

WOODLAKE HOMEOWNERS

Below please see 3 items letter from president, meeting agenda, 2014 budget.

Greetings,

Since the January 2014 Annual Woodlake Homeowners Association meeting and the March WHOA Board of Directors meeting, we felt this would be a good time to inform residents of developments in certain projects and to make a proposal for year 2015. Also, due to the cost of mail-outs, we will now make notifications thru emails, hand deliveries, mail station postings and Facebook whenever possible.

To begin, there are several important projects that have progressed:

As we all know, destruction of the front entrance grounds have been an ongoing problem for years. A board representative has recently met with Bossier Parish Police Jury member Wanda Bennett and a parish engineer. An agreement has been secured to widen the road from the entrance down to the approximate area of the first drainage culvert. Curbing will be installed and the front 2/3 of the entrance median will be removed. All of this should allow for the entrance of many vehicles that are too large to negotiate the turn while staying on the road. This project was not in the parish budget but they have still agreed to do the work, cost free, to Woodlake. The schedule will be at their convenience, probably early summer.

We have finally obtained an affordable bid for refurbishing the front walls. The bid includes stucco finish, stacked stone columns, replace the existing top wall lights and addition of a second light at the other end of each wall, install electrical outlets on each wall and replace existing up-lighting. The bid price on this work is \$6,560 which is about \$12,000 cheaper than previous bids. This price was provided by a sub-contractor of Ron Turner, a Woodlake resident and current developer of Woodlake Ridge. We have a bid of \$3,358 for redoing the landscape at the front entrance. This bid is significantly lower than the previous bids.

We have accepted a bid of \$725 for repairing the rotten bases on the columns at the mail station and repainting the entire structure. All of the bases will be rebuilt with cement board so we should not have this problem again for some time.

\$600 has been spent to bring irrigation to the mail station including plants for the front section. Additional plants will be added to the sides of the mail station in the near future.

It is evident from the attached 2014 Budget sheet that cost this year will run close to monies received. During the January 2014 meeting there was discussion of future projects, cost and a vote to raise annual dues. Woodlake Covenants, Article III Section 3, requires a quorum of 60 % membership be present to vote in person, or by proxy, in order to amend the amount of annual dues required. At the March HOA meeting the board decided to ask the residents to vote for an annual dues increase of \$60 to begin in 2015. Since 1986 there has only been a \$40 increase in dues. It has become difficult to keep up with the rising cost of repairs and upgrades to the neighborhood while not going below the \$5,000 minimum amount that we would like to leave in reserves. The vote on this issue is set for the HOA meeting which is scheduled for the second Tuesday in May 2014, at the Benton United Methodist Church.

Several questions have been raised regarding the dues increase and these projects:

Are we trying to join HOA's with Woodlake Ridge?

No. During mid-2013 we did meet with the HOA attorney to determine if joining could be an advantage to Woodlake. On the advice of the attorney we decided not to pursue this issue. The attorney advised against the merger stating it would not be cost effective to make the changes now and should have been done at the inception of Woodlake Ridge. At any rate, we are all neighbors and Woodlake Ridge has only one route to enter their neighborhood. Woodlake Ridge has offered to share the cost of upgrading the front entrance. New and larger signs on the front walls would designate the entrance to both Woodlake and Woodlake Ridge.

Why don't we just have a one time Special Assessment to cover project cost?

This requires the same voting steps as an increase in dues. This step would cover one year and would not allow for the \$5,000 minimum reserve and other proposed projects: rebuilding or repairing the boat launch pier, paving the launch area, replacement of interior neighborhood signs, irrigating and landscaping the dead end circles on Woodlake, Hillcrest and Lakecrest.

Are we trying to gate the front entrance?

No. This would be entirely out of Woodlake's budget range. During initial planning for refurbishing the entrance, we thought it prudent to obtain a price so we would be able to discuss all of our options. I hope this lays out a fair idea of where we are now as well as projects we would like to pursue. We will be voting, as a neighborhood, on an annual increase of \$60 in order to obtain funding necessary to maintain the standards and property values of Woodlake.

In closing I would ask this. Vote. If you are for or against the increase, vote. If you have questions or concerns, call a board member in order to make an informed decision. A raise in dues is an investment in our neighborhood. The board is merely a group of volunteers taking on the task of ensuring that we all come home each day to a well kept neighborhood that reflects the pride we all have in Woodlake.

Sincerely,
Jim Carroll
WHOA President

Woodlake Home Owners Association Agenda for Meeting May 13, 2014

Place -Benton United Methodist Church
4615 Palmetto Road
Benton, Louisiana (Behind 911)

Time- 0700PM Tuesday May 13, 2014

Comments and questions will be taken from the floor at the end of the meeting.

Old Business

1. Minutes of the last meeting. (Katy Huggins)
2. Treasurer's Report (Kaye Richard)
3. 2014 Proposed Budget (Kaye Richard)
4. Vote on WHOA Dues increase to \$210 for 2015.
5. Improvements to Mail Station update. (John Bonomo)
6. Date for next WHOA Meeting to Be Announced.

New Business

1.Suggestions for subdivision improvements.

Comments and questions from the floor.

Adjourn the meeting.