

Woodlake Village HOA, Inc.

May 3 2021

Dear Fellow Woodlake Homeowner,

We hope that this letter finds everyone well.

All of us are looking forward IY"H to a more relaxed, "normal" season this year.

Last year despite all the adversity and hardship we all experienced, there was also an overall feeling of renewal, growth and positive energy with the addition of so many new faces and the record number of children. This year the requests for rentals have again been overwhelming. We hope everyone enjoys a summer filled with only simcha and nachas Gezunteheit.

As we are getting closer to the summer please find below the following important information.

REGULAR BUSINESS

- **Home openings:** Please give our caretaker Joe Zerty at least three days notice prior to opening or closing your home for the summer. You may contact him by calling or texting **(732) 232-7614, or email: JoeZ.wlv@gmail.com**
- **Renovations:** Homeowners must submit plans to the Woodlake Village Board *prior* to any renovations. No outside work may be done from June 15th until after Sukkos. Homeowners are required to adhere to building guidelines set forth by the Board.
- **HOA website:** The HOA website address is: <https://www.woodlakevillagenys.com> Our website will accept credit card payments for your HOA dues. Just click on the *Homeowners fee* tab to make your payment. As we get closer to the summer we will begin to add new content to the site including zmanim, financials, a list of homeowners, and HOA announcements, etc.

This year there is a new separate Day Camp Website:

www.woodlakevillagedaycamp.com . On that site you will find all the Camp information including the schedule, applications and forms. In addition, the Day Camp fees can be paid directly on this site. We wish again to thank Susie Gulkowitz for all her hard work and dedication. Thanks to her last year's Camp was a smashing success despite all the new rules and regulations. We are looking forward to another successful year !

Maintenance payments: The maintenance fee this year will be \$3,450. Please remit your 2021 HOA maintenance payment of \$3,450 by June 14th, either by credit card at the new Woodlake HOA website or by mailing a check to Woodlake Village's accountant, **Joseph Fass, 1583 East 26th Street, Brooklyn, N.Y. 11229**. *Please do not give checks to anyone besides Joseph Fass*. Board members will no longer be accepting checks. Cash will not be accepted for maintenance payments.

- **Access to financial statements:** If you would like a copy of Woodlake Village financial statements please contact Joseph Fass at joseph.fass@verizon.net

Driving in Woodlake: Drivers must obey posted signs in Woodlake for everyone's safety. Under no circumstances may an unlicensed driver drive anywhere on Woodlake Village property. We had several incidents last year where young people drove through Woodlake Village the wrong way or well above the speed limit. Please be considerate of your neighbors and the children of Woodlake and drive safely at all times.

- **Annual homeowners meeting:** This year's homeowner's meeting will B'EH be held on Motzei Shabbos Matos-Maaseh - July 10th at 10pm - (Motzei Shabbos Chazon is Tisha Beav this year) It is important that every homeowner attend. If there are any items you wish to be placed on the agenda please contact a board member at the email addresses listed below.
- **Trash:** It is each homeowner's responsibility to place all trash in sturdy garbage receptacles and keep them *tightly covered at all times*. Bears and raccoons are a serious concern. At no time should a garbage bag be left on the ground outside of your home.

We all are looking forward to a happy and healthy summer together. If you have any questions please feel free to contact anyone on the Board.

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