

The Woodlands

Property Owners Association Annual Meeting

June 5, 2025

7pm via Zoom

2025 POA Meeting - The Woodlands

Agenda:

Welcome!- Bruce Clarke

Architectural Review Committee Report - Kevin Dyson

Website Report - Stan Faires

Treasurer's Report and Budget - Bobby Moon

Operations Report - John Gary

Paving Needs, Projections and Budget Explanation (Clarke/Gary)

2025-26 Budget Recap- Clarke

Election of 2025-26 Board Members - Faires

2025 Annual Celebration Announcement - Clarke

Open Discussion - All

Adjourn Meeting

Welcome! - Bruce Clarke, President, WPOA

- **Thank you all for joining this annual meeting!**
- **The Woodlands is a premier neighborhood with great people and dedicated volunteers.**
- **Hurricane Helene was a major test for the region, and a challenge for Woodlanders. So many neighbors helped each other. It was a real “bonding experience”.**
- **I want to thank this year’s Board for their hard work and commitment on all the projects and responsibilities we accomplished.**
- **“None of us is expert at our assigned tasks, but we make up for it with enthusiasm!”**
- **As predicted last year, the Board is recommending a reasonable increase in the annual assessment (dues)... Our first increase in the five years of the WPOA. We will show you why and how the costs of maintenance require this change.**

Architectural Review Committee (ARC)- Kevin Dyson

Members: Bob Berongi
Kevin Dyson (Chair)
Mirta Gonzalez

What we do: *Receive and respond to owner requests for certain exterior changes/projects*

Examples of projects submitted: *Tree removal, generator installation, driveway enhancement, outbuildings.*

How to submit a request: *Complete an Application for an ARC Review and send to an ARC member*

THANKS TO ALL PROPERTY OWNERS FOR RESPECTING YOUR NEIGHBORHOOD !

Financials - Bobby Moon

The Woodlands Property Owners Association
 Financial Information (As of April 30, 2025)
 Proposed Budget For Year End June 30, 2026

| | Projected YR End June 2025 | Budget YR End June 2025 | Proposed Budget YR End June 2026 |
|---|-------------------------------|----------------------------|-------------------------------------|
| Annual Assessment Revenue (41 lots @\$750/Lot) | \$24600 | \$24600 | \$30750 |
| Expenses (Maintenance) | | | |
| Landscaping (Mowing) | \$4600 | \$5500 | \$6000 |
| Snow Removal/Salting | \$4904 | \$5000 | \$5000 |
| Miscellaneous (Tree trimming, ditches, possible road repairs) | \$1551 | \$2000 | \$2000 |
| Entrance Lighting | \$360 | \$480 | \$360 |
| Road Repairs (Paving) | \$0 | \$0 | \$52740 |
| Expenses (Administrative) | | | |
| Taxes (Bank Interest and Property Tax) | \$490 | \$500 | \$500 |
| POA Website (HOA Express) | \$324 | \$350 | \$350 |
| Zoom Subscription | \$160 | \$200 | \$200 |
| Misc Supplies | \$100 | \$0 | \$100 |
| Total Expenses | \$12489 | \$14030 | \$67250 |

| SUMMARY | Projected Balance YR End June 2026 |
|-------------------------------------|------------------------------------|
| LifeStore Bank Balance (4/30/25) | \$52784 |
| Annual Assessment Revenue | \$30750 |
| Interest (New Money Market Account) | \$700 |
| Expenses | (\$67250) |
| Fiscal Year Bank Balance | \$16984 |

Operations - John Gary

Operations is responsible for coordinating road repairs, snow removal activities, landscaping and maintaining and distributing mailbox keys.

Hurricane Helene was bad for the area, but the neighborhood was spared from any major damage. We had several trees blocking the roads and driveways, but not structure damage or road washouts like other nearby areas.

This year we installed permanent lighting inside The Woodlands entrance sign. This will not only improve the nighttime visibility of the entrance but also improves the visual appearance.

This year we used our landscaping contractor to cut some small tree/limbs that were overhanging on the roads improving visibility and allowing more sunlight onto the road surface. The sunlight has assisted in rapidly melting snow in the winter and killing mold growth in the summer.

Operations will continue to notify homeowners of road conditions in the community via the website email system.

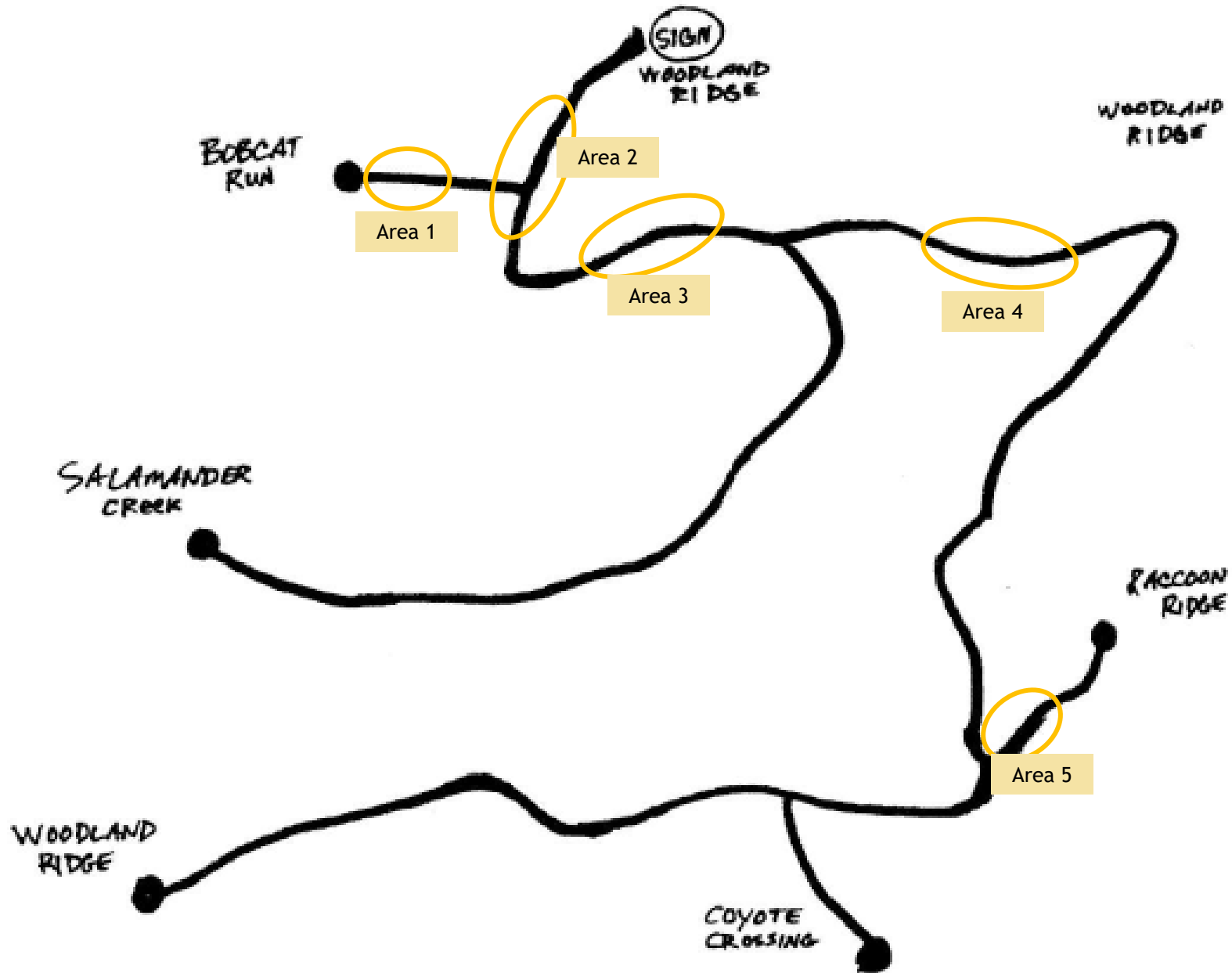
Paving Needs, Projections and Budget Recommendation - Clarke/Gary

Clarke

- Paving and road repair will always be our major expense.
- We've worked to review the road conditions and make some projections.
- We received expert advice: it is part art and part science.
- We have stretches in need of near-immediate repair. We have much more that is nearly-new or still in "A" shape. They will age and need upkeep.
- John led the informal survey and can speak to what we see right now.

Gary

- Following our internal assessment of the road conditions, we obtained quotes for repairing the sections we graded "C".

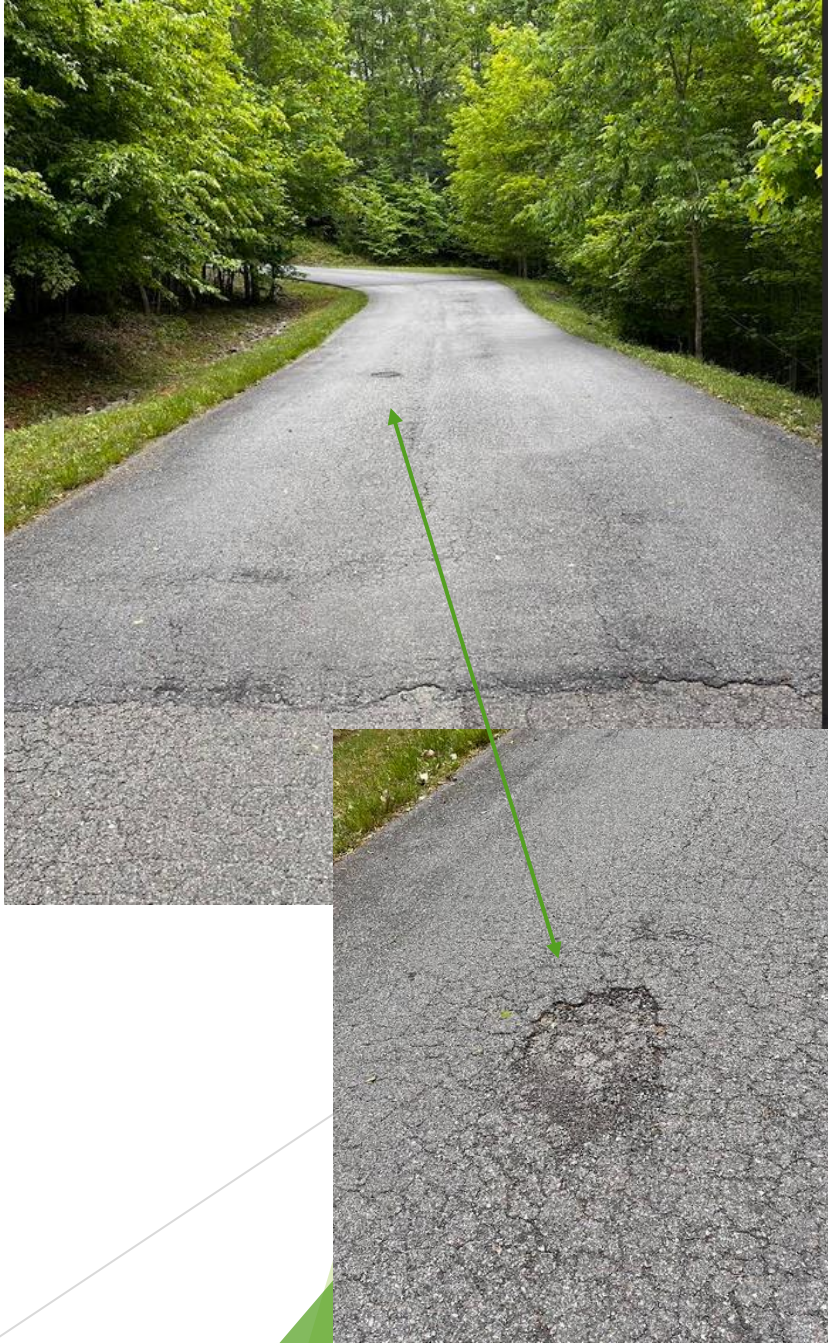


| Work To Be Done | |
|-----------------|---------------------|
| Area 1 | Small Patch |
| Area 2 | Resurface Two Lanes |
| Area 3 | Resurface One Lane |
| Area 4 | Resurface Two Lanes |
| Area 5 | Small Patch |

Bobcat: Area 1



Woodland Ridge: Area 2



Woodland Ridge: Area 3



Woodland Ridge: Area 4



Raccoon Ridge: Area 5



Paving Needs, Projections and Budget Recommendation - Clarke/Gary

Clarke

- No one seeks perfect roads, but we need to stay ahead of deterioration requiring asphalt removal and subsurface repairs. And we want to prevent surprise “special assessments” to our Members if possible.
- Balancing the need for serviceable, winter-worthy roads with the cost of repair, it became clear a dues increase is needed to allow for the slow accumulation of funds to support periodic major expense.
- We expect to spend \$53,000 in this coming fiscal year to fix the deteriorated stretches John outlined. That takes our bank balance below a level needed for unexpected needs, culvert cleanouts, road washouts, or “sinkholes”.
- We also see all other expenses increasing as well.
- This proposed budget and modest dues increase will, we believe, provide the funds to build and to support needed repairs in the near future.
- **DISCUSSION and QUESTIONS?**

2025-26 Budget

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Kindly REMINDER!

The Woodlands Annual Assessment
Due BY June 30,2025
\$750 Per Lot

Please Mail to:

Woodlands POA
100 Woodland Ridge
Lansing, NC 28643

Any Questions, feel free to contact:

Bobby Moon, Treasurer
(919) 614-6110
brmoon58@gmail.com

DUES DEADLINE - June 30, 2025

Election of 2024-25 Board

Five seats. One-year terms.

Goal: Mix of experienced and new.

Voting Process: One vote per lot

New Board meets later tonight to select its officers.

Kevin Dyson

Stan Faires

John Gary

Bobby Moon

Robyn Peck

Thank you!

- ▶ Watch for confirmation of the election results and announcing of new Board officers tomorrow.
- ▶ Tell any Board member of your interest in running next year.
- ▶ **Community Celebration**
 - ▶ When: *Saturday, July 5, 2025 from 2-6 pm*
 - ▶ Where: *Old Barn Winery*
 - ▶ What to bring: *Chair, appetizer to share if you wish*
 - ▶ What's available: *Live music, tent, wine, food truck*
- ▶ Is there any further discussion?
- ▶ Is there any objection to adjournment of this meeting?

**DON'T FORGET - The 2025-26 Woodlands
Property Owner Annual Assessment
Due BY June 30, 2025
\$750 Per Lot**