



Voice

Vol. 16, No. 3

Mar/Apr 2019

April 24, 2019 – BOD meeting – 4:00 pm – Community Center
May 10, 2019 – Mexican Pot Luck – 5:00 pm – Community Center
May 14, 2019 – HOA Elections – 4:00 pm – Community Center
May 18, 2019 – Comm. Ctr Clean Up Day – 9:00 -- noon
May 22, 2019 – BOD meeting – 4:00 pm – Community Center

TREASURER’S REPORT – Carol Grabowski

AS OF 02/28/2019

OPERATING FUNDS

| | |
|------------------------------|--------------------------------|
| Operating Cash | \$38,828.37 |
| Operating Cash Reserve | |
| a) Designated: | |
| Snow removal Reserve | \$4,500.00 (maximum \$6000.00) |
| b) Not Designated | \$17,134.20 |
| Operating Reserve CD | \$10,705.42 |
| TOTAL OPERATING FUNDS | \$71,167.99 |

CAPITAL RESERVE FUNDS

| | |
|------------------------------------|---------------------|
| Capital Reserve Cash | \$97,876.55 |
| Capital Reserve CD | \$27,006.02 |
| TOTAL CAPITAL RESERVE FUNDS | \$124,882.57 |

TOTAL OPERATING/CAPITAL FUNDS \$196,050.56

GROUNDS – Wayne Grabowski

Mowing will begin soon – please make sure that any leftover holiday decorations are removed from the lawns. A one-time weeding will be done by the Grounds Crew – please tend to your own beds as weeds pop up during later spring and summer. Sod will be laid in areas identified earlier.

Removal of seven more overgrown Bradford Pears will be done this year. If you have one on your property and want it removed, you can get the special fee from this company. Planting of four replacement trees is being scheduled – Call Wayne for more information.

COMMUNITY CENTER – Helen Hatfield

Debbie Kann helps us welcome Spring with her latest creation she placed on the door of the Community Center. Thanks again, Debbie.

Plans continue for painting the interior of the Community Center and hopefully we will have that completed prior to the installation of the new HOA Board in June. As of the publication of this newsletter, the painters have not committed to a date to paint I will post any updates on these plans on the Bulletin Board in the Community Center. We will notify anyone who has signed up to use the Center on the days painting may be scheduled so that alternate plans can be made.

A new vacuum was purchased for residents' use when tidying up after any scheduled event in the Community Center. Please feel free to use it.

A Community Center Clean-up Morning is tentatively planned for May 18 from 9:00 am until noon. Details to follow in May Newsletter.

SOCIAL COMMITTEE – Kay Malone

Hope you enjoyed “Jambalaya and Jazz” on Friday April 5th at 5 pm.

You're welcome to come to the Social Committee planning meeting on Monday April 8th at 4 pm at the community center. Join in the fun of planning our monthly social events. We can always use new ideas about themes, decorations, food, advertisement, and help setting up and cleaning up. It's a great way to connect with your neighbors.

Planning ahead, we're having “Cinco de Mayo Fiesta” on Friday May 10th at 5 pm, a Mexican pot luck and Mariachi music. We chose the second Friday because we didn't want to compete with Apple Blossom or Mother's Day.

Mark your calendars for “Italian Night” on Saturday June 1st at 5 pm.

*****Let us know your thoughts about the best day and time to have future social events.*****

COMMUNITY NEWS – Vera Piper

Welcome: We are pleased to welcome several new residents to Woodbrook Village. Betty Lewis has moved into 206 Rosewood and Becky Moler now lives at 102 Tanglewood. Mary and Ken McClain have moved into 219 Crestwood. At 204 Crestwood now live Sandy Ratliff and John Surach.

Jan Edgar will be moving into 205 Buckwood on April 17. Add these folks to your residents list if they are not already listed. Telephone numbers will be published in the July edition of the Residents Listing.

Parking rules. A Resolution regarding Estate sales has been approved by the Board and a copy has been mailed to each homeowner. The Resolution was created to address the problem of excess traffic and parking generated on the side streets in our community due to an Estate Sale event.

We are faced with parking problems throughout the community on a regular basis. It is expected that residents or their guests not park in a manner that interferes with access to and from the garage/driveway of the homes next door. The recommended place for guests to park is on Rosewood Lane.

Yard Sale – A request to approve a Community wide Yard sale/ garage sale will be submitted to the Board at the May 22 BOD meeting. If approved, the event will be held in July. Details will be in the next Newsletter.

Web Site: Work on the Web Site continues as the various documents are loaded into the site. Meeting minutes, Resolutions, Resident Listings, Budgets and Financial Reports will be available on the “residents only” portion of the site, but you must sign up to gain permission to view these documents – they will not be public. Please do so today!

The public access site at <https://coventrygrp.com/woodbrook/> provides notices, advisories and current information about landscaping and Community Events.

If you do not use a computer, all documents are posted on the Community Center Bulletin Board and can be viewed there.

The B2B Club is asking for grocery bags again – we prefer the ones from Martin’s, and the green bags that come with the Winchester Star. You can leave them at the Community Center – no Walmart bags, please. Photos of the mats we’ve made and given away are on the bulletin board.

MANAGEMENT REPORT – Jorie Martin

Financials: Expenses YTD are over budget because the landscape contract payment for March was paid in the February cycle. The association is on budget for the contract. Water/sewer is on budget with no variance at all for the water usage – Management recommends that the line item for water and sewer be increased in the 2020 budget year. The transfer of the excess operating cash and the full funding of the snow line item will be reflected in the March statement.

Resolution: Management produced a draft resolution for Estate Sales. The Resolution includes a deposit that would be refunded if no violations occur during the sale.

Proxy and Notice: Attached to the management report is the draft proxy and notice for the 2019 Annual meeting scheduled for May 14th 2019. The notice will be sent out on April 1st 2019.

Landscaping: Advantage was invited to attend the meeting on Wednesday for the first 15 minutes if the board agrees. Tyler would like to introduce the crew chiefs for Woodbrook and discuss the contract including the fertilization/ pre- emergent scheduled for this week and the start of the spring clean- up and mulching.

LIBRARY NEWS – Maryellen Nealon

Do you like to read stories set in the Old West? Or stories about Cold War espionage? Or stories about people dealing with the tragedies of World War II? If so, you are one of the many fans of historical fiction.

This genre is popular, perhaps, because it takes us away from our everyday worries to a different time and, usually, place. There is often a sense of nostalgia involved for times when life was less complicated or when people faced problems that required bravery and resourcefulness.

Whatever the reasons for its appeal, historical fiction offers a rich variety of authors and titles to choose from, ranging from life on the American frontier (*A Clearing in the Wild* by Jane Kirkpatrick) to life in England during the great plague (*The Last Hours* by Minette Walters).

Or one of these, also found in the Community Center library:

- *Chesapeake* by James A. Michener
- *A God in Ruins* by Kate Atkinson
- *Dance on the Wind* by Terry C. Johnston
- *The Truth According to Us* by Annie Barrows
- *Thirteen Moons* by Charles Frazier

ESSAY OF THE MONTH – Mary Kathryn Clark

Thoughts to Ponder

“Music is what feelings sound like.”

“The mind replays what the heart can't delete.” - [www. Trueactivist.com](http://www.Trueactivist.com)

“A pretty face is nothing if you have an ugly heart.”

“If a cluttered desk is a sign of a cluttered mind, of what then, is an empty desk a sign?” - Albert Einstein