

Oakwood Annual Meeting Update Newsletter

NOTE: Invoices have been mailed and fees are due May 15. To pick up beach badges and boat decals, please contact Jerry Oyen after May 18 at 654-7788.

The Oakwood Lakes Annual meeting was held April 7th, attended by 50 people representing 43 properties.

Meeting notes can also be found on the community website. Anyone wanting to keep up to date on what's taking place is encouraged to visit the website at <http://www.oakwoodlakesassociation.com>.

Police Update

Medford Township Chief of Police Kehoe, Chief of Detectives, Lt. Jeffrey Wagner and Sergeant Bob Zane took time to speak about the recent burglaries and Neighborhood Watch. They reported that there has been an arrest in the cases that occurred in Oakwood; the person has confessed and is in jail.

The officers advised all residents to lock house and car doors, as the burglaries to homes and cars have usually not involved forced entry. They urged us all to be "Conscientious Neighbors" and report any suspicious cars or activity, emphasizing that they would rather have more calls that turn out to be groundless than to miss one that might have avoided a problem. The number is 654-7511, or you can dial 911.

Trustees

Rich Schneiderei and Mary Ann Brookes were re-elected for new 3-terms.

The Board announced that there is now a full complement of nine trustees, for the first time in a few years. The Trustees are:

- Mary Ann Brookes (Treasurer)
- Emily Burt
- Steve Deringer
- Dan Gaehring
- Bill McGehrin
- Jerry Oyen (Vice President)
- Rich Schneiderei (President)
- Alison Simpson (Secretary)
- David Volpe

Resident Suggestions

A resident suggested that a pair of swans could be an answer to the geese problem. The Board will attempt to do some research to see if this is a viable option for Oakwood.

A suggestion was made and accepted to have the Oakleaf newsletters delivered via email. As our database has email addresses for about 120 of the 273 residents, this will save on both printing and postage.

Please contact Mary Ann Brookes (mbrookes@comcast.net) with a valid email address to be added to the community email update list.

It was also suggested that more financial / spending information be included in the newsletter, which will start with this edition.

Residents reported seeing trespassers fishing on the lake. The sign at Ramblewood was replaced in 2007. We all need to do our part to keep intruders off the lake. Please be vocal and ask people to leave if they don't have either boat decals or member badges and are fishing from a boat or at the dam, beach or pipes on Elm. Also please have your own boat decals displayed or you will be asked to leave the lake.

Please make sure your stickers get put onto boats and canoes on the racks at the beach. If not, they will be removed by June 1st 2008.

2004 Flood Update

A few residents mentioned seeing in a newspaper article that Oakwood was included in one of the settlements from the July 2004 flood. We had learned just recently that our insurance company paid \$20,000 as part of this settlement. We spoke with both the adjustor and attorney to ensure the validity of this payment, learning that this was a very small payment, since Oakwood, though included because our lake is in the general waterway that flooded, has a dam that did not fail, and is built to all State specifications. Oakwood paid a \$500 deductible on this claim.

Financial Update

See Income & Expense Statement and Balance Sheet on next page.

Membership Status: 195 of 273 (71%) are currently members in good standing, with active certificates and paid-up fees.

Trustee Meetings

At the meeting, it was erroneously reported that the trustees held five formal meetings in addition to email communication and community events. The actual meetings were as follows:

Oakwood Trustee Calendar 2007

1/21/2007	Trustee Mtg
2/26/2007	Trustee Mtg
3/5/2007	Annual Meeting
5/21/2007	Trustee Mtg
6/4/2007	Trustee Mtg
7/9/2007	Trustee Mtg
8/27/2007	Trustee Mtg
10/8/2007	Trustee Mtg
11/12/2007	Trustee Mtg
12/17/2007	Trustee Mtg

The formal board meeting schedule for the remainder of 2008 is as follows, with standing agenda items of financial update, lake/property condition, issues & resident inputs, plus those noted:

- Tuesday, May 20 – Prep for season, lifeguards & picnic. Updates on projects. Newsletter.
- Monday, Aug 11 – Prep for close of season, steak by the lake, yard sale. Updates on projects. Newsletter.
- Monday, Oct 13 – Status of equipment/property for next year. Post season newsletter
- Monday, Dec 15 - Planning for 2008, prep for annual meeting. Newsletter

Members in good standing may attend any meetings with advance notice so that accommodations can be made for enough space.

Income & Expenses

	2003	2004	2005	2006	2007
Cash In					
Member Fees ^a	20,987	24,785	47,690	44,030	47,630
Other Income	1,397	1,238	951	1,044	1,165
Total Cash In	\$22,384	\$26,042	\$48,641	\$45,074	\$48,795
Expenses					
Beach Badges	274	414	438	432	598
Dam Project ³	0	2,444	65,251	0	0
Equipment/Fixtures ¹	0	6,679	0	525	135
Events	619	(13)	54	353	275
Insurance	4,670	4,606	4,878	4,994	4,879
Interest Expense	0	0	2,128	1,344	0
Lake Restoration ⁴	0	0	0	0	8,581
Lake Stocking	1,386	790	1,243	1,355	475
Lifeguards	0	2,225	4,103	4,459	4,918
Maintenance ²	8,278	3,141	2,656	1,806	8,493
Postage & Printing	504	556	959	322	476
Rental - Mr. Bob	415	426	471	431	673
Taxes	94	479	66	55	47
Utilities	619	678	653	671	689
Other Expenses	673	948	393	356	267
Total Expenses	\$17,532	\$23,373	\$83,293	\$17,104	\$30,506
Net	\$4,852	\$2,669	(\$34,652)	\$27,970	\$18,288

Income Notes

- Fees raised by \$100 per property in 2004 to cover dam repair; borrowed \$50,000; repaid in 2006

Expense Notes

- In 2004, purchased new entrance signs and picnic tables lost in flood; water fountain replaced in 2006
- In 2003, recoated tennis courts, brought in sand for beach & replaced fencing; in 2007, did cleaning, repair & recoat of tennis courts
- Repaired damage to dam in 2004/05 after 7/04 flood
- In 2007, conducted engineering reviews on upper lake

Balance Sheet

ASSETS	
Cash and Bank Accounts	
Checking	4,683
Money Market	43,198
TOTAL ASSETS	\$47,881
LIABILITIES	
Balance held for Gaehring	8,037
FMS Dam Loan	0
TOTAL LIABILITIES	\$8,037
OVERALL TOTAL	\$39,845

2007 Activities

The board reported that the main focus in 2007 was work on the upper lake sediment issue, which took countless hours of trustee time getting engineering bids, meeting with engineers and attorneys, and gathering documents (thanks, Ron Ulicny!).

The usual events were also held successfully, the tennis court was reconditioned, the volleyball net on the beach was replaced and re-anchored, and the boat racks were organized.

2008 Plans

- Beach cleanup (great success) Thanks to all that attended!!!
- Fresh stone added to boat ramp (Completed)
- Swimming area cleaned up and made deeper (Completed)
- Ramp chain and lock need to be replaced (Completed)
- Fish stocking taking place, provide baitfish this season
- New BBQ grill area. 2 new BBQ grills (see below)
- Bushes at tennis courts to be thinned out

Discussion was held on removing the unsightly bushes in front of the tennis courts and replacing the front fence and gate. There was disagreement about this, as some tennis players like the bushes as a windbreak. It was agreed that the Green Thumbs Garden Committee will try to thin the bushes to make them more presentable, and that, if the bushes are removed, the fence will include a windbreak feature.

The permit has been filed to allow weed treatment this year. The most noticeable weeds are those that are at their peak in June, so have to be treated at that time. Because of the flow of our lake, coupled with differences in sunlight and temperature, it is difficult to predict when, or whether, the treatment will be necessary in a given year. The trustees will monitor the lake and residents are asked to contact one of the trustees if they see a significant weed problem.

Discussion was held on refurbishing the Barbecue Grill and the Grill area to solve the flooding problem and provide a clean and useful facility for residents. Many residents like to schedule the picnic area for family gatherings and events such as birthday and graduation parties. Including the Association events, 12 such gatherings were scheduled last year. There is no charge to members in good standing for use of the picnic area. Schedule through Lin Rubright at 714-8565. A vote on spending \$9,000 - \$11,000 on this project was approved (20-10 in favor), and it was agreed that the propane side of the grill area would be secured with a lock, and the cylinder would be removed to prevent vandalism.

Other plans include replacing the dock/pier at the beach, expanding beachfront shoreline, and landscaping around the parking / beach areas.

Fee Structure

In light of increased costs and residents' requests for additional projects, attendees voted 20-3 to allow the fees to continue at the higher rate of \$250 for Full Service and \$175 for Seniors.