

QUARTERLY-2023 NEWSLETTER



LaSalle's Woods
at Eagle Pointe

Your Current HOA
Board Members

Executive Board

President:
Nicholas Brunk

Vice President:
Amy Beal

Treasurer:
Richard Jones

Secretary:
Kay Rossok

At Large Board

Mackenzie Caudill
Erin Davey
Rebecca Itow
Robbie Robertson
Bill Ullrich

Contact information
on last page.

From LaSalle's Woods HOA Board

We hope this message finds you enjoying the sun-soaked days and warm evenings as summer is in full swing. With the pool, lake access, and picturesque service road at our disposal, there's no shortage of fun and relaxation in our community.

As a friendly reminder, we kindly ask everyone to be mindful of the community guidelines that help us maintain a clean and pleasant environment for all residents and guests. There's a short checklist on the next page of this newsletter.

Pool-related updates are always important, and we have a couple to share. Firstly, if you need a new pool fob, please contact Mackie at your earliest convenience as they will shortly be placing an order for replacement fobs. Secondly, we're seeking volunteers to help water the beautiful flowers at the pool area on Sundays and Fridays. If you have a green thumb and want to help, see the segment "Watering Pool Flowers" on the next page.

In accordance with the Bylaws, we kindly remind all homeowners to provide us with a spare key. This is an essential safety measure for emergency situations. We are currently working on implementing a new practice with building-specific volunteers who will have knowledge of water shut-off locations, keys, and entry codes. This will enhance our emergency response capabilities. Stay tuned for updates on this initiative.

We appreciate your attention to these reminders and your continued cooperation in making LaSalle's Woods a fantastic place to live! Wishing you a delightful summer filled with laughter, relaxation, and cherished moments with friends and family.



Community Clean-up Day

Saturday, May 13, eight members of our community volunteered to clean-up the pool and clubhouse area in preparation for summer. In addition, Amy and Doug Beal kindly donated some flowers to enhance our beautiful pool. Thank you to all who helped.

Left to Right: Eric Rossok, Kay Rossok, Robbie Robertson, Anne-Maree Ruddy, Bill Ullrich, Rebecca Itow, Erin Davey
(absent from photo: Mackenzie Caudill)



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
- Deployment of Homeowner Siding Survey
- HOA Financial Report

KEY COMMUNITY DATES

LW Board Meeting	Th July 13
Committee Meetings	Wed Aug 2
LW Board Meeting	Th Aug 10
Committee Meetings	Wed Sept 6
LW Board Meeting	Th Sept 14
Committee Meetings	Wed Oct 4
LW Board Meeting	Th Oct 12
Committee Meetings	Wed Nov 1
LW Board Meeting	Th Nov 9
Committee Meetings	Wed Dec 6
LW Board Meeting	Th Dec 14

All Thursday evening meetings will start at 7pm.

On Wednesdays, Architectural Committee will meet from 6-7pm and the Grounds Committee will meet from 7-8pm. All volunteers are welcome--please email robthebuilderrobertson@gmail.com if interested.

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



Eagle Pointe | PSA Updates

- The new gates are fully functional and the temporary '1234' code is no longer in service
 - If you haven't already, please install CellGate app
 - Questions and issues may be sent to eaglepointe.gate.help@gmail.com
- The clubhouse tennis courts have been resurfaced and pickleball courts are open!
 - Many residents have begun using the TeamReach app for organizing game times
 - Residents may play pickleball free of charge
 - Non-residents may pay \$24/hr to reserve courts
 - See the online page for more info to reserve:
<https://eaglepointe.com/pickleball/>
- Golfing
 - July 19th - Taylormade fitting event
 - Aug 19th - Club Championship for Platinum Members
 - Sept 10th - Couple's League Championship for Platinum Members

WATERING POOL FLOWERS

If you have a green thumb, we would love your help in maintaining the beautiful potted and hanging flowers in the pool area. Sundays and Fridays are the designated watering days when we could use help! If you're interested, please reach out to Amy Beal (ajbeal2@comcast.net) or Kay Rossok (elrossok@att.net) for instructions. Please note that the hose attached to the pump is specifically for pool water level maintenance and should not be used or removed for watering purposes.



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.

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.)

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.

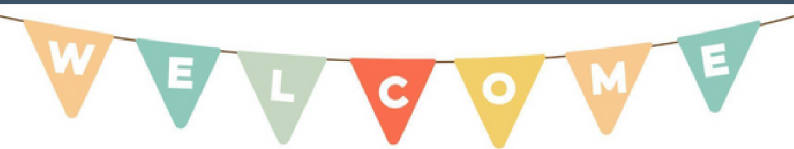
Today, we continue to be governed by our 1993 articles of incorporation and bylaws, in addition to the December 2020 amendment to our 1993 bylaws, clarifying unit owner responsibility, that was recorded with Monroe County in January 2021. Our condominium association also adopted "General Rules and Regulations" 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

Mackenzie Caudill Unit 53

Herman & Catherine Napier Unit 27

Asa Aaron Long Unit 56

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

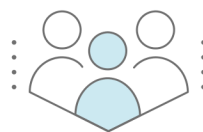
Mackie Properties Emergency Maintenance:

(812) 320-4245

(For issues after hours that are the responsibility of the HOA)

Community Reminders | Etiquette

- Please clean up all food in common areas (e.g., waterfront access, pool) to protect wildlife and prevent pests.
- Do not place any food on top of the dumpsters. Ensure all food waste is in trash bags and properly disposed of within dumpsters.
- Do not remove the hose from the pool water. It keeps the pool water levels from getting too low.
- No dogs or pets are allowed within the pool area.
- Please be respectful of others at the pool. No rowdiness or horseplay.
- Please leash dogs in all public areas, and clean up after your pet. Dog bags are located at intervals along the roads in LaSalle's Woods.
- Remember to turn off the lights when you're done playing basketball or pickleball in the evenings.
- No open flames or charcoal grills are allowed.
- Guests should park in the designated guest spots for the unit they are visiting.
- Be mindful of your neighbors by keeping noise levels at a considerate level, especially during late evenings and early mornings.



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?

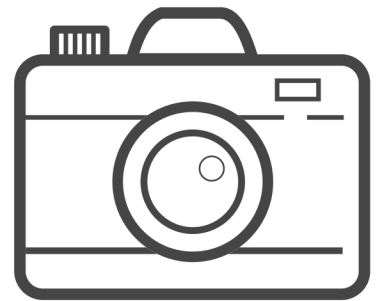
Phone: (812) 272-0182 (text)

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

Executive Board

President

Nicholas Brunk
nbrunk90@gmail.com

Vice-President

Amy Beal
ajbeal2@comcast.net

Treasurer

Richard Jones

Secretary

Kay Rossok
elrossok@att.net

At Large

Mackenzie Caudill
mcaudill.lwhoa@gmail.com

Erin Davey
erindvy@gmail.com

Rebecca Itow

Robbie Robertson
robthebuilderrobertson@gmail.com

Bill Ullrich