



Woodlake President's Page

September 2020

Hi Woodlake Neighbors, it's been a challenging year attempting to have our annual meeting and quarterly reviews due to the COVID-19 pandemic and having to abide by government mandates on meeting attendance, but our main concern is to **KEEP YOU SAFE!** Hopefully it will be over soon so we can get back to our regular meetings, but in the interim we will update you via our website: www.woodlakehoa.net

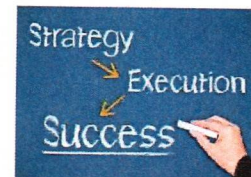
WHAT HAS THE BOARD ACCOMPLISHED OVER THE PAST YEAR:

- We reduced the budget **\$35,647/annually** by managing all services rendered and negotiating new contracts for all services required at WL.
 - Waste-Trash Service
 - Landscaping Service
 - Pool Service
 - Tree Service
 - Roofing Material and Labor
 - Paint Contract – WL Beige and WL Brown at PPG
- Removed the insurance assessment and reduced your annual HOA fees + insurance assessment fee resulted in a **savings of \$113.75/year for each resident.**
- Re-roofed 16 condos and 16 garages with Algae Resistant Architectural Roofing Shingles (30 year shingle). We utilized John's consortium expertise to get a much-reduced material pricing.
- Power-washed 54 condos and garages, 14 left to complete the task (All units on Mockingbird . and units 52,53 on Quail Run) and they are scheduled to be complete this month (September).
- Created and established a Woodlake website to give you access to financials, board meeting minutes, insurance documents, current and future events, etc. www.woodlakehoa.net
- Met with Middle TN Electric to discuss lighting possibilities to help "brighten up the community". Cost are being evaluated and will have more to update next month.



WHAT ARE OUR GOALS TO INCREASE WOODLAKE'S APPEARANCE AND VALUE:

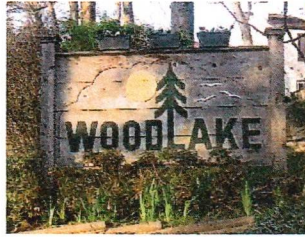
- **Woodlake Revitalization Plan (3-yr. plan)**
 - Complete Re-Roofing 14 Condos and 52 Garages at a **cost of \$157,431.18**
 - Paint Gable Vents at a **cost of \$1,200**
 - Stain exterior of all fences to match and beautify the community at a **cost of \$15,677**
 - Replace condo address numbers and patch internal WL roads at a cost **\$1,587.**
 - Paint all light post, mailbox post, mailboxes and street sign post at a **cost of \$1,288.**
- **Continue to work with Beacon Hill's HOA on the Following:**
 - Road Maintenance & Tree Maintenance on Woodside Private Road
 - Please note that Beacon Hill has 192 condo units and they use the private road more than Woodlake and our stance is to not repair the road or remove a fallen tree unless Beacon Hill splits the cost with Woodlake. In the interim use Green Harbor.
- **Replace backboard & goal at Basketball Court at \$0 cost to Woodlake**
 - John & John will provide the labor to install.



Let's Continue to Work Together and Bring Solutions to Make Woodlake Great Again!

John

2020 Annual Meeting and Elections for Woodlake Board of Directors:



Hi Woodlake:

Due to the pandemic, this year has presented many never seen challenges and we have abided by government mandates that are in the best interest of Woodlake resident's safety.

Concerning an annual meeting, we have tried diligently to arrive at a solution that satisfies everyone; therefore, this year's annual meeting will be conducted by the board and individual households on a scheduled itinerary in a one on one environment at the clubhouse. This will be one on one sessions with the only exception being residents of the same household.

Please present your questions or concerns in advance so we can answer everything within the allotted meeting time frame of 15 minutes. **Note:** The financials, meeting minutes and Woodlake information is offered on the Woodlake website and we encourage you to find your answers there prior to the board meeting. The website is www.woodlakehoa.net.

Enclosed you will find a packet of information. It will consist of the following:

- **Annual Meeting** - An overview of the procedures this year for an annual meeting
- **Board Member Election** – An overview if you want to run for a board position.
- **HOA Board Member Application Form** - An entry form for intention to run for the board
- **HOA Board Member Ballot Form** - A voting ballot
- **Discussion Topics with the HOA Board** - A form for listing topics of discussion.

Let's make Woodlake Great Again and increase our market value and with YOUR help, we will!

Thank you and we look forward to seeing you! 😊

Kind regards,

John Carden, President
Brenda Thomas, Vice President
Terri McCall, Secretary
Mike Marcus, Treasurer

Annual Meeting – Following are the procedures for the annual meeting in 2020:

1. We are going to schedule times for individuals to come and meet with the board on Sunday and Monday **October 4th and 5th, 2020.**
2. Complete the attached sheet (Discussion Topics with the HOA Board) with the list of **questions-concerns-topics** you would like to discuss during the meeting and drop them in the clubhouse door on or before **midnight 9/25/20.**
3. Please return your form with your current phone number and we will contact you via the phone number provided and will work with your availability as best as we can concerning scheduling. We will only schedule meetings with the individuals that return the form.

Please Note: We will be socially distanced, and request that you observe the same rule. Also, wear a mask to the meeting.

Board Member Election – Following are the procedures for Board Member voting:

1. If you desire to run for one of the 3 empty seats on the board, the requirements are:
 - a. You must be up to date on all HOA fines, dues and assessments.
 - b. You must be on the deed to a unit located at Woodlake.
 - c. Complete the HOA Board Member Application form and drop it in the front door of the clubhouse on or before **midnight 9/22/20.** Please do not nominate another person, these nominations will not be accepted because the entry form must be filled out by the person applying.
2. On 9/23/20, we will post the names of the persons that have submitted their nomination on the front door of the clubhouse for everyone to view at their convenience.
3. After viewing the applicants, please submit your choice on the attached HOA Board Member Ballot form and drop your ballot in the slot on the clubhouse front door on or before **midnight 9/30/20.** There are three open seats and you may vote for one, two or three separate candidates.
4. The results will be posted on the website and on the clubhouse front door.

Discussion Topics with the HOA Board

Name: _____

Unit Number: _____

Best phone number to reach you: _____

Please list your topics of discussion in order of preference

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

HOA Board Member Application Form:

If you desire to be a member of the HOA Board of Woodlake Condominiums, the qualifications for a Board Member are:

- Your name must be on the deed of a unit located at Woodlake Condominiums
- You must be up to date on all HOA fees, fines or assessments.

Name: _____

Unit Number: _____

Best Phone Number to Reach You: _____

Replacement ballot. Your information must be on the ballot to prevent duplicates.
We apologize for the inconvenience.
Ballot for 2020 Annual Election of Board Members

1. _____

2. _____

3. _____

Name: _____

Unit # _____

Date: _____