

Dear Fellow Woodlake Homeowners,

We hope this letter finds you well as we approach the summer season. Please review the important information below:

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Regular Business

### Home Openings

Please notify our caretaker, Joe Zerdy, at least three days prior to opening your home for the summer.

You may contact him by phone or text at (732) 232-7614 or by email at [JoeZ.wlv@gmail.com](mailto:JoeZ.wlv@gmail.com).

Please note: Any homeowner with an outstanding 2025 maintenance balance will not have their home opened for the season. All accounts must be paid in full or have prior arrangements made with the Board.

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## Renovations

All homeowners must comply with the Board's building guidelines:

### A. Plan Submission

All renovation plans must be submitted to the Board and include:

Elevation plans (showing the height of the structure)

Plot plans (showing placement on the property and distances from neighboring homes and roads)

All homeowners must agree to the following rules:

No exterior work between June 15 and the end of Succos

No work on Shabbos or Yom Tov

No major work without Board approval and proper permits

No major additions without notifying neighboring homeowners

## B. Contractor Insurance

All contractors must carry proper liability and workers' compensation insurance. A certificate of insurance naming the HOA as an additional insured must be provided.

## C. Security Deposit

Prior to final approval, a \$5,000 security deposit must be submitted to Woodlake's accountant (via check or Zelle).

This deposit ensures compliance with community guidelines. Upon completion, the Board will inspect the property. If any damage is not repaired satisfactorily, the HOA will complete repairs using the deposit.

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Day Camp

Please visit [woodlakevillagedaycamp.com](http://woodlakevillagedaycamp.com) for full camp details, including schedules, applications, and payment.

Camp dates:

June 23 – July 17 , July 20 – August 14

If you have not yet registered your children, please do so as soon as possible via the website or by contacting Susie Gulkowitz at (917) 923-5845.

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#### 2026 Maintenance / Budget

We continue to see strong demand for buying and renting in Woodlake, resulting in increased property values. The Board remains committed to maintaining the community to the highest standards, which requires proper funding.

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#### 2026 Maintenance Fee

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For the 2026 season, the maintenance fee will be **\$5,650**, essentially maintaining last year's rate with only a modest adjustment for inflation. This amount reflects a careful review of the prior year's budget, actual 2025 expenses, and anticipated increases in operating costs.

Thanks to continued cost management, the HOA will also begin establishing a Reserve Fund for the first time in recent years, helping ensure the community is better prepared for future maintenance and unexpected expenses.

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#### Payment Options

##### 1. Zelle (no fee)

Send \$5,650 to: [wdlkhoa1@gmail.com](mailto:wdlkhoa1@gmail.com)

##### 2. Check

Mail to:

Joseph Fass

1583 East 26th Street

Brooklyn, NY 11229

##### 3. Credit Card

Visit [woodlakevillagenys.com](http://woodlakevillagenys.com) and click “Click to Pay HOA.”

A 3% processing fee applies (total: \$5,820).

If you experience any issues with credit card payments, please contact our Accountant Mr. Fass at (347) 628-3444. Do not dispute charges through your credit card company, as this can cause account freezes for the HOA.

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#### Collections

We experienced delays in collecting maintenance payments this past year—not due to hardship cases, but due to lack of timely response from some homeowners.

Board members should not need to pursue collections. We ask all homeowners to act responsibly and submit payments on time.

For financial statements, contact Joseph Fass at [joseph.fass@verizon.net](mailto:joseph.fass@verizon.net).

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Driving in Woodlake

For everyone's safety:

Obey all posted signs

No unlicensed drivers are permitted

**Speed limit is 5 MPH**

There were multiple incidents last year involving unsafe driving. Please always be mindful of your neighbors and especially our children.

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Annual Homeowners Meeting

This year's meeting is scheduled for:

Motzei Shabbos Chazon – July 18 at 10:00 PM

Attendance is important. Please contact the Board if you would like to add items to the agenda.

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## Trash Guidelines

All trash must be placed in secure, covered garbage receptacles.

Do not leave garbage bags on the ground.

Bears and raccoons remain a serious concern, and improper disposal creates safety risks for the community.

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Thank you for your cooperation and continued support in keeping Woodlake a safe and enjoyable place for everyone.

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### **HOA BOARD of DIRECTORS**

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