

# WOODMONT NEWSLETTER

Winter 2008

Distributed by the Woodmont Neighborhood Association



## P R E S I D E N T S C O M M E N T S

Please pay your \$190 dues, reminder notices are going out to 30 neighbors. Late fees will be accruing soon.

Need one Board Member!

Please submit agenda items for the annual meeting. Anticipated items are Mosquito Control, Street Signs, & .....?

Early Spring new grass will be planted at the Dupont Rd. Entrances.

The City planted street trees along Hickory Tree Rd. and our common areas.

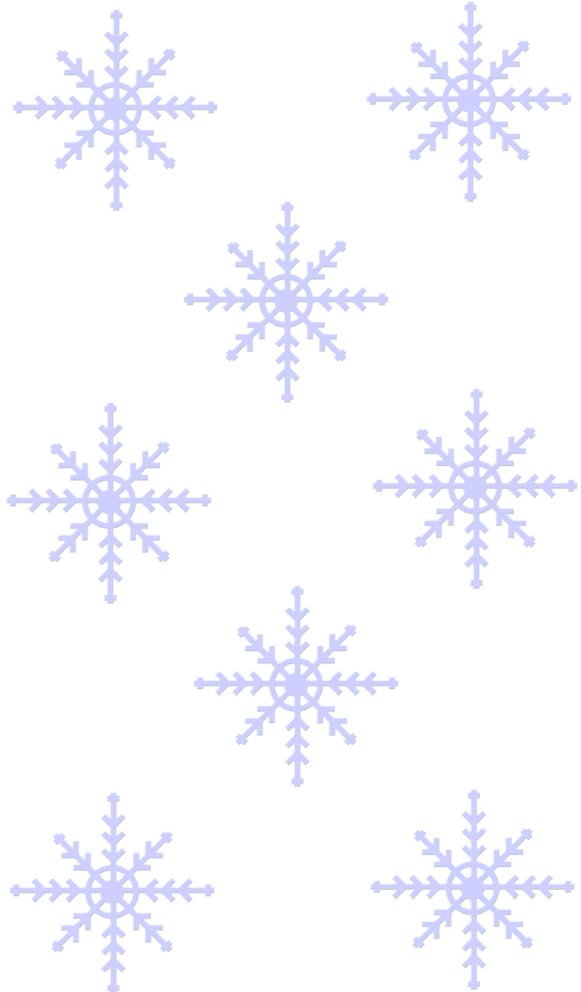
The new street lights @ Dupont "are scheduled to be on - any day now" Al Lichtstin @ City. The City is aware of and repairing street lights along Hickory Tree and Hickory Tree that are off.

Please cooperate with the snow plows, they need better cooperation/ understanding on the cul-de-sacs!

Don't forget to receive Architectural Committee approval now on any exterior alterations, additions, siding, and new or replacement fences.

Check out your mail boxes, go together with your neighbor and build a new joint mailbox like the great one built this past summer on Rollingwood @ Countrywood Trail! Please get approval before proceeding.

Thanks for not speeding and respecting your neighbor's safety.



## Woodmont Board Officers

### Board Officers

President  
Matt Coffman 489-8740  
[viacom.outdoor@verizon.net](mailto:viacom.outdoor@verizon.net)

Vice President  
Bill Otter 497-8426  
[Mdlfxs@aol.com](mailto:Mdlfxs@aol.com)

Treasurer  
Kris Carlson 490-6328  
[kris@krisandsusanna.com](mailto:kris@krisandsusanna.com)

Secretary  
Susanna Carlson 490-6328  
[susanna@krisandsusanna.com](mailto:susanna@krisandsusanna.com)

### Board of Directors

Chris McCalley 489-4287  
[cmccalley@onesourcesos.com](mailto:cmccalley@onesourcesos.com)

Tina Putt 416-0028  
[kristinep@indianasnewscenter.com](mailto:kristinep@indianasnewscenter.com)

Kathy Lepper 489-4837  
[lepper@msn.com](mailto:lepper@msn.com)

John Fenoglio 497-8208  
[fenoglio5@verizon.net](mailto:fenoglio5@verizon.net)

Susanna Carlson 490-6328  
[susanna@krisandsusanna.com](mailto:susanna@krisandsusanna.com)

### Woodmont Committees

Events Coordinator - Chris McCalley - 489-4287  
Architectural - Matt Coffman - 489-8740  
Lake - Kelly Falls - 490-9413  
New Neighbors/Babies - Open  
Block Captains - Open  
Christmas Decorations - Kelly Falls - 490-9413  
Directory - Linda Montero - 490-6075  
Newsletter - Susanna Carlson - 490-6328

*The Woodmont Newsletter welcomes your letters, guest columns, & input. Letters must have a verifiable signature. Guest columns and letters will be printed as space and availability allows. The Woodmont Neighborhood Association reserves the right not to publish any submissions and the right*

## FUTURE NEWSLETTERS

In order to be more current with the technology that is available, the Woodmont newsletter would be emailed to each household. In order to do this, I need each household to send me a list of people who would like to receive it. E-mail me at [susanna@krisandsusanna.com](mailto:susanna@krisandsusanna.com), include your first & last name, and your physical address; this way I can get an idea of whose responding. The newsletter would be sent as an Adobe Acrobat attachment (.pdf). Please limit this list to two people per household. Any changes to your e-mail should also be sent to keep the list updated.

If you do not have an e-mail address then we will continue to have a hard/printed copy available.

Thank you for your participation in this. Eventually we will have Web presence and the newsletter will be available there. If you have any questions please call me at 490-6328.

*Susanna Carlson*  
**Newsletter Editor**

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# ANNUAL MEETING

**When: Tuesday, April 15th**

**Location: Dupont Library**

**Time: 7:00 pm**

**Notices will be sent out prior to meeting,  
any changes will be reflected**

## GOT WORK?

### SERVICES

#### Lawn Mowing/Yard Work

Craig Berry..... 490-2219  
Andy or Michael Curtis..... 490-6067  
Peter Gray..... 497-0591  
Michael Groseclose..... 490-3141  
Achlee or Nathan Kelty..... 497-9734  
Patrick or Mathew McAlister..... 416-0161  
Emily, Rebecca, or Sarah McAlister 416-0161

#### Snow Removal

Craig Berry..... 490-2219  
Peter or Andrew Gray..... 497-0591  
Michael Groseclose..... 490-3141  
Achlee, Loretta or Nathan Kelty.... 497-9734  
Patrick or Mathew McAlister..... 416-0161  
Emily, Rebecca, or Sarah McAlister 416-0161

#### Pet Sitting

Annica Duffner..... 489-6600  
Ali Falls..... 490-9413

### SERVICES

#### Babysitters/Childcare

Adrienne Berry..... 490-2219  
Catherine Curtis..... 490-6067  
Allison or Peter Gray..... 497-0591  
Neil or Stephanie Kelty..... 497-9734  
Patrick or Mathew McAlister..... 416-0161  
Emily or Rebecca McAlister..... 416-0161  
Audrey or Maggie McCalley..... 489-4287  
Natash or Tara Moeller..... 490-6884  
Emily Otter..... 497-8426

#### Odd Jobs

Peter or Andrew Gray..... 497-0591  
Michael Groseclose..... 490-3141  
Patrick or Mathew McAlister..... 416-0161  
Emily, Rebecca, or Sarah McAlister 416-0161  
Audrey or Maggie McCalley..... 489-4287  
Tara Moeller..... 490-6884

### SERVICES/SELLING

*Do you offer a specialized service or have something to sell? Email [susanna@krisandsusanna.com](mailto:susanna@krisandsusanna.com). with your name and phone number for submission in the next newsletter.*

Dear Woodmont Homeowner,

During the past year we have lost our Treasurer two times. As a result, we are attempting to reconcile all of our financial records. In reviewing the Homeowner's Association Dues File, we have quite a few homeowners listed in the "Un-Paid" category for the calendar year of 2007.

Original Dues Notices were mailed in June of 2007, with the fee being \$190.00 for the period of April 1, 2007 through March 31, 2008.

If you have not paid your Dues for 2007, we ask that you please remit the amount of \$190.00 at this time. We will be mailing reminders to the homeowners we show as past due. If you receive one of these letters and in fact have paid your Dues, please accept our apology and help us by submitting a copy of the cancelled check or other proof of payment.

**The Woodmont Covenants permit a penalty of \$5.00 per month, beginning 60 days after the payment due date of July 1, 2007 (which was noted on the original Dues Notice). Because of the situation with the Treasurer's position being open and the lack of prompt follow ups on past dues, we will waive the late fee for any Dues received prior to January 31, 2008. Any Dues received after January 31, 2008, but prior to February 29, 2008, will need to include an additional \$15.00 late fee. An additional fee of \$5.00 per month will be accrued on any unpaid dues beginning March 1, 2008. The Covenants permit the Board to ultimately place a lien on the Title of any property that**

**remains in default.**

**Protective Covenants, Restrictions and Limitations**

**Item 22: Assessments, subparagraph (a), "The Maintenance Fund assessment ("Assessment") to be assessed annually, shall commence to accrue and become a lien upon any said Lots or Living Units on the first day of April of each year and for each year thereafter.**

**Please refer to the Covenants for the complete text regarding Assessments.**

We depend on the Association Dues to fund all of our ongoing expenses such as Mowing, Snow Plowing, Insurance, Utilities, Fall Clean-Up, and the annual Hog Roast.

We apologize for this situation but with your cooperation we hope to clear up all past dues within the next month and insure the healthy financial condition of your Association.

Please direct any questions to:  
President-Matt Coffman 489-8740 or  
Vice President-Bill Otter 497-8426.

Thank you,  
Woodmont Homeowners Association

***Please make checks payable to Woodmont Homeowner's Association and mail them to:***

Woodmont Homeowners Association  
619 East Dupont Road, No. 157  
Fort Wayne, IN 46825