



WOODBROOK **NEWSLETTER – Spring 2011**

BOARD OF DIRECTORS

President: Marsha Dickenson (1-76)
Vice President: Mike Baronian (2-18)
Secretary: Vera Strickland (1-48)
Director: Buddy McRell (2-31)
Director: Walter Bennett (1-52)

Newsletter: Vera Strickland (1-48)

President's Message

Hi All,

This has been a very busy winter for weather at Woodbrook. As you all know by now the lodge has been closed, because of the roof damage. We will not know the extent of the damage until spring. We are continuing with new replacements for our sewer pump stations and hopefully all will be up and running when the water is turned on in the spring.

We have been saddened over the winter to learn of the loss of dear friends and owners who have lost dear ones of their own and extend sincere sympathy to all.

The town has completed sales of the "dead beat" lots and we welcome all new owners. The Board is committed to keeping non-payers from getting out of hand in the future. Please be advised that any lot owner not up to date with their condo fees on May 1st will lose access to common privileges as of May 15th. Services will not be reinstated until all fees are paid in full. It is not fair to owners who are paying to have to pay for those who are not.

Please use the website and boards in the park for any updates. Stay safe and healthy and hope for an early spring!

Marsha

Opening Weekend

Weather permitting the opening weekend is scheduled for April 15, 2011.

Opening Information Meeting – Sunday,
May 29, 2011 at 9:00 AM

Annual Meeting – Sunday, August 21, 2011 at
9:00 AM



Condominium Fees

Enclosed invoice is due and payable ***no later than April 30, 2011***. Amount due is **\$600.00**. Please pay in a timely manner to avoid any additional penalties, interests or loss of common privileges.

Payments may be mailed to:

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

Site Managers

Gideon Nadeau has been appointed as our Site Manager. Buddy McRell, Director, will be heading up the Park Infrastructure and Maintenance. We currently have an opening for a part-time employee. The schedule is Sunday, Monday and Thursday (8 hours per day). Interviews for this position will be in April. This position will also be advertised in the local newspaper. Contact Buddy or Gideon if you are interested in this position. Buddy McRell will oversee the maintenance schedules and work closely with Gideon to maintain day to day functionality of the park. Owners requesting help from Maintenance should go to Buddy McRell or the Board.

Board Meetings

The infrastructure of Woodbrook is a priority of our Board Members. Damage to the Lodge roof will be assessed in the spring and repaired as soon as possible. Work on the Brookside Pump is now in progress, as this one needs repair immediately. Hopefully all issues will be resolved before opening in the spring.

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.



Webmaster

Janet Moore is our webmaster. She may be contacted at janetmoore1@comcast.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.



Gatekeeper

If you have any problems or concerns with the gate, please notify Michelle Green (1-82) or email her at gatekeeper@woodbrooknh.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 from Marcia Demont.

Defibrillator

Don Vachon is assisting in the purchase of the defibrillator which will be delivered in May or early June. A class will be held at the time of delivery. Please watch website and/or Boards for time and place of class.

Owner's List

Fred Cilberto updates our Owner's list. Please notify him of any address or telephone changes 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. A volunteer is needed to update the calendar for 2011. Please notify any Board Member if you are interested in helping out with this task.



In Memoriam

Our Deepest Sympathies to the following families for their losses:

The family of **Bob Bell**, longtime owner of Lot 1-75.

Spike and Elaine Lawless (1-72) on the loss of Elaine's mother.

Curt Eddings (2-49) on the loss of his brother.

Donald and Elizabeth Vallerand (2-74) of the loss of his father.

Carol Keisner (1-58) on the loss of her father.

Gregory and Jessica Evers (2-60) on the loss of his mother.

Al and Patty Eyles (1-24) on the loss of his Sister.

