

WOODBROOK NEWSLETTER – **Fall 2013**

BOARD OF DIRECTORS

President: Kathy Caruso (2-71)
Vice President: Ralph Eaton (2-96)
Secretary: Vera Strickland (1-46)
Treasurer: Mike Baronian (2-18)
Director: Tom LaPointe (2-8)

Newsletter: Vera Strickland (1-46)

President's Message

As I sit down to write this message, a smile comes across my face. If you had asked me two months ago, would it be possible to think positively about Woodbrook, I am not sure I could have answered that. However, as always, Woodbrookies have come together and put our efforts in the right direction. I watched with amazement as owners began to smile, wave at one another, and work together on a variety of projects. On behalf of the Board, we cannot thank you enough for putting one step forward and moving us in the right direction. Collectively, we have renovated a bathroom, transformed the beach and more importantly shifted our attitudes. It has been a pleasure to serve you in the past two months. I look forward to the spring with anticipation and hope on how much more we can accomplish.

Kathy Caruso, President

Closing Weekend

Woodbrook will be closed for the winter on Tuesday, October 15, 2013. Water will be turned off on Monday, October 14, 2013 at 5:00 PM. Water will be turned off on **October 19, 2013** for repairing of the water pumps.

Reminders

All kayaks, canoes and paddle boats need to be cleared from the canoe racks NLT September 30, 2013 and stored on your lot.

Winterization (inserting/installing windows or plastic) may commence as of October 1, 2013.



Condominium Fees

The enclosed invoice is due and payable **no later than October 31, 2013. This is the bill for \$800.00 to include the cost of the final payment of the litigation.** Please pay in a timely manner to avoid any additional penalties or interest. Payments should be made to:

Woodbrook Camp and tennis Club
PO Box 723
Fitzwilliam, NH 03447

Site Managers

Harry Damon has been awarded the plowing contract for the 2013-2014 season. Doug Ibelle will be our winter site manager. Doug lives in Fitzwilliam and can be reached for emergencies at 907-360-1586.

.Sunshine Fund



Nancy Cassely is in charge of the Sunshine Fund. Woodbrook contributes \$25.00 for families who have lost an immediate family member. Please feel free to notify her at 978-256-5069 or by email nancycassely@comcast.net

Webmaster



Janet Moore is our webmaster. Please contact her at webmaster@wbnh.com or at janetmoore11@verizon.net for anything you would like posted. For your convenience, Janet has posted the Board of Directors Meeting Minutes, the Newsletter, Woodbrook Rules, DRB Regulations and the Declaration/By-laws. The Message Board is now available.

Janet will now maintain and post the Real Estate

Listings. Please contact her if you would like your property listed. A \$10.00 annual fee starting January 2014, will be required for each listing to cover the cost of colored copies



Gatekeeper

If you have any problems or concerns with the gate, please notify the gatekeeper at gatekeeper@wbnh.com. The gate has offered Woodbrook Owners greater security and limited unauthorized vehicles coming in from Route 12.

Volunteers at Work

The men's room renovation has been completed. This included re-roofing the building and completely renovating the bathroom with all new fixtures, dry wall, painting. Thousands of dollars was saved due to the efforts of a multitude of volunteers. Next year the ladies room will be renovated. I heard that the ladies are supposed to do it – I think not!

Carmen Martorilli cleaned out and created a new picnic area by the beach. With the aid of volunteers the area was cleaned, wood was cut and split. The Entertainment Committee donated \$1188.00 to purchase eight new picnic tables. Thank you to all involved with this project.

Thanks to all the volunteers who installed and painted the new fence at the beach and made it possible to pick up and install the telephone poles. Everyone's help has been greatly appreciated.

Owner's List

Fred Ciliberto will continue to maintain the Owner's List. Please advise him of any changes. (508-429-2039)

Proxy Committee

The Proxy Committee presented recommendations to the BOD on Sept 7th. Their recommendations will be reviewed and changes will be made so that our proxies will meet requirements of State, Woodbrook By-laws and our own form. The changes will be made prior to next year's annual meeting.

Woodbrook Events

A special thank you to Brad and Kathy Truax and all

the volunteers for a successful season. The Luau was a big success. The amount of money raised from event was \$1669.99.

Tarmac

The tarmac is a designated common parking spot for the overflow of guests. It is not a storage facility, although it has become that in recent years. Please make sure that any items parked in the tarmac have proper identification and are registered. Please note: Bob Levasseur has tagged all items **not registered or marked**. Letters have been sent to all violators. The long-term plan will be to clean that area completely by May 31, 2014. This will enable us to clean that area. Additionally, we will establish a permit system to park there.

Thank you from the Editor

I would like to thank the following people for the assistance they have given me this last year:

Donna King for helping coordinate the invoices and mailings in the spring.

Jeanne Maloney for preparing the calendar for the Office and all the people who served there on Saturday mornings.

Carmen Martorilli for landscaping and maintaining the Memorial Garden and area behind the Lodge

Our webmaster, Janet Moore for posting our announcements in a timely manner.



In Remembrance

Our thoughts and deepest sympathy to:

Dave, Kathy and Ashley Caruso on the loss of Dave's brother, Rick.

Victor Sammartino on the loss of his dear friend and companion, Deborah Corsetti.