

QUARTERLY-2023 NEWSLETTER



LaSalle's Woods
at Eagle Pointe

Your Current HOA
Board Members

Executive Board

President:
Nicholas Brunk

Vice President:
Amy Beal

Treasurer:
Lora Niemeier

Secretary:
Kay Rossok

At Large Board

Erin Davey
Kevin Moyer
DonnaLea Pyrz
Robbie Robertson
Maryann Williams

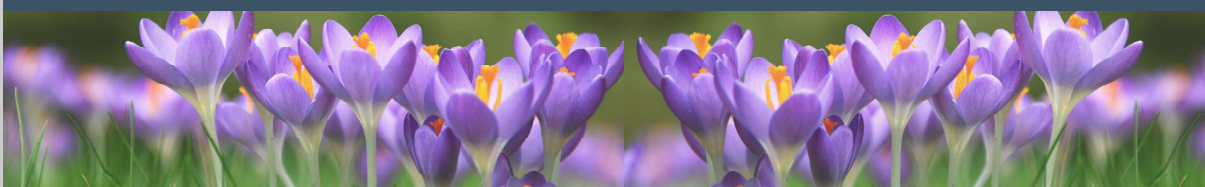
Contact information
on last page.

From LaSalle's Woods HOA Board

Fresh air, warmer weather, and blooming flowers. What's not to love about spring? On Saturday, April 22, 2023, we encourage all members of our community to join us for our Annual Meeting being held at the Eagle's Nest at 9:00 am. It's a wonderful opportunity to hear about LaSalle's Woods happenings and meet and greet with neighbors.

Prior to this meeting, the LaSalle's Woods HOA Board is requesting nominations for 2, volunteer Board Member At-large positions, for the 3-year term beginning May 2023. This offers a homeowner the opportunity to serve the community while being involved in the day-to-day operations of our village. Nominees must be current unit owners, be willing to attend monthly meetings and be capable of efficient electronic communications (e.g. email and app-based communication). Qualifications and duties of members of the Board of Directors are explained more thoroughly in the 1993 Bylaws (Article IV) available in AppFolio. Please be sure to obtain approval, if this is not a self-nomination. Nominees will be included on the ballot at the 2023 Annual Meeting.

Nominations are to be submitted in writing no later than 10 days prior to Annual Meeting (deadline April 12, 2023) to HOA Board Secretary, Kay Rossok, at elrossok@att.net.



Thank You

On behalf of the LaSalle's Woods Community, the HOA Board would like to thank **Maryann Williams** and **Kevin Moyer** for their years of service on the HOA Board. Both Maryann and Kevin volunteered to join the Board in the Fall of 2018. They have worked tirelessly for the Board and our community. They have volunteered well beyond the original commitment of a three-year term. Maryann also held the position of President and Kevin as Vice President, using their expertise to assist the Board in all actions. Please join the Board in expressing your thanks to them, in-person, when you have the opportunity.

LASALLE'S WOODS HOA MONTHLY MEETING INFORMATION

As we step into a new season, our LaSalle's Woods HOA Board would like to invite all homeowners to attend, in-person or virtually, the monthly Board meetings. Our meetings are held on the 2nd Thursday of the month at 7:00 PM in the pool office and via zoom. This allows neighbors to share ideas, as well as observe the process our Board follows for addressing various issues in our village. The meeting agenda and other informational documents are emailed prior to each meeting. These documents are also posted on the LaSalle's Woods Facebook page. Minutes from the meetings are posted in AppFolio.

Items discussed at the our HOA Board meeting included:

- Mackie Property Management Report
- General Homeowner Requests/Input
- Community Etiquette
- HOA Financial Report
- Current Projects

KEY COMMUNITY DATES

LW Board Meeting	Th Apr 13
LW Annual Mtg (9am-12pm)	Sa Apr 22
LW Board Meeting	Th May 11
LW Board Meeting	Th June 8
LW Board Meeting	Th July 13
LW Board Meeting	Th Aug 10
LW Board Meeting	Th Sept 14
LW Board Meeting	Th Oct 12
LW Board Meeting	Th Nov 9
LW Board Meeting	Th Dec 14

*All Thursday evening meetings will start at 7:00 pm.

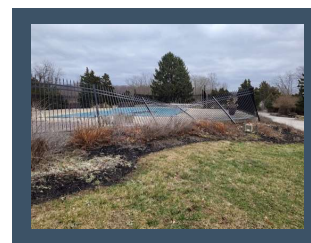
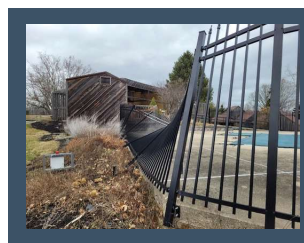
Meetings are subject to change but all changes will be noted on the website and Facebook.



Eagle Pointe | PSA Updates

- PSA Annual Meeting to be held March 18th at the Eagle's Nest from 9-11am
- The new gates will be functional March 13th
 - If you haven't already, please install CellGate app
 - To help with the transition code 1234 can be used to gain entry if RFID tags have not been received yet
 - Questions and issues may be sent to eaglepointe.gate.help@gmail.com
- Resurfacing of the clubhouse tennis courts will happen end of March/beginning of April
 - Pickleball courts can be expected along with a tennis court
 - Bocce ball courts are planned during this phase as well
- Management updates
 - KemperSports has begun managing golf course as of Jan 1
 - PMI acquired Tempo Properties (used for PSA property management)

Weather Related Pool and Tree Upates



On February 9, 2023, LaSalle's Woods experienced high winds that unfortunately blew down a couple of large trees and part of our beautiful pool fence. Mackie and the Board are working diligently to get the trees removed and the fence fixed.

Homeowner Key/Entry Code

All homeowners are required to provide a copy of their house key/entry code to be used in the event of an emergency. If you have not already done so, it is imperative that you do this as soon as possible. (Drop in box at pool or to Mackie Properties.



INTERESTED IN PICKLEBALL?

In the Spring of 2022, the tennis courts were repainted and lines were added for a pickleball court. If anybody is interested in learning how to play pickleball and starting up a group for LaSalle's Woods, please email Kay Rossok at elrossok@att.net and she will try to organize lessons and the group.

Overview of LaSalle's Woods ByLaws

Many find our governing HOA documents and By-laws to be confusing. It helps to understand our community's construction history** to understand why this is the case. The original LaSalle's Woods complex was built, in phases, from 1974-1978. As each "Phase," or Expansion, was completed, a new section of our governing documents or an "Amended Declaration" was added and recorded with Monroe County. These added sections to our governing documents, done in phases, each included the added new buildings, and a resulting revised "EXHIBIT E," showing the updated Percentages for our HOA Common Expenses applicable to each of the completed units in our complex. The last construction phase of our complex to be added was Phase IV, adding building 13, and the edition of "EXHIBIT E," for Phase IV Expansion, used today. (The unit number referred to in EXHIBIT E is a legal definition and found on your title – not the number on your door). So... all of these Amended Declarations for our four Expansion Phases build on one another and should be considered together as a whole.

On January 19, 1993, with the 75% affirmative vote required, LaSalle's Woods filed, and recorded with Monroe County, articles of incorporation to become a non-profit corporation. At the same time, we adopted today's corporate code of by-laws for our new non-profit corporation. These 1993 bylaws replaced entirely the old bylaws that were originally found in "Exhibit B" of the Declaration of Condominium for LaSalle's Woods- Phase I Condominium, filed with Monroe County and recorded in Oct 1974.

Today, we continue to be governed by our 1993 articles of incorporation and bylaws, in addition to the December 2020 amendment to our 1993 bylaws, clarifying unit owner responsibility, that was recorded with Monroe County in January 2021. Our condominium association also adopted "General Rules and Regulations" in September 2020 which all community members are required to follow. These 3 documents, applicable to all unit owners, are mostly referred to and helpful today. However, there are still portions of the original "Declarations of Condominium" for Phases I, II, III, and IV (exclusive of exhibit B or bylaws) that are referenced in the 1993 articles that still apply and cannot be discounted.

**History of Construction at LaSalle's Woods (115 Units):

- 1974- Phase I: Buildings 1,2,3,4 (units 1-38)
Bldg. 3 has since had fire damage & subsequent repairs made.
- 1975- Phase II Expansion: Buildings 5,6,7, 8, 14 (units 39-65 and units 94-100)
Bldg. 14 has since been destroyed by fire & rebuilt entirely in 2017.
- 1976- Phase III Expansion: Buildings 9,10,11 (units 66-77 and units 101-107)
Bldg. 11 has since had fire damage & subsequent repairs made.
- 1978 -Phase IV Expansion: Building 13 (units 78-93, including 78½, 80 ½, 82 ½, 84 ½, 86 ½, 88 ½, 90 ½, 92 ½, the units in the rear & lower level of building 13)
Bldg. 13 later destroyed by fire & rebuilt entirely in 1997.

In addition, other buildings included in LaSalle's Woods complex include:

- Our Pool/Office Building (could be labeled Bldg. 12 – currently no bldg. is called Bldg. 12)
- Our 30 Garage Buildings serving each of the units listed above.
- 2 Storage structures in Bldg. 13 Parking area serving the ½ units in Building 13.



New Neighbors

Amy Abuasabeh	Unit 86
Cynthia Everman	Unit 54
Solena Raven LLC	Unit 78.5
The Arc of Indiana Master Trust/Gregory Fetz	Unit 83

If any new owner has been inadvertently omitted, please contact Kay Rossok via email elrossok@att.net.

EMERGENCY NUMBERS

Monroe County Sheriff & Ambulance:
CALL **9-1-1**

Indiana State Police:
(812) 332-4411

Fire, water, and sewer cleanup and restoration:
Servpro: (812) 824-2027

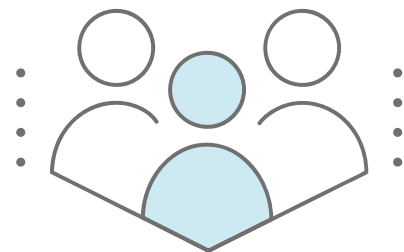
Cleaning and water extraction services:
Indiana ProClean: (812) 337-5000

Plumbing issues:
Roto Rooter: (812) 339-1836

Mackie Properties Emergency Maintenance:
(812) 320-4245
(For issues after hours
that are the responsibility of the HOA)

Community Reminders | Etiquette

- Parking spaces are limited. One car should not take up two spaces, please park in one spot only.
- Be a good neighbor, check in on your neighbors for their well being
- Respectful, intelligible communication is a two-way street
- Routine meetings are the preferred venue for discussion of general concerns (not Facebook)
- Maintenance requests are to be filed via Appfolio for clarity of communication, documentation (not email)
- External lighting is required around the community for liability reasons (do not remove bulbs, spray paint domes, confront personnel, etc.)
- Only we can prevent forest/building fires (no gas-grilling, discarding of cigarette butts, etc.)



Trash Removal

A new contract has been secured and we will be changing companies as of June 1, 2023. As part of our new contract, recycling receptacles will be provided.

LaSalle's Woods Owner Small Businesses

Beth and Robert Freeman | Unit 45

We do laundry, bedding, rugs, etc. Also, we do dry cleaning. We will pick it up and deliver it back to you.
Phone: (812)-345-1129 (text)

Laundry Village

515 N Lincoln Ave Bedford Indiana 47421
Hours-Open 7 Days a Week (7:00 AM - 10:00 pm)
Phone: (812) 277-1886

Maryann O. Williams | Unit 43

Jones McGlasson & Siefers

205 South Walnut Street, Ste 3
Bloomington, Indiana 47404
Full-service law firm featuring estate and Medicaid planning, personal injury, business planning, and family law
Phone: (812) 332-4431

Angie Thomas

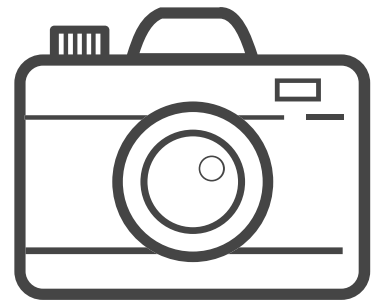
House Cleaning (Insured)

Turn Key Cleanings | Organizing | One Time Cleanings
| Guest Coming?
Phone: (812) 272-0182 (text)

Kristina Hobbs | Unit #6

Professional Freelance Photographer

Family, pregnancy, newborns, weddings, senior pics, headshots, business promos, real estate, fashion, and more. (812)-583-2901 or email
kristinaandhobbs@gmail.com





CONTACT INFORMATION

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