

November 9, 2019

WPLA Newsletter

Reminder: November 11th - WPLA Board Meeting

The next meeting of the Woodland Pond Lakefront Association Board of Directors is Monday, November 11 at 6:30 pm at the WP Swim & Racquet Club. All members are encouraged to attend. A copy of the meeting agenda can be downloaded by clicking on the link below.

[WPLA Board Agenda](#)

Update on Governing Documents

Successful Member Meetings & Feedback

The Board thanks every member who attended a meeting to review and discuss the proposed governing documents for the WPLA during the month of October. We received numerous thoughtful questions, comments and suggested changes. We especially appreciated the spirit of cooperation and shared support for protecting the Lake. The Board has documented all of the feedback and is in the process of revising the documents and preparing them for member approval.

Next Steps

The membership approval process begins with approval of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Woodland Pond Lakefront Association, Inc. (Declaration). This is the foundation document which is tied to your deed and from which the Bylaws and Rules & Regulations are formed. As you will recall, the Amended and Restated Declaration must be approved by at least 80% of "A" members with notarized signatures of all persons listed on the title to the property. The Board will provide an approval page for signing and notarizing.

We are in the midst of setting up a schedule for members to come to the Swim & Racquet Club to sign the approval page. A notary will be provided free of charge to members at those dates/times, or, a member may choose to have the approval page notarized elsewhere and return it to the WPLA. Please keep your eye out for an email with the revised Declaration, signature page and the schedule for having your signature(s) notarized.

Notaries Needed

If you are a notary public and are willing to donate time to help with the approval and member signature process for the Declaration, it would be greatly appreciated. We are looking for volunteers for any/all of the following dates:

Saturday, Nov 16 - let us know your availability

Monday, Nov 18 - 5:00 to 7:00 pm (preceding the HOA #1 Annual Meeting)

Nov 19, 20, 21, 22, 24, 25, 26 - let us know your availability

Please call or text Jane Abbate at 412-953-9806 or email her at abbatejane@gmail.com to discuss the dates/times that will work best for you. Our goal is to schedule two or more notaries to be available for each signing appointment.

This is a really valuable way you can serve the WPLA and it would be sincerely appreciated.

Special Member Meeting Monday, December 16

Please mark your calendar for a special member meeting on Monday, December 16 at 6:30 pm at the Swim & Racquet Club. The purpose of this meeting will be for "A" and "B" members to approve the remaining governing documents which include the Bylaws and Articles of Incorporation. Then, "A" members will vote on the Rules & Regulations. This meeting will also be for "A" and "B" members to approve the proposed annual assessment (dues). The Board will send Proxy voting ballots via US Mail to all members in the near future in the event the member is unable to attend the meeting on December 16.

Change in WPLA Dues Billing Cycle

Please note that there will be a change to the billing cycle for WPLA dues. Invoices for 2020 dues will be sent by January 30, 2020 and payment will be due by February 29, 2020.
