

WOODBROOK NEWSLETTER – Fall 2014

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

Dear Fellow Owners,

Every year when I sit down to write this, I find it incredibly difficult to comprehend that another season is behind us. However, this season has been a very productive one with many, many owners stepping up to help out. Owners renovated the beach bathhouse, built new fences, landscaped, sided the lodge, painted the fences, dug trenches, painted, cleaned, and cleared the tarmac, all while still contributing to the social life of Woodbrook through the Entertainment Committee. What a difference it makes when we work together toward a common goal (the good of Woodbrook) and look at what we accomplished. Additionally, with the help of our new attorney we are formalizing our policies so they can be registered at the state. This will help future boards conduct business more efficiently.

We are moving forward and it is evident that we are making great strides. I see it in so many ways, and it feels good to know that we are making progress.

We could not have done it without each and every one of you so thank you to any and all of you who lifted a hand to help out. We truly appreciate your efforts.

Have a safe winter, and we will see you in the spring.

Kathy Caruso, President on behalf of the BOD

Closing Weekend

Woodbrook will be closed for the winter on Wednesday, October 15, 2014. **Water will be turned off on Tuesday, October 14, 2014 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. In the spring, we will have to address this issue as water lines have been moved from the road and/or boundary areas, and this has created unnecessary problems for the winterizing crew.

All kayaks, canoes and paddle boats need to be cleared from the canoe racks **NLT September 30, 2014 and stored on your lot. Any abandoned boats will be offered to interested owners.**

Update on Winterization – the BOD has agreed that winterization of units (inserting windows on screen rooms) may begin Labor Day Weekend for all owners. There will be no penalties for early winterization.

The Tarmac Policy will be re-written based on the data received on the survey distributed at the Annual Meeting.

Personal Mail – Please do not have personal mail sent to the Woodbrook Mailbox nor to 774 Rte. 12 South. We have several incidents of owners using these addresses. You can purchase a P. O. Box from the Post Office if you want mail delivered to you. This mail will be refused.



Condominium Fees

The enclosed invoice is due and payable **no later than October 31, 2014. This is the bill for \$600.00 Condo Fee which was approved at our Annual Meeting.** 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

New Bookkeeper

Jeanne Proulx is retiring this month. We were fortunate to have her for many years and wish her the best in retirement. Our new bookkeeper is Linda Duffy. Linda lives in Fitzwilliam, NH. We are looking forward to working with her.

Site Managers

Harry Damon has been awarded the plowing contract for the 2014-2015 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. The Entertainment Committee has contributed \$300.00 to this fund.



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 to cover the cost of ink. The check should be made out to **Woodbrook Camp and Tennis Club and mailed to our Woodbrook address.** Additionally, it has been suggested that secure items such as Meeting Minutes and the Budget should be available only to Woodbrook owners. Janet will change the location of these items.



Gatekeeper

If you have any problems or concerns with the gate, please notify the gatekeeper 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.

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 him of any changes, to enable him to keep all information current. His telephone number is (508-429-2039). Email address is f-jciliberto@msn.com

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. 130 tickets were sold for the catered chicken Bar-B-Q. Having a catered event enabled everyone a chance to enjoy the day. Basket sales were \$1332 and the 50/50 Raffle netted another \$326.00. Bank balance is \$3700.00. Several suggestions have been made for spending some of this money – Bike Rack at the Beach, Basketball Hoop, Resurface Pool Table (Labor only) and new playground equipment.



In Remembrance

Our thoughts and deepest sympathy to:

Don Vachon on the loss of his brother
Velnda Marsden, Marge O'Callahan and Elaine Dykens on the loss of their sister
Kathy Powers on the loss of her sister
Joseph Green on the loss of his father
Joan Sherman on the loss of her father
Patti Sherman on the loss of her mother
Curt Eddings on the loss of his brother