



# Our WoodLake

A Woodlake, Inc. Newsletter

March, 2018/Volume 2



## Boat Reserved Parking Spaces

The Boat Parking Racks by the Clubhouse and Rader Pond have been converted to numbered reserved boat parking spaces (1 through 36) that can be leased for \$30 a year per parking space.

The registration fees will be used to maintain the boat parking racks and surrounding spaces. Registration forms were sent to boat owners with a letter explaining that the owners must either return the registration form and \$30 payment or remove their boat from the boat launch area by March 31 st . If anyone needs a registration form, they are available in the Front Office. Beginning in April any boats in the reserved parking spaces area that are not on a properly reserved parking space will be tagged for removal.

Anyone interested in maintaining the appearance of this area, and proposing upgrades to the area, dock, or other needed improvements please let the Front Office know. We would like to form a group to improve our boating capabilities.

**LET US KNOW!**

[ourwoodlake@woodlakect.com](mailto:ourwoodlake@woodlakect.com)

For Woodlake  
News Find Us On



"Woodlake of  
Woodbury"

While there, why not write a  
"Review"!



## Woodlake

[Click Here to Visit the  
Woodlake Website](#)

### REMINDER

If you do not have a user name and password, use the [Request Login](#) on the website. These will be provided for your use. Quick and easy!

Then you can:

- view your account status,
- access financial reports,
- review meeting minutes,
- **post a work order,**
- get to know the Board members/Group Leaders
- and read the Newsletter

# Woodlake, Inc. (WLI) vs. Woodlake Tax District (WTD)

Woodlake is a condominium community comprised of seven geographical groups (Groups 1 through 7) as defined in the Declaration of Condominium. Each Group elects a Representative for their respective Group to serve on the WLI Board of Directors (BOD). Each Group Director is elected for a two-year period with odd number Groups (1,3,5,7) being elected on odd number years, and even number Groups (2,4,6) being elected on even years. The election in 2018 will be for Directors for Groups 2,4 and 6. All Directors are non-paid volunteers who meet every month on the 3<sup>rd</sup> Tuesday of the month at 7:00 PM in the clubhouse in sessions open to all Woodlake residents.

WLI is responsible for items relating to the buildings that make up Woodlake. The condominium fees are the major income for the WLI budget, and the WLI BOD annually approves a budget on planned expenditures. For large special expenditures (such as the roof replacement project) the BOD will propose the project cost and loan needed to complete the project to the Woodlake Owners. Through a series of meeting and votes, the BOD must get a 50% approval (201 of the 400 units) to initiate the loan and the increased monthly fees per unit to cover the project.

During each year the WLI BOD uses various volunteer committees (Budget, Recreations and Amenities, Going Green, Communications, Design Review, to name a few) to recommend and lead projects to help improve our community. All committee meetings are open to all Woodlake residents, and each committee is always looking for volunteers to help with projects.

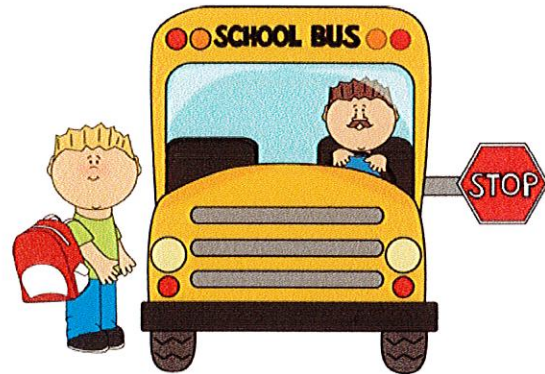
Woodlake is also a special tax district, the Woodlake Tax District (WTD) which is a legal entity with a separate elected Board of Directors elected from volunteers within our

## LET US KNOW!

Have questions or concerns about  
Woodlake?  
We will get the answer!

[ourwoodlake@woodlakect.com](mailto:ourwoodlake@woodlakect.com)

*A Message from the  
Office of  
Jeff Burmeister*  
Operations Manager  
Woodlake, Inc .



The Woodlake Office received a report from a *very concerned parent* stating that twice in the last week and a half; cars were witnessed ignoring the flashing lights on a school bus as children were being picked up. Said vehicles passed the school bus. ***This is against the law.*** If you witness this and are able to get a license plate number, the Police should be called.

### ***Important reminders to the motoring public:***

- Never pass a school bus when its stop lights are flashing.
- Yellow flashing lights indicate that the bus is preparing to stop to load or unload children. Motorists should slow down and prepare to stop their vehicles.
- Red flashing lights and extended stop arms indicate that the bus



community. All Directors are non-paid volunteers who meet every month on the 3<sup>rd</sup> Wednesday of the month at 7:00 PM in the clubhouse in sessions open to all Woodlake residents. WTD has many areas of responsibility concerning Woodlake common concerns (i.e. waste and water management, road maintenance, security and other areas) to keep our community going.

The Quarterly Taxes are the main income for the WTD budget, and the WTD BOD annually approves a budget on planned expenditures. Tracking of funds is reported monthly to the WTD BOD meeting, that is open to all Woodlake residents.

has stopped, and that children are getting on or off. Motorists must stop their cars and wait until the red lights stop flashing, the extended stop arm is withdrawn, and the bus begins moving before they can start driving again.

- Be extra vigilant around school hours – assume a child might run out at any moment.
- Be courteous to school buses, give them room and let them change lanes when they need to.

**LET ME KNOW!**

[manager@woodlakect.com](mailto:manager@woodlakect.com)

**LET US KNOW**

[ourwoodlake@woodlakect.com](mailto:ourwoodlake@woodlakect.com)

Take  
advantage  
of  
the  
discounted  
price  
ONLY \$65

**It is advised that you should have your dryer vent cleaned and inspected regularly .** If you want professional help with this, you may contact any reputable, licensed and insured contractor of your choice. Woodlake Residents can receive a **discounted price** of \$65, plus tax, for inspections and cleanings from Advanced Chimney Solutions, LLC at **203-758-6595**. This special pricing is available until the end of April 2018. Contact the Woodlake office for more details.

**CALL THEM TODAY FOR AN  
APPOINTMENT!**

***Your doggie says...***

***"I would pick up***



***my piles  
if I could!"***

**CONSIDER OTHERS!  
CLEAN UP AFTER YOUR  
PET!**



**SPRING IS HERE!**

**TIME TO CLEANUP!**

TAKE A LOOK AROUND  
OUTSIDE YOUR HOME. DO  
YOU FIND BRANCHES,  
BROKEN GARDEN  
ORNAMENTS, LEAVES AND  
OTHER DEBRIS?  
IT IS NOW TIME TO PICK-UP  
THESE UNSIGHTLY ITEMS!

LET'S ALL WORK TO MAKE  
WOODLAKE BEAUTIFUL!



**TIME TO PLAN YOUR  
VEGETABLES AND  
FLOWERS IN YOUR OWN  
SPACE IN OUR  
COMMUNITY GARDEN**

IN THE NOT TOO DISTANT  
FUTURE, IT WILL BE TIME TO  
PLANT AND FILL THIS EMPTY  
GARDEN.

FOR MORE INFORMATION  
ABOUT RESERVING YOUR  
SPACE,  
PLEASE CONTACT  
[rbw1127@yahoo.com](mailto:rbw1127@yahoo.com)



**GET OUT AND HIKE  
THERE ARE  
APPROXIMATELY 4 MILES  
OF TRAILS LOCATED  
WITHIN OUR COMMUNITY!**

JUST FOLLOW THE SIGNS, AS  
SEEN ABOVE, AND THE  
YELLOW TAGS, FOUND ON  
THE TREES, ALONG THE WELL  
MARKED PATHS. THEY ARE  
EASILY IDENTIFIED. BENCHES  
ALONG THE PATHS ARE  
AVAILABLE TO JUST SIT AND  
ENJOY THE SCENERY AND  
WILDLIFE.

A map of the trails is available  
at the Woodlake Office.

**Stop by today and pick one up!**

## **April Meetings**

**Reserve these dates on  
your calendar now!**

April 3 – 10:00 AM Communications  
Committee

April 9 – 7:00 PM D.R.C. Meeting

April 11 – 6:30 PM Budget Committee

April 17 – 7:00 PM WLI Board Meeting

April 18 – 7:00 PM WTD Board  
Meeting, 7:15 PM Elections Meeting

April 25 – 7:15 PM Going Green



Committee

Come and Join Us at the  
Clubhouse!

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**Woodlake, Inc.**

57 Clubhouse Drive  
Woodbury, CT 06798

*Phone:* (203) 263-5303

*Website:*

**[www.woodlakecondos.com](http://www.woodlakecondos.com)**

Connect with us

