



A Year in Review 2014-2015

Prepared for: Woodlake HOA Members

Prepared by: The Woodlake Board

May 27, 2015

EXECUTIVE SUMMARY

Introduction

Over the course of the past year the Board along with many residents in Woodlake embarked on many projects to help maintain and improve the Woodlake Neighborhood. Some of these projects are readily visible, like the pond, while others are largely unnoticed yet equally important. While Woodlake has contracts for landscaping and pool service, many of the other maintenance work is completed by Board members and residents.

The following highlights many of the 2104 - 2015 accomplishments.

Accomplishments

General Infrastructure Maintenance

- Lighting repair for the neighborhood notification board
- Painted parking area light posts adjacent to pond
- Installed well pump box
- Removed "No Biking" signs by pool pathway
- Painted 3 light poles black
- Replaced parking lot light lamps
- Applied moss prevention to curbs, islands and pond parking lot
- Cleaned bus stop
- Path to chambers elementary school was excavated and redone by our maintenance crew.
- Ross May Raked and cleaned out the path to Chambers. Thanks Ross.
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The Pond

- Cleaned up foliage around the pond
- Pressure-washed pond bridge
- Added chips to pond area and trails
- Treated water in pond for algae and pond scum
- Added regular monthly pond maintenance to Gustavo's contract
- Purchased and added salt block to pond
- Sourced Environmentally friendly Eco safe products (green, no pun intended) for pond cleanup (Cutrine D & Weedtrine)
- Larry Ramos did a deep clean out of the pond area last spring and hauled away lots of debris. He also spread wood chips. Thanks Larry Ramos.

Pool Improvements

- Recycled previous pool furnace
 - Updated pool lighting to motion-sensor
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WOODLAKE HOMEOWNERS ASSOCIATION, INC.

- Installed holder for net, brush, and life hook at pool
- Repaired auto-close function for pool gate
- Installed/improved mounting for soap dispensers in pool restrooms
- Installed pressure-treated spacers in concrete around pool
- Installed shelving in pool house
- Installed bird blocks in pool house
- Completed construction on pool house
- Treated pool house roof with moss prevention
- Replaced motor for ventilation pump
- Acquired leaf blower for pool area
- Replaced motor for pool impeller
- New signs made for pool to comply with Health Department Rules
- Pool house air ventilation in attic
- Revised and updated copies of pool rules for 2015
- Bathroom remodel included:
 1. New shower Heads
 2. New Faucets
 3. New Hardware
 4. New base molding installed
 5. Several spots of sheet rock damage repaired
 6. Fresh paint floor to ceiling
 7. Professionally refinished showers
 8. Granite counter tops installed for free by Thornton services. Rob Thornton supplied the granite and did not charge for the installation as a thank you to Woodlake for referrals and work. Thanks Rob.
 9. New mirrors
 10. Mold and mildew treated and killed prior to paint
 11. New shower mats and floor mats
 12. Bathroom Ventilation System and lights installed and on timers.
 13. Painted pool house exterior
 14. Painted light polls in pool area
 15. Installed new photo cell and new Light in pool area
 16. Installed a new security light on a motion sensor that lights up the pool at night.

Trees

- Contracted with an Arborist to complete a hazardous and dangerous tree assessment and tag diseased/dangerous trees for removal
- The annual Safety inspection performed by a certified arborist was completed in late April 2015. The Report with findings and recommendations to follow.
- Contacted city on island tree removal and received approval
- We cleaned up a tree that had fallen into a residents yard from the greenbelt. This tree missed his small children and shed Thankfully.

Covenants, Dues, and Social Programs

- Increased HOA dues to \$50/month (first increase since HOA founding)
 - Made and distributed Woodlake magnets for residents with frequently used phone numbers
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- Updated website (masterfully)
 - Organized and held an informational session to answer questions about the U.S. Open and renting resident homes
 - Thanks to Mel and all his work on covenant enforcement. No easy day for Mel.
 - Thanks to Chrissy Ramos for her work on all the neighborhood social gatherings she organized
 - Filed Liens on homes where residents are 6 months past on monthly dues
 - Gina Holcomb Greeted and welcomed new residents/renter's with welcome packets

Conclusion

As you can see, a considerable amount work was completed over the past year. Much of that work completed by your neighbors.
