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# Woodland Lake April News



**WOODLAND LAKE**  
ASSOCIATION

## New Streets are Coming!

Earlier this year the Woodland Lake Board was made aware that our streets will be replaced. The city's current plan is to replace the streets in two phases.

This will also include new sidewalks and the city will fix or address any street storm drains during the repair.

More information will be presented at the annual meeting on Monday, June 5th. Please come to hear about the timeline and what you can expect.

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# Sidewalk Trip Hazards

The city introduced a new program to shave trip hazards on sidewalks a couple years ago. This is a free program to neighborhoods they just needed to request the service. Our property manager was on it and requested we be added to this list as soon as she was made aware of the program. The program had reached capacity for 2022 but we were one of the first for 2023.

The contractor is finishing up the neighborhood and should be completed by the end of next week. If there is still a large gap then it falls outside the scope of their agreement and those should be replaced when the city replaces the streets.

## 2023-2024 Dues Amount Set

At the March Board meeting the Woodland Lake Board of Directors set the dues amount at \$575 for the 2023-2024 fiscal year. Woodland Lake has had many unexpected expenses this past fiscal year. In addition, the current inflationary environment we are in we need to raise dues to help maintain the appearance of the neighborhood. Compared to similar HOA's our dues still rank the lowest. Below is a breakdown of expenses for our current fiscal year. More information will be presented at the annual meeting.

New this year we are offering online payment. Please note if you do decide to use this platform to pay your dues the fees are passed on to you. The convenience fee for credit cards is an additional \$20.71 or echecks is \$4.31. Either of these fees would be on top of your dues of \$575.

If you would like to avoid these fees you can pay via check and mail your check to:

Woodland Lake Association  
PO Box 25573  
Fort Wayne, IN 46825

To pay online please use the following link:  
<https://woodlandlake.cheddarup.com>

Invoices will be mailed next week.

4:00 PM  
04/13/23  
Accrual Basis

**Woodland Lake Association**  
**Profit & Loss**  
July 1, 2022 through April 13, 2023

Jul 1, '22 - Apr 13, 23

Income

4100 · Dues	143,325.00
4200 · Woodland Plaza Condo Assoc.	548.38
4300 · Interest	629.70
4400 · Late Fees	591.34
4500 · Other Types of Income	667.88

Total Income 145,762.30

Expense

6000 · Administration	17,067.79
6100 · Capital Improvements	34,854.22
6200 · Insurance	2,922.00
6300 · Landscaping	23,605.31
6400 · Ponds	17,762.91
6500 · Legal & Taxes	499.76
6600 · Direct Pool Expenses	11,132.68
6700 · Pool Utilities	5,822.16
6800 · Utilities - Fountains & Sprinkle	3,424.19
6900 · Snow Removal	4,307.44
7000 · Streets & Mailboxes	377.31
7100 · Social Function	453.84

Total Expense 122,229.61

Net Income 23,532.69

# Association Garage Sale

The Woodland Lake Association Garage Sale will be May 4, 5th, and 6th. The association will place an ad in the newspaper along with placing signs at each entrance. If you plan on having a garage sale please consider additional advertising on social media or other platforms to increase traffic to your house. Small signs at the entrances are permitted.

## Annual Meeting

The Woodland Lake Association Annual Meeting will be held Monday, June 5th. The meeting will be held at Covenant United Methodist Church.

Doors Open/Food Served at 6:30PM.

Meeting will start at 7PM.

The board will provide detailed information regarding the new streets. We have once again invited our city councilman Russ Jehl and police captain Dan Ingram. The board will also present what has happen this past fiscal year and our plans regarding the upcoming fiscal year. In addition, to approving the budget and new slate of board of directors.

Please RSVP at the following link:

<https://www.signupgenius.com/go/10C0944AEA72BA1FFC70-woodland>

Your response helps out planning process and keeps our costs down. It enables us to order the right amount of food and print off an adequate number of agendas.

## Reporting Goose Nest

If you see a goose nest please report it via the website or by emailing [accounting@woodlandlake.net](mailto:accounting@woodlandlake.net). Our contractor will come out and remove the nest.

## Friendly Reminders

**Grass Clippings** - please remember to blow your grass clippings back into your yard if they blow into the street.

**Trash Bins**- according to the covenants the trash bins are not to be visible from the street when being stored. Please review where you store your trash bin. Letters will be sent next week to those that are not in compliance. This is one way that enhances the overall appearance of the neighbor. Thank you for your cooperation.

**Street Repairs from Snow Damage** - The landscape company will be out later this spring to fix any damage from snow plowing. If you would like to report any damage you can email Allison at [accounting@woodlandlake.net](mailto:accounting@woodlandlake.net) or contact her through the website.

## Upcoming Dates

May 4-6th - Association Garage Sales

May 27th - Neighborhood pool Opens

June 5th - Annual Meeting

June 10th - Neighborhood clean up day

July 1st - Association Dues due

August 26th - End of Summer Pool Party

## New Residents

No new residents this time; however, a few houses have sold recently so we should have many to report at the next newsletter.