

WOODLANDS HOMEOWNERS ASSOCIATION  
MINUTES - FEBRUARY 17, 2009

President, Brenda Snyder opened the meeting.  
The minutes of the January 13, 2009 meeting were read and approved as written.

Jo Ann Caviness gave the treasurer's report noting that the current checking account balance is \$14,270.55. The designated Target project balance is \$11,731.50. We now have 86 paid members for 2009.

**SPECIAL GUEST**

Captain Plexico of Richland County Sheriff's Department announced that Woodlands is now in Region 7 which is a new region added by RCSD. They are currently housed in the Blue Cross/Blue Shield building on Percival and Clemson Roads but expect to be in their new building on Screaming Eagle Road in April. They currently have 24 officers in Region 7. He showed a map outlining the boundaries of Region 7. Captain Plexico distributed a list of the reported crimes in the Woodlands in January which included one burglary on Siegfried, one vehicle theft on North Donar, one simple assault on North Donar, and one yard on Valhalla was toilet papered. There were 193 burglaries from June to December, 2008 in Region 7. There were 45 people arrested for burglary and most of them lived in the Summit and most were juveniles. Car break-ins are always an issue and you should take you GPS system out of your car if you leave it outside. We should see more patrol cars in our area and quicker response time due to the changes and additional officers in Region 7.

**BUDGET**

Brenda Snyder presented the budget for 2009. The Executive Committee prepared the budget based on 100 members paying \$30 per household, totaling \$3,000. This was based on a projection from the past three years membership. A minimum of \$2,000 will be left in the treasury at the end of the fiscal year for the upcoming year. The committees will present proposals to the members and each item will be voted on before any funds are spent. Brenda will approach the other homeowner associations to ask for funds for beautification of the entrances since they are used by all. A motion was made, seconded, and passed unanimously to approve the \$3,000 budget. A copy of the budget is attached to the minutes.

**MANAGEMENT COMPANY PROPOSAL**

Alan Richardson reported there were five people who signed up to review the Management Company Proposal. Their proposal concentrated on three areas: administrative management, property management and financial management. The committee agreed that the current slate of officers could adequately handle the administrative duties. Our homeowners association does not have pools, parks or playground areas to maintain. Our current members are doing an adequate job of maintaining our entrances and common areas. We do not feel that the number of covenant violations are excessive and could be adequately handled by the block captains and board now in place. We have a member who is a CPA that is providing services to assist with our finances.

The management company fee is \$7.00 per household per month or \$84 per year. With our current 100 paid members \$8,400 would be collected by the property management company, but they will charge us for the full 286 homeowners in the Woodlands. We would be responsible for paying \$24,000 per year or \$15,600 in addition to what has been collected this year. Special assessments would be collected per household if something came up that required additional funds beyond what had been collected from fees. If a resident didn't pay the fees a lien would be placed against their property.

Our conclusion is that we are encouraged by the new slate of officers and by the number of homeowners here tonight. Therefore, we feel that community pride if these items are handled by the block captains and members. Our committee not go further with the proposal.

A motion was made and seconded to vote on the proposal. The vote was 42 against the proposal and 0 in favor of the proposal.

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**BY-LAWS COMMITTEE**

Mark Dodge reported that committee members Jim Breznay, Tony Benson and Jay Hennegan met three times. The

by-laws have not been changed since 1984. We reviewed the by-laws and found many errors in grammar and spelling and many things that do not make sense for today. Any changes must be presented in writing at least 10 days before a meeting where they would be voted on by a majority of the members. One item noted was that the new officers would take office at the conclusion of the December meeting. The required annual meeting in November is when you elect officers. You will be receiving a copy of the new by-laws with changes marked in red, and we hope that you will take the time to read the 12-14 pages.

#### **LANDSCAPING**

Doug Failla, Chairman, reported that the committee (Pat Breznay, Jim Lawracy, Scott Laughead, Joel Barnes and Lisa Failla), met on 2/9 to review the landscaping at all the entrances. A copy of the committee's report is attached to the minutes. The committee agreed the emphasis should be on finalizing plans for the Target entrance and completing the project before the end of this year. The next meeting is March 9<sup>th</sup> at 7:00pm at the Failla residence.

#### **BLOCK CAPTAINS**

Denise Dodge stated that informational sheets were sent out to the Block Captains. She highlighted the website address and the upcoming events.

**CRIME WATCH** -- No report.

#### **HOSPITALITY**

Judy Hedlund is continuing to work on the directory and would appreciate some helpers.

#### **ARCHITECTURAL CONTROL**

Bob Dogleby reported that there has not been a lot of activity. There was a request to put in a new driveway at his residence which was approved. A notice was sent to the house on Norse Way and there has been some improvement. Most of the requests are to put up a fence or storage shed and of course the by-laws say you cannot do either and people put them up anyway. If you want to do something to improve your home, email or call or send me a letter and I will review the request and send you a letter stating the approval. My address is 505 Valhalla.

**MEMBERSHIP** -- No Report

#### **NOMINATING COMMITTEE**

Tony and John Estes will be working to find two members to run for each office. The slate will be presented to the membership at the October meeting.

#### **MISCELLANEOUS**

Brenda Snyder reported on the following items:

1. Question was raised about repairing lines and replacing reflectors. Valhalla slated to be blacktopped but the DOT put a freeze on the funds.
2. Stop light - Where do you think would be the best location for a stop light? Valhalla, Wotan, Norse, or Viking and Sparkleberry. Think about the topography and email Brenda Snyder your preference.
3. Rental Signs - I talked to both gentlemen who have their homes for rent and explained that we have covenants which would be applied to the renters.
4. The community-wide yard sale is set for 2/28. I have two young men who are handing out fliers on Wotan. I gave each block chairman on Valhalla 25 fliers. I need volunteers to cover each entrance that morning. WHA will provide an advertisement in Thursday's paper. Email your name, address and phone number to Pat Breznay by 2/26 if you are going to participate in the garage sale. <sup>3/14</sup>
5. I picked up 300 brochures for Clean Sweep. It is ~~3/16~~ and we need to feed 20 county workers. A sign-up sheet was passed out for volunteers.
6. Keep the Midlands Beautiful -- drop off your old telephone books to Pat Breznay's pickup truck and they will take them to the recycling business.
7. Volunteer to spread mulch on Norse Way where the trees were cut down.
8. Continue to make reports to the ombudsman.
9. Continue to check the website for information.