



THE WOODS POA

Volume 1 Issue 2

REMINDER: POA BYLAWS

ARTICLE 2, SECTION 6

ALL DOGS MUST BE ON A
LEASH WHEN NOT IN
THEIR OWN YARD/HOUSE.

THE WOODS NEWSLETTER 10/2024

Next Meeting 11/16/2024 1:30pm @ Willie Mae's Place, Route 209

1. Budget 2024 update & 2025 review & approval.
 - a. Great news – the property tax waivers have been approved. The community will now save over \$10K annually.
 - b. Engineer Transition Report – revised estimate at under \$10K. Due to community concerns, the project is on hold and up for discussion/review.
2. Voting for 2025 Board Membership – Keep in mind, this is your community please consider joining the board. Everyone's voice needs to be heard.
 - a. Interested parties should send their name and contact information to the Woods Email address thewoodskunkletown@gmail.com
3. Ground Control/Mike Chapman (current landscaping service) has been selected to be the 2024/2025 snowplow contractor. The service agreement includes:
 - a. Treatment / Plowing maintenance will be throughout the storm as needed.
 - b. Roads and parking lot will be treated with salt during icy road conditions. We are aware of the concerns about treating the roads with salt, however, we also need to balance the safety of drivers/pedestrians using our roads.
4. Maintenance –
 - a. Recently there was an incident with certain drains leading to the basins in the development. Several drain access points were found to only have a plywood covering the opening under the dirt/grass. This was a huge safety concern. The builder was contacted, and the drain access points were covered correctly with a concrete lid and recovered with dirt. If you are aware of any others in the development that may be at risk please contact the builder or the poa at thewoodskunkletown@gmail.com
 - b. Fall Maintenance – please keep in mind that with the leaves falling please clean out your drainage pipes at the end of your driveways.
 - c. Signs – Please note the following signs have or should be installed soon.
 - i. Private property development signs at the end of Catalpa & Corktree entrances to the development.
 - ii. Children at Play signs at the speed limit signs.
 - iii. Do Not Block Entrances in and out of parking lot.
 - iv. Bus Loading Signs.
 - d. Bus Stop – effective November 4, 2024, all school bus pickups/dropoffs will be in the parking lot between the entrances/exits of Catalpa & Corktree. (See attached Map)
 - i. PLEASE remind your children not to stand at the entrance of the parking lot so that the bus can enter/exit the parking lot safely.
 - ii. We also encourage parents not to park at the end of Corktree or Catalpa as this is a safety concern for the Children, the parked cars and the traffic trying to navigate through these roads.
 - iii. Reminder – as long as the school bus lights are on, and the stop sign is extended No Cars should be moving that are near the bus (i.e. pulling out of the parking lot) This is against the law, and you may receive a citation from the State Police. The bus driver has an obligation to report these violations.
 - e. 3rd quarterly dues were due by September 30, 2024. If you haven't paid your dues (quarterly/annually) please pay ASAP, You can now Zelle payments to thewoodskunkletown@gmail.com Late payments will incur a 8% late fee of the annual dues amount of \$67.20. 2024 homeowner payments not paid in full (including late fees, if applicable) by December 31, 2024, will be submitted for collection. Homeowners will be responsible for the fees incurred should your account go into collections.
5. 2025 Dues payment Schedule changes – Payment in full for the annual dues is due January 31, 2025. If you would prefer to make quarterly payments, please note the following revised due dates:
 - a. 1st Quarter – due January 31, 2025.
 - b. 2nd Quarter – due April 30, 2025.
 - c. 3rd Quarter – due July 31, 2025.
 - d. 4th Quarter – due October 31, 2025.
6. This is in keeping with having payments at the beginning of the quarter and will assist with the POA's cash flow requirements.