

The Woodlands

Property Owners Association Annual Meeting

June 2, 2026

7pm via Zoom

2026 POA Meeting - The Woodlands

Agenda:

Welcome!- Robyn Peck

Architectural Review Committee Report - Kevin Dyson

Treasurer's Report and Budget - Stan Faires (subbing for Bobby Moon)

Operations Report - John Gary

Election of 2026-27 Board Members - Stan Faires

2026 Annual Celebration Announcement - Robyn Peck

Open Discussion - All

Adjourn Meeting

Architectural Review Committee (ARC)- Kevin Dyson

Members: Kevin Dyson (Chair)

Mirta Gonzalez

Laurie Moon

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 !

**The Woodlands Property Owners Association
Financial Information (As of April 30, 2026)
Proposed Budget For Year End June 30, 2027**

	Projected YR End June 2026	Budget YR End June 2026	Proposed Budget YR End June 2027
Annual Assessment Revenue (40 Lots @ \$750/Lot)	\$30750	\$30750	\$30000
Expenses (Maintenance)			
Landscaping (Mowing)	\$4800	\$6000	\$6500
Snow Removal/Salting (14 Days/120 Bags of Salt)	\$7012	\$5000	\$7000
Miscellaneous (Tree trimming, ditches, possible road repairs)	\$500	\$2000	\$500
Entrance Lighting	\$350	\$360	\$350
Road Repairs (Paving)	\$61474*	\$52740	\$0
Expenses (Administrative)			
Taxes (Bank Interest and Property Tax)	\$487	\$500	\$500
POA Website (HOA Express)	\$325	\$350	\$350
Zoom Subscription	\$170	\$200	\$200
Miscellaneous Supplies	\$83	\$100	\$100
Total Expenses	\$75201	\$67250	\$15550

SUMMARY	Projected Balance YR End June 2027
LifeStore Bank Balance (4/30/26)	\$9553
Annual Assessment Revenue	\$30000
Interest (New Money Market Account)	\$250
Expenses	(\$15550)
Fiscal Year Bank Balance	\$24303

Paving Project Overage:

Areas added after last year's meeting:

- Mailbox Area
- Woodland Ridge additional repair
- Raccoon Ridge repair

Operations - John Gary

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

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

Road Paving

- Paving and road repair will always be our major expense.
- We completed multiple paving projects that we discussed last year.
- We've worked to review the road conditions and make some projections.
- We will likely have a few projects in the next 2 to 3 years.

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

Election of 2026-27 Board

Five seats. One-year terms.

Status: - all of last year's officers decided to "re-up" and continue in their current roles for another year. Please consider serving in the future!

Voting Process: One vote per lot

No additional property owners expressed desire to serve, so we will vote tonight to affirm the following:

Robyn Peck - President
Kevin Dyson - VP ARC
John Gary - VP Operations
Bobby Moon - Treasurer
Stan Faires - Secretary

Kindly REMINDER!

The Woodlands Annual Assessment
Due BY June 30,2026
\$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, 2026

Wrapping Up....

Community Celebration

When: *Saturday, September 26, 2026 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?

Thank you!

PLEASE DON'T FORGET - The 2026-27 Woodlands
Property Owner Annual Assessment
Due BY June 30, 2026
\$750 Per Lot