



The Woodlands Homeowners Association Newsletter

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WHOA April Board Meeting Minutes

Date: May 13, 2021

The Meeting was called to order at 6:02 PM

Attending: Shauna, Patti, Marcia, Jared and Brian. George and Trisha joined by phone. There were 21 properties represented by at least one homeowner.

Shauna introduced Craig Groves the new owner and developer of the 68 and 90 acres to the east of the Woodlands and Fox Ridge and two members of his team, Bonnie Labine, designer and Emmett Price, contractor.

Craig passed out preliminary maps (click [HERE](#)) and announced the subdivision will be called "Pine Creek Ranch". Although they have not submitted plans to P & Z and City Council or the Fire District for approval, they hope to have 22 homes completed and the process for annexation of the 90 acres in process by Thanksgiving.

They opened discussion with the homeowners to address our concerns. Number one concern being traffic and safety on existing local streets based on the proposed density. They are aware of the easement to extend Dienhard but didn't indicate that it was an option. They will be conducting a traffic study in our area in June. Other homeowner concerns included Short Term Rentals, pricing and the proposed density. Their plan is to market the home sites to be compatible with the Woodlands and be one of the builders. They said they want to be good neighbors and they are taking our concerns seriously. They were invited back for further dialog.

Pool Update: Patti informed us that the pool should be ready by Memorial Weekend. Based on the State of Idaho going to stage 4, the Board voted to open the pool and common area completely. Furniture will be out, the clubhouse will be available and hours will return to 9am to 9pm. The pool capacity will return to state regulations for its size which is 35. We ask that you keep in mind the CDC's cautions knowing that some members of our community may not be vaccinated and that vaccinated or not if you are not feeling well, please stay home. All previous pool and common area rules apply. To refresh your memory, they can be found on our website. Should there be changes in conditions in Idaho we will re-evaluate. FYI there is a chlorine shortage!!!! To avoid having to shock the pool with large amounts of chlorine please remember....little swimmers are required for infants or toddlers unless reliably potty trained. No dogs in the pool and no food in the pool area, crumbs and scraps entice squirrels, chipmunks and mice into the area, unfortunately they often fall into the pool. If the shortage continues and we run out of chlorine the pool would have to be closed for the rest of the season.

Tennis/Pickleball Court: The parties responsible for the damage to the courts have taken responsibility and will be paying for the repairs. Based on homeowner's complaints the Board will be looking at further rules for the courts.

REMINDER: Woodlands Community Yard Sale is Saturday May 29th 8am-3pm.

The meeting was adjourned at 8:35pm

CONTACTS

President
Shauna Enders
shauna@woodlandsmccall.org

VP
Patti Soucek
patti@woodlandsmccall.org
208.315.1177

Treasurer
Walt Czarniecki
walt@woodlandsmccall.org
208.362.9263

Directors

George McFedries
george@woodlandsmccall.org
714.788.1222

Jared Schuster
jared@woodlandsmccall.org
208.755.5890

Brian Bush
brian@woodlandsmccall.org

Marcia Witte
marcia@woodlandsmccall.org

Patricia Hibler
patricia@woodlandsmccall.org

Architectural Committee

Todd McKenna
todd@woodlandsmccall.org
208.634.1345

Firewise Committee

Al King
al@woodlandsmccall.org
208.866.3662

Jacki Rubin
jacki@woodlandsmccall.org
208.630.8884

Common Area Reservations & Support

Margie Elliott
margie@woodlandsmccall.org

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www.woodlandsmccall.org

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Woodlands Homeowners Association
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McCall, Idaho 83638
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