

Hello Everyone,

It is hard to believe a new year is upon us. I want to thank everyone who took time out to attend our annual meeting. At the meeting, you elected three new Board Members and with their help, the Board is up and running.

A vision I have for Woodbridge is to be more “social media” friendly. We are going to be revamping the web page and working on putting Facebook to our advantage. I believe when someone looks to our neighborhoods as a possible new place of residence, they will look to the internet.

Speaking of the internet, a portion of your dues goes to spending hundreds of dollars on postage, copying and printing. We could greatly reduce those costs by having everyone provide an email address. Not only does it save money, but we will be able to get news out to you in a moment's notice, if needed.

Another vision I have is to make the neighborhoods more appealing to the residents and prospective residents. This would be done by making improvements to the neighborhoods. To do that I need your help and suggestions. I want Woodbridge to be an inviting place to live. This not only helps the quality of life, but also helps maintain and even increase property values. Anytime you have a suggestion, please email me at [President.WBA@gmail.com](mailto:President.WBA@gmail.com), or call the Association [704-750-9165](tel:704-750-9165). We will be glad to hear from you.

Also, please support the facilities we have available to us. George Hays tells me the pool will be open by Memorial Day. And playing a few rounds at Woodbridge helps to improve the bottom line to show a prospective buyer we still want a golf course in our neighborhoods.

On behalf of the Board, we are looking forward to serving you and I am deeply honored to be your President for the next twelve months.

***Robert H. Lutz***

## **FROM THE BOARD: New Board Member Positions**

- President – Robert Lutz
- Vice President – Jason Drum
- Secretary – Stephanie Stearns
- Environmental – Bert Costner; Roy Dyer
- Maintenance – Jeff Wright; Steve Verdin
- Hospitality / Social Media – Alba Guy
- Board Member – Jay Powers

## FROM THE "GOLF COURSE COMMITTEE"

All property owners are urged to attend a meeting on Monday, May 11 at 7 pm at Club Woodbridge. The golf course situation will be discussed. Efforts of the Golf Course Committee will be reviewed.

We have financial information we would like to share with Association members.

We are hoping that this will be a positive meeting with the long range goal of maintaining an excellent golf facility in our community. The purpose will not be to air old and present grievances against the course and its owners. Focus will be on the future rather than looking back.

Hope you can attend.

"The Board of the Woodbridge Homeowners Association has neither endorsed nor called this meeting"

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## MAINTENANCE NOTES

We have a new vendor contracted to mow the vacant lots this year. Mowing should start around May 18, just in time for Memorial Day.

You may have seen Jarrett Blanton pruning, mowing, cleaning and spraying our entrances and cul-de-sacs. Thank you for doing such a great job.

John Ricker has agreed to continue picking up trash on New Camp Creek Church Road and Stoney Point Road as part of Woodbridge Property Owners Association's participation in the Adopt-a-Hwy program. Now that it is mowing season, please remember **"IT IS AGAINST THE LAW TO CUT YOUR GRASS INTO THE ROADWAY"**. Also please be courteous to your neighbor's yard by keeping your clippings on your side.

## FINANCIAL REPPORT:

Invoices for mowing the vacant lots should go out this week.

As of May 1, 2015 our Accounts Receivable was \$2,624.83 which includes late fees and interest. A lot of time, energy, and expense goes into collecting past dues. We have met with our Lawyer, and the board has agreed to start taking action by filing liens, and or, taking delinquent property owners to small claims court.

The association Bylaws and Declaration provide for the collection of monthly amounts to cover, among other things, the use of common areas and property maintenance/repairs. *North Carolina law provides that the association may place a lien against your property for the unpaid dues plus costs and attorney's fees.* Therefore, it is important that you make immediate payment to avoid unnecessary costs and a lien being placed against your property.

If you have not paid your dues, mowing fees, late fees and interest, please make your payment ASAP via PayPal on our website: [www.woodbridgekm.com](http://www.woodbridgekm.com) or mail to: Woodbridge Property Owners Association, P.O. Box 1055, Kings Mountain, NC 28086.

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## ON A LIGHTER NOTE:

A Woodbridge resident, Beverly Putnam is putting together a 10 day trip to Italy for June, 2016. The trip begins in Milan and includes the Lake Como area, as well as, the Cinque Terra and Venice. Details will be discussed at a meeting on Sunday, May 17th in Shelby. If you are interested please contact Beverly Putnam at [bevputnam@yahoo.com](mailto:bevputnam@yahoo.com) or 704-214-4089. Group size is limited.

## Services Available From Your Neighbors

ABT Tax Service  
Brook Duncan 704-484-9980

Baby Sitting & Pet Sitting Services:  
Alexis Browning 704-974-1441

Closet Systems, Mirrors, and Shower Doors/Enclosures & Glass of all types  
Lori Smith 704-309-1457

Custom Handcrafted Outdoor Furniture, Games, Gaming Tables, Personalized, Embroidering  
Items & Gifts.....Justin & Penny Willyoung..... Email contact:jpwillyoung@att.net  
Justin Cell: 814-673-5308 .....Penny Cell: 814-758-6362

Dock and Deck Building  
Paul Weeks 704-692-0033

Financial Advisor  
Michelle L McDuffie 704-674-9994

Mike's Lawn Service & Landscaping  
Chad Duncan 704-472-3448

Mortgage Services  
Michael Hamrick 704-472-5322

Piano Lessons & Pottery

Melody Gildner 704-600-6044

Photography & Videography and many other specialty services:  
Paul & Terri Huggins Owner of Shelby Camera & Video in uptown Shelby

### Real Estate Realtors & Brokers

Mark Burr 704-418-2734  
John Collins 704-300-2087

Linda Duffin Ford 704-472-7674  
Denise Wright 704-692-2859

## Miscellaneous:

If you change your email address, please let us know so we may stay in touch with you. This is very important, especially, if you have signed up to get your Dues Invoice via email.

Woodbridge Community Facebook Page:

In an effort to provide additional means of communication in the neighborhood, the link to our Facebook page is [www.facebook.com/pages/The-Woodbridge-Communities-at-Moss-Lake/196919130333820](http://www.facebook.com/pages/The-Woodbridge-Communities-at-Moss-Lake/196919130333820)

If you are new to the area you may *not* know this fact: Club Woodbridge (Pool, Tennis & Club House) and Woodbridge Golf Course (Pro Shop) are two separate entities from Woodbridge Property Owners Assoc. However we do encourage you to support both entities.

The community needs a "Hospitality Committee"! Please sign-up today!

This is a paid Advertisement

## Club Woodbridge

1013 New Camp Creek Ch Rd  
Kings Mountain, NC 28086  
clubwoodbridge@gmail.com

Ph: 704-487-9277  
757-708-0541  
704-692-2046

Hours: Monday - Sunday  
12pm-6pm

Member Applications  
Available @  
[www.clubwoodbridge.com](http://www.clubwoodbridge.com)

Annual Grand Opening  
& Social Gathering  
May 25th, 12pm-until