

The Woodlands Homeowners Association



Summer 2009 Newsletter

Board of Directors

Don Ormand – President
Mike DiVittorio – Vice President
Tom Philbrick – Treasurer
Jeff Walls- Secretary
Jane Hixson – Director
John Renna - Director

Maintenance Chair –
Roger DeVaux
ACC Chair – Skip Mead

Managed by:
Carol Rickert and Associates
4121 Eubank Blvd NE
Albuquerque, NM 87111
505-323-7600
505-332-3323 (fax)
carol@carolrickert.com (email)
www.carolrickert.com (web)

New Semi-Annual Meeting Date

**Tuesday, July 14, 2009
6:00 PM
Los Vecinos
Community Center**

Happy Summer!

We would like to wish all Woodlands residents a wonderful summer. Read through this newsletter as it contains some important information regarding your community and the upcoming meeting.

From the Desk of the President

When the Board organized this year we decided to include several ex-officio members in our monthly meetings. These extra members include the Woodlands developer, the head of the maintenance committee, the Board's treasurer, and our professional management company. The idea was to ensure better communication between the membership, the Board, and those responsible for getting things done. I think it's worked pretty well.

This year your Homeowners Board identified a number of projects early in the year and assigned Board members responsibility for pursuing these projects. Some projects have come to naught, but others are bearing fruit. During this mid-year homeowners meeting, the Board members will have an opportunity to report the results of their efforts to the membership.

The big item, of course, deals with repair of the pilasters. They are literally crumbling away and becoming an eyesore. The Board has researched several alternatives (several times!) and is prepared to move forward with the repairs. The issue is one of cost. The project is admittedly expensive, but so are all the considered alternatives. The basic plan and an alternative are to be presented during this mid-year meeting ... so come understanding what's being proposed. One way or another, the Board would like to get a homeowner consensus on the repairs so our front entrance can be made attractive once again.

Don Ormand
President
The Woodlands Homeowners Association



NOTE: NEW SEMI-ANNUAL MEETING DATE

WOODLANDS HOMEOWNERS ASSOCIATION

SEMI – ANNUAL MEETING

Tuesday, July 14, 2009 at 6 PM

**Los Vecinos Community Center
Tijeras, New Mexico**

Hello, Neighbors! We wanted to give you an update on the proposed pilaster repair possibilities to be discussed at our meeting in July. The Board has been discussing the options for years - literally, searching for options that would preserve the unique character of our entrance at a reasonable cost. The issue has become critical, as you have undoubtedly noticed that some of the pilasters are now falling apart. We have come up with two options: (1) installing modular stone columns to replace all the pilasters, and (2) substitution of some of the existing pilasters with stucco pillars (similar to those at Nature Pointe) while replacing the rest with the modular stone. Under either option, we will replace the viga-type rails that connect the pilasters because the existing ones are starting to decay.

Both of these options are expensive and will require expenditure of a significant portion of our reserves. The second option will be at lower initial cost, with potentially higher maintenance costs in the future. Both options will be presented at the July 14, 2009 meeting along with details on the costs (both initial and long-term).

Please plan to attend the meeting so you can get further details and vote your preference.

Board of Directors