

# WOODS BAY HOMEOWNERS ASSOCIATION

## NEWSLETTER APRIL 2022

Warm spring welcome to long-established and newly arrived homeowners! As a means of ensuring a well balanced community organization, we take time to inform homeowners of accomplished projects as well as on-going efforts to make improvements.

Homeowner dollars at work:

Notice the sticks on the fire hydrants? Reflective paint quickly helps fire fighters locate the hydrants in the dark. In winter, they extend above deep snow. We now have 32 of them installed. Ongoing projects include exploring options for lake access area increased security as well as on-going maintenance of equipment including the gazebo, docks, boat launch area, etc.

### LAKE ACCESS/COMMON AREA

**UPKEEP & SAFETY ARE THE RESPONSIBILITY OF EVERYONE! - FOLLOW POSTED RULES**

**- ACCOMPANY YOUR GUESTS**

**- USE PARKING PERMIT IN CAR** No overnight parking of vehicles, boats or trailers - **USE THE GARBAGE CANS & DOGI-POT**

**CONTAINERS PROPERLY - PLEASE OBSERVE THE NO WAKE ZONE REGULATIONS**

**- NO FIREWORKS!**

**- PADLOCK COMBINATION** Keep private to assure only WB homeowners have access to this treasured area; Share the responsibility-remind/take license number/contact Sheriff if needed -

Forgotten items will be donated

Your association dollars are at work making improvements. Please help take care of the equipment and the area.

## SPRING CLEAN UP!

**SATURDAY, MAY 7<sup>th</sup> 9am-12 noon**

Lake Access Area & along our roads

Trash bags provided; please bring rakes, trimmers, trailers as available *12 noon picnic lunch provided to homeowners*

**DEAD WOOD CLEANUP NEEDED - FIRE DANGER REMAINS HIGH**

Downed tree branches and pine needles are fuel that endanger us all. Clean-up of such debris is a property owner responsibility per the covenants. Reminders to clear away debris will be sent to property owners as necessary.

**NOXIOUS WEED CONTROL NEEDED** - reminders will be sent to property owners as necessary. Link to noxious weed information is listed on the website. For those who will receive a notice regarding weeds that require attention, Grant Holle will be glad to provide options for mitigating the weeds and answer any questions. Phone or text at 406-837-6363; e-mail at [grantholle71@gmail.com](mailto:grantholle71@gmail.com).

**SHORT TERM/VACATION RENTALS - NO USE OF THE LAKE**

**ACCESS AREA** It is the current position of the Board that short

term/vacation rentals within the WBHOA should be under license per current Lake County regulations. It is the owner's responsibility to obtain and maintain such licensure, and observe WBHOA Rules & Regulations and Covenants.

THE SAFETY OF WALKERS, BIKERS, AND MOTORISTS IS EVERYONES RESPONSIBILITY We encourage residents and guests to be more cautious and reduce speeds.

Thanks to Grant Holle for participating on the board for the last two years! Nominations are needed to fill one position on the board.

Reorganization is in process as members relocate in positions.

Thanks to all who participate in helping our community!

**NOMINATIONS** must be received by JUNE 30, 2022

## **Woods Bay Homeowners ANNUAL MEETING & Board Election**

*Wednesday, August 10 at 6 pm.*

*Meet & Greet ~ at the lake access*

Ballots and brief information on candidates will be mailed to homeowners in July along with the 6 month billing for the homeowner fees

**PARTICIPATE IN DECISIONS MADE REGARDING OUR COMMUNITY!**

For specific concerns or questions, please refer to the Woods Bay Homeowner Covenants, as well as the Rules and Regulations which are available on the website. Email through the website or send by postal mail any concerns or questions.

**Board Members:**

Mary Quinn-President

Grant Holle-Vice President

Dave Deveny - Director & Treasurer

Secretary - Ann Breeden

John Caldwell - Board Member

*Account Manager - Peggy Ellingson*

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