



SPRING 2025 NEWSLETTER

WOODLAND LAKES TRUSTEESHIP, INC.
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PROPERTY OWNERS MEETING

April 12, 2025 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

11:00 a.m.

Woodland Lakes Community Center

SUMMARY OF MINUTES

Property Owners Meeting of 10/5/2024

The Meeting was called to order by Matt Schrick at 10:03 a.m. after quorum had been met.

The Pledge of Allegiance was recited.

There was one partial term (filling the remaining 18 months left vacant by Ray Edgar) open for Trustee. Tracy Harris was the only candidate to sign up in time to be placed on the ballot.

Ballot Counter volunteers were selected.

Four Amendments to the Trust Indenture were presented to the property owners. Article III – To increase the annual assessments by \$31.00 per lot. Article XI – To Double all fines as well as double the new fine amounts if the violation occurs on a major holiday weekend. Also combining fines listed in Article III & XXXVIII and delete Article XXXVIII. Article XV – To implement a new license plate program for toys, not including watercraft. Article XXXIV – To increase the cost of vehicle stickers from \$0 per year to \$10.00 per year.

Matt Schrick read through the four Amendments to the Trust Indenture that were up for vote.

The Property Owner Meeting Minutes from the April 2024 meeting were approved by the property owners.

Bob Weider gave the financial report and introduced the 2025 fiscal year budget. A Motion to accept the Budget was made by a property owner, another seconded, All in Favor and the 2025 Fiscal Budget passed.

Jayson gave the maintenance report giving a condensed version of what maintenance had accomplished the past year.

Randy Torralba gave the lake report, indicating that the Board had met with an engineer re: Woodland Lake and they are awaiting his recommendation. He also informed the owners that a contract had been signed for the Crystal Lake Peninsula.

The W.A.V.E. committee showed their appreciation to those volunteers who went above and beyond to help with events over the summer.

Sharon Stott and Kristin Harris thanked the volunteers that were involved in the Community Assessment Task Force.

A few property owner questions were asked and answered.

The meeting was adjourned at 10:40 a.m.

[Editor's note: The Amendment to Article XI re: doubling fines was the only Amendment that passed. Tracy Harris was elected as Trustee.]

Announcements

NEW EMAIL: Fidelity Communications is no longer offering email service. As such, the old fidnet.com email is no longer active. To email any questions or concerns to the Trusteeship, please use: info@wltmo.com

WHAT EVENTS DOES W.A.V.E. HAVE SCHEDULED?

Memorial Day: Memorial Day activities will include a parade, poker run, and the band "Bad Influence" will be performing on the stage on May 25, 2025.

Independence Day Celebration: The Independence Day Celebration will be held on July 5, 2025, with a parade, poker run, and entertainment on the stage.

Labor Day: Labor Day activities will include a parade, poker run, and music at the stage on August 30, 2025

Be sure to keep an eye on the Events Page for changes and additions to upcoming events.

Upcoming April 12, 2025 Property Owner Meeting

TRUSTEE OPENINGS

There will be four open positions to be filled at the April Property Owners Meeting. Two, 3-year terms (filling the expiring terms of Robert Wieder and Rodney Heinlein), One 2-year term (filling the resignation of John Kimack's term), and One 1-year term (filling the resignation of Tracy Harris' term) Signed up are Holly Heinlein, Kirk Campbell, Nick (Carl) Carlisle, Stacey Bullock, Evan Swengrosh, Charles Schmidt, Terry Wright and Linda Cammisa.

February 11th was the deadline for candidates to sign up to run for Trustee positions.

PROPOSED AMENDMENTS

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

Proposed by: Jayson Smith

ARTICLE III
ASSESSMENTS BY THE TRUSTEE
Amended...,04/12/2025

(A). There shall be a uniform annual assessment of One Hundred Thirteen Dollars (\$113.00) per lot, per year, effective October 4, 2014, and ~~One Hundred Eighty Two Hundred Dollars (\$180.00) (\$200.00)~~ per Owner Entity, effective September 1, ~~2022~~ **2025**, upon and against the several lots or parcels of land in said subdivision for the purpose of carrying out the general duties and powers of the Trustees as described herein and for the further purpose of enabling the Trusteeship to defend and enforce the restrictive covenants as herein described. At least, but not less than three dollars (\$3.00) per lot per year of the said annual assessment shall be allocated for the stocking of our lakes and at least but not less than five dollars (\$5.00) per lot per year shall be allocated for repairing only gravel roads, ~~and~~ at least, but not less than, Twelve Dollars (\$12.00) per owner entity shall be allocated to be only used for the purpose of re-sealing and repairing hard surface roadways within the Woodland Lakes Subdivision, **and at least, but not less than Twenty Dollars (\$20.00) per owner entity shall be allocated to be used only for the repairs and upgrades of bathhouses, wells, septic systems and holding tanks within the Woodland Lakes Subdivision, with any funds remaining in the account at the end of each fiscal year being divided equally and transferred to the Road Paving and Equipment accounts only.** Twenty-five Thousand dollars (\$25,000.00) per year to be placed in a dedicated fund entitled "Lake Special Account" for the purpose of maintaining, repairing and improving the lakes, dams and spillways within the Subdivision. Fifty Thousand dollars (\$50,000.00) will be placed annually in an account dedicated solely for the repair and replacement of equipment. Commencing in the fiscal year beginning September 1st, 2004 the uniform annual assessment for each fiscal year shall be due and payable on September 1st of each fiscal year.

[This Amendment will increase the owner entity assessment by \$20 that would be placed into a dedicated account designated to be used only for upgrades or repairs of the bathhouses with any money left over at the end of the fiscal year being divided equally and transferred to the Road Paving and Equipment accounts.]

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. 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.