

WOODBROOK NEWSLETTER – Fall 2018

BOARD OF DIRECTORS

President: Brad Trueax (94 Camp Circle)
Treasurer: Jon Hill (126 Lake Side Dr.)
Director: Virginia Stanley (32 Lake Side Dr.)
Director: Dana Ryan (171 Woodbrook Dr)

Newsletter: Brad Trueax

President's Message

First I would like to welcome Virginia Stanley to the BOD. We, as a Board, are looking forward to working together for the betterment of Woodbrook.

It's hard to believe that the summer is over and it just flew by so fast. Although it hasn't been that great of a summer due to the amount of precipitation and extreme heat we've had, through it all, I think we had a fun-filled and successful year.

Thanks to all who volunteered their time and efforts to help the community. Sometimes it's the little things that mean the most. Volunteers are always welcome and greatly appreciated.

The new security system/cameras have been installed at the ladies and men's rooms near the beach as well as at the gate. They appear to be working well. Thank you to Keith Gagnon for his generous donation of the equipment and installation.

The new playground has been purchased and installed. It is a great unit, and I'm sure the children will enjoy it. Thanks to Fran Kelly who organized the purchase and installation.

As mentioned, we are actively working on acquiring the equipment needed to help alleviate the problems with our electrical system. Updates will follow as we go along.

Again, the BOD would like to thank our hard working maintenance crew who did a fantastic job keeping Woodbrook a beautiful and safe place to enjoy the summer months. It would be wonderful if you see one of them, let them know just how much you appreciate their efforts.

It is recommended that everyone take a little time over the winter reading our by-laws, rules and regulations and new policies so that everyone will be well-informed when we gather again next spring.

Brad Trueax,
President, on behalf of the BOD

Closing Information

Woodbrook will be closed for the winter on Monday, October 15, 2018. Water shut off will begin Monday at 5:00 PM.

Reminders

Water Shut-off - It is the owner's responsibility to ensure the "closing" crew has access to the water shut-off for blowing out the water lines. If you have anything covering/blocking the shut-off, it is your responsibility to clear it. This includes bushes in front of the shut-off, lattice blocking the shut-off, decking covering the shut-off, etc. Please be considerate of our closing crew and do your part.

DRB Notes:

I would like to Thank Dana and Jon for their continual support of the DRB. They do a great job helping to keep the projects moving along safely and in compliance with the DRB rules.

All work permits must be received no later than September 30th and all work completed by October 15th. There is no construction or contracting work to be performed after the closing of Woodbrook October 15th.

All kayaks, canoes and paddle-boats need to be cleared from the canoe racks **NLT September 30, 2018 and stored on your lot. Any abandoned boats will be offered to interested owners.**

Remember that all boats, trailers, canoes, kayaks, paddleboats, jet skis and both sides of golf carts must be identified with LOT numbers in order to leave your lots.



Condominium Fees

The enclosed invoice is due and payable **no later than October 31, 2018. This is the bill for \$600.00 Condo Fee.**

Please pay in a timely manner to avoid any additional penalties or interest. Payments should be made to:

See the attached sheet from Salisbury concerning where to send payments and specific methods.

Winter Oversight

Harry Damon has been awarded the plowing contract for the 2017-2018 seasons. Doug Ibelle will be our winter site manager. Doug lives in Fitzwilliam and can be reached for emergencies at 907-360-1586.

Sunshine Fund



The purpose of the Sunshine Fund is to support owners who have lost an immediate family member. A contribution of \$25.00 is made to a charity designated by the family or to the family itself. I would like to start by thanking Vera Strickland for the great job she has done over the past years taking care of the task. Vera has decided to resign and Fran Kelly has graciously accepted this responsibility. Please notify Fran Kelly at kellytdkel@aol.com.



IN Remembrance

In Memoriam:

Our Deepest sympathies are extended to the following families:

Dave Caruso's on the loss of his Dad
Phyllis Mundell's on the loss of her son
Rene Malone's on the loss of his Dad
Terry Lavesseur on the loss of her Dad
Joyce Kane's on the loss of her Daughter
Bart Lawless on the loss of his Brother



Webmaster

Janet Moore is our webmaster. Please contact her at webmaster@woodbrooknh.com for anything you would like posted. For your convenience, Janet will maintain and post the Real Estate Listings. Please contact her if you would like your property listed. A \$10.00 fee for posting your property is required. The check should be made out to **Woodbrook Camp and Tennis Club** and mailed to our Woodbrook address.



Gatekeeper

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

Club House Use

We all own the Club House and if you gather to play pool, darts, or other games, please make sure that it is clean when your group leaves. There are no unsupervised children under age 18 allowed. Children are welcome, but please supervise them.

Safety Reminder

In April of 2010, the State of New Hampshire assigned new address numbers to our lots. It has been more than seven years and still some properties have not been updated. Please make sure the correct street address is clearly posted on your property. Emergency vehicles will have trouble responding without your assistance.

IMPORTANT NOTICE - Owner's List

Fred Ciliberto will continue to maintain the Owner's List. Freddie has verified legal owners of records of lots at Woodbrook through Cheshire County Deeds. The owner's list will be sorted by lot as some lots now have 6 names listed to them. It is very important if your lot has a deed change, that you submit a copy of the deed to the BOD so that we can maintain an accurate listing of our membership as required by our bylaws.

Please advise Fred of any changes, to enable him to keep all information current. His telephone number is (781) 878-1202. Email address is f-jciliberto@msn.com

Woodbrook Events

From Fran Kelly:

New events, record ticket sales and attendance, made this season busy and fun. New volunteers with great ideas came together to provide activities for kids and adults. Thank you to every one of those volunteers. The Arts and Craft hunt as well as Calling All Crafters, were new events that were very successful. A new Santa made our Christmas event special. If you have any event ideas, please contact Fran Kelly at kellytdkel@aol.com. Enjoy your winter and see you all next season.