



WOODBROOK NEWSLETTER **Spring 2015**

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

This winter in New England has been historical with record amounts of snow and cold temperatures. Hopefully, this is in the past now. Woodbrook made it through the winter with no major problems that we are aware of. The leaching field pump stations did have freezing of the contactors as had happened last year. We did not have to replace any parts but will reevaluate the problem in the spring. The early storms with freezing ice and wind affected numerous trees. After the first three wind storms (Oct – Dec), the BOD had to call the Tree Man to service the branches frozen over the roads, as well as trees leaning on the power lines at the front gate. Based on advice from the Tree Man, two huge trees bordering LaCapria's Lot and Drake's Lot on Woodbrook Drive have been removed. The BOD agreed these were a liability and they were removed in December. The timing was perfect because our accountant had informed us that Woodbrook would have to pay taxes and spending this money was to our advantage tax-wise. Hopefully, spring weather will melt this snow and allow us to open the doors to our paradise again. I look forward to seeing you soon.

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 Wednesday. The weather and water turn on will determine the opening date. Last year we experienced numerous problems by opening a few days too early. With all the snow and cold we have had this year, we cannot accurately predict a date for opening and will not compromise our infrastructure if the weather has not co-operated. The date will be posted on the website.

Opening Information Meeting – Sunday, May 24, 2015 at 9:00 AM

Annual Meeting – Sunday, August 16, 2015 at 9:00 AM

THIS IS AN OFFICIAL NOTIFICATION OF THESE SCHEDULED MEETINGS



Condominium Fees

PLEASE NOTE ON YOUR CALENDARS

Enclosed invoice is due April 1, and payable *no later than April 30, 2015*. Amount due is **\$600.00**. **To avoid late fees and interest, payment must be post marked no later than April 30, 2015.**

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 2015 season.

Our sincere thanks to Doug Ibelle, winter site manager, for a job well done. Harry Damon kept Woodbrook plowed and sanded as needed. Your work has been greatly appreciated.

Bookkeeper

In the fall a new bookkeeper was hired, as Jeanne Proulx retired after many years of service. Our new bookkeeper is Donna Simpson of Keene. We look forward to working with her.

Woodbrook Policies

As soon as we are able to begin our season the BOD will review all policies and record them in a timely manner with our Declaration and By-laws as

recommended by our attorney. The Tarmac Policy will be revised at the first Board Meeting. Owners indicated on survey that only owners boats and boat trailers should be allowed to be stored on the tarmac. The new policy will be on the website in May.

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

On behalf of the Entertainment Committee, we would like to thank everyone who helped this past year and look forward to another great year. All efforts were greatly appreciated.

Although no events have been officially scheduled for the upcoming season, we are currently working on ideas for a fun-filled season. I would encourage anyone (especially owners with children) to attend our first brainstorming meeting in April. The date will be posted on our website, in the informational cases and on the Woodbrook Bulletin Boards. Think Spring! Brad and Kathy Trueax



Webmaster

Janet Moore is our webmaster. She may be contacted at janetmoore11@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@wbnh.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. If interested in setting up the calendar for 2015, please contact Vera Strickland, BOD member

Reminders

The DRB will accept permits after April 15, 2015. **Any open permits need to be renewed.** DRB members are Bill Gibbons, Chairman, Alice Orscucci, Don Morse and Ralph Eaton.

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 materials which should NOT be found in the dumpsters include TVs, furniture, mattresses, oils, grills, metal 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:

John Collins on the loss of his mother
Peter Riordan on the loss of his wife Candice
Brad and Kathy Trueax on the loss of Brad's mother and father
Pat and Mike Ford on the loss of their brother, Martin
To the family of Anne Monahan
Tom and Fran Kelly on the loss of Tom's mother
Carol Strout and Bill Pettitas on the loss of Carol's mother