

WOODBROOK NEWSLETTER **Spring 2014**

BOARD OF DIRECTORS

President: Kathy Caruso (2-71)
Vice President: Ralph Eaton (2-96)
Secretary: Vera Strickland (1-48)
Treasurer: Mike Baronian (2-18)
Director: Tom LaPointe (2-8)
Newsletter: Vera Strickland (1-48)

President's Message

Upon reading last year's message, I was reminded how much work was accomplished last season as everything on the "to do" list in that message was accomplished. What is amazing is how many volunteers stepped forward and helped us complete those jobs. Rereading that list gave me a renewed sense of strength to push forward and work on getting some more of the capital improvements and annual repairs completed. On this list is reorganizing the tarmac, finishing the ladies bathroom at the beach bathhouse, new fences around the pump stations, and installation of a security camera. Through your efforts, we have not only improved Woodbrook as whole, but we have increased the value of our own properties.

On a different note, we have had an unusual winter with the frigid cold weather. The pipes to the lodge froze for the first time we can ever remember. Additionally, the contactor in the leaching field pumps also froze which was a first as well. We did have to call the pump company in for an unexpected cost of \$ 1200. However, we are hoping this cold weather is almost behind us, and we see those initial signs of spring including Woodbrook opening.

We look forward to another successful season.

Kathy Caruso, President

Board Meetings

All members are invited to attend Board Meetings. The schedule will be posted after April 15th.

Opening Weekend – Official date is April 15th, which is on a Tuesday. The weather and water turn on will determine if we can open on the 11th.

Opening Information Meeting – Sunday, May 25, 2014 at 9:00 MA

Annual Meeting – Sunday, August 17, 2014 at 9:00 AM

THIS IS AN OFFICIAL NOTIFICATION OF THESE SCHEDULED MEETINGS



Condominium Fees

Enclosed invoice is due April 1, and payable *no later than April 30, 2014*. Amount due is **\$600.00**. **To avoid late fees and interest, payment must be post marked no later than April 30, 2014.**

Payments may be mailed to:

Woodbrook Camp and Tennis Club, PO Box 723, Fitzwilliam, NH 03447.

Site Managers

Pete Marrotte and Buddy McRell have been appointed Co- Site Managers for the 2014 season.

Tarmac

A special thanks to Bob Lavesseur for his time and energy in reorganizing and cleaning out the tarmac. The tarmac has never looked better, but even more important it is a cleaner, nicer looking Woodbrook that we encounter when we first drive into the park.

The tarmac is a common area designated parking spot, and the intent of its use has always been for the overflow of owners and their guests parking. It is not intended as a storage facility, particularly for owner's family members or friends which is what we have found exists. Additionally, it not intended as a spot for owners to have a second trailer as our bylaws clearly state one unit per owner.

With that said, the BOD will revisit the tarmac rules in the best interest of Woodbrook.. We are pursuing a means of giving a pass to place a boat, boat trailer, etc. there.

Additionally, there should not be any parking of cars on the roads as this is a safety hazard.

Sunshine Fund



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

Entertainment Committee

We hope everyone had a good winter and we are looking forward to another enjoyable summer at Woodbrook. Some of the events we are planning for the 2014 season are as follows: Bocce, Horseshoe Tournaments, Pool Tournaments, Adult and Kids Fishing Derby, Golf Cart Parade, Golf Cart Drive-in Movies, Beach Parties and many other activities everyone will enjoy. Contact any of the Committee Members: Brad and Kathy Trueax, Beth Bambarger, Barbara LaPoine and Karen Spector if you have an idea or would like to help with an event.

Webmaster



Janet Moore is our webmaster. She may be contacted at janetmoore1@verizon.net or webmaster@woodbrooknh.com. Please contact her regarding any postings. She has a lot of information posted regarding DRA regulations, Bylaws, Board Meeting Minutes, Newsletters, Property Sales and any current happenings. Per our attorney, disclaimers have been posted on the WB website and the Friends of Facebook page.

Gatekeeper



If you have any problems or concerns with the gate, please notify the gatekeeper at gatekeeper@wnh.com. The gate has offered Woodbrook Owners greater security and limited unauthorized vehicles coming in from Route 12. Remotes may be purchased for \$16.00.

Owner's List

Fred Cilberto updates our Owner's list. Please notify him of any address, telephone or name change so that

the information is current. He may be reached at f-jcilberto@msn.com or by telephone at 508-429-2039.

Office

The Woodbrook Office is open every Saturday from 9:00 AM to 11:00 AM. Jeanne Maloney has offered to do the calendar for 2014. Please see her to volunteer for a Saturday. Thank you, Jeanne.

Reminders

The DRB will accept permits after April 15, 2014. **Any open permits need to be renewed.**

Speed Limits (5 mph) are in place at all times, including the winter season October 15th – April 15th.

Please use common sense for dumpster use. Garbage should NOT be brought from home. Other material which should NOT be found in the dumpsters including TVs, furniture, mattresses, oils, grills, or any construction materials. Boxes should be cut up or crushed. Land Fill Permits may be obtained from the Fitzwilliam Town Hall at no cost.



In Memoriam

Our Deepest Sympathies to the following families for their losses:

Fred and Jeanne Ciliberto on the loss of Fred's dad.

John Collins on the loss of his companion and dear friend.

Buddy and Eileen McRell on the loss of Buddy's brother, Dick.

Bill Waites on the loss of his dear companion, Dotty.

Mike Griffin and Nancy Howe on the loss of Mike's son, Shawn.

Thank You

Dick and I would like to express our sincere thanks to our Woodbrook family and friends for the cards, calls, flowers and meals which we have received since our unfortunate accident on Christmas Eve.

Your support has helped on the long recovery road. I hope to be a full functioning person by April!
Vera and Dick