at 314-640-2027, ann@gowithann.com. For information regarding available properties that Woodland Lakes has for sale, go to the Woodland Lakes website at woodlandlakestrusteeship.com, and click on the Real Estate tab.

Stop by to see the new office renovation and rest assured that we are doing everything we can for the safety of our employees, owners, and guests.