

ASSESSMENT INCREASE FOR 2023

We have gone without an assessment increase for eight years. Unfortunately, we are no longer able to maintain our common areas, pool, and lake at our current assessment level.

Basic annual assessment is mandatory for any resident with a deed date after Jan 1, 2004.

BASIC MANDATORY ASSESSMENT \$200 [RESIDENT] / \$250 [NONRESIDENT]

Access to the lake, south side trails and south side picnic area.

This is the minimum mandatory assessment for all Northwood Lake residents.

RECREATION ASSESSMENT \$300 [RESIDENT] / \$400 [NONRESIDENT]

This includes access to the basic areas plus all of the recreation areas lying north of Union Chapel Road including the pool, ball field, pavilion, tennis courts and common areas.

Our HOA assessments are invested back into our beautiful neighborhood through green space upkeep, accounting services, pool management, website maintenance, and more. NWL basic annual expenses total \$62,000 and do not include the replacement or repair of any damaged or deteriorating areas.

Our heartfelt thanks to our volunteers as well as those serving on committees. Members of our lake committee often volunteer their time and physical labor for major projects, the event committee crafts opportunities for our community to come together throughout the year, and Kay Holden gives her time to membership outreach, budgeting, and project management.

We can all help keep Northwood Lake beautiful. Simple tasks like collecting litter while strolling through common areas, ensuring trash bags are fitted and trash can lids closed, and even picking up fallen branches and placing them near the curb can help. Notify mynorthwoodlake@gmail.com if something needs repair.

2023 BOARD MEMBERS

Shannon Butson

Lynda Cain

Derek Dunn

Kay Holden

Michael Johnson

Leo L'Etang

Daphne Melvin

Shelly Hood Standridge

Rob Stringfellow



Northwood Lake
HOMEOWNERS ASSOCIATION

Annual Newsletter

February 2023

Happy 2023, neighbors!

The Northwood Lake Homeowners Association annual newsletter provides guidance for residents and the latest information on our efforts to maintain and improve Northwood Lake and its many assets. The exceptional care of this beautiful neighborhood is possible because of the yearly assessments paid by you, as well as the generosity of volunteers and the hard work and dedication of the NWL Homeowners Association board. We hope the new year brings health and joy to all. Thank you!

Please join us at our annual meeting Sunday, February 26, 2023 at 4 PM in the gym of Northwood Hills Baptist Church, 3463 Hwy 69 N. Your recommendations, encouragement and vote will impact everything from our home values to the harmony of our community.



Northwood Lake, HOA Northport, AL



Nextdoor Northwood Lake



mynorthwoodlake@gmail.com



PO Box 284, Northport, AL 35476

www.mynorthwoodlake.com



POOL UPDATE

Below is an update on the current condition of the pool. Please plan to attend our annual meeting to share your recommendations regarding next steps.

Our swimming pool facility, which was built in 1962, requires extensive and costly repairs. Please plan to attend the annual meeting to share your thoughts on the next steps we should take regarding the facility. The pool was resurfaced in 2017 but now the valve system needs to be replaced and the water flow jets are not functioning properly. Until these issues are resolved, the pool requires additional chemicals to keep algae growth to a minimum. The main lines also need to be replaced at a cost of about \$4,000. The baby pool has a large patch from damage incurred during the 2022 summer season, and the foundation of the large pool is showing signs of deterioration. Volunteers are planning to patch the foundation this spring. Approximately 130 families attend the pool each summer, with a daily bathing load of about 90 people.

Obtaining a pool manager and conducting routine maintenance is a continual challenge. Due to its condition and size, maintenance companies are not interested in servicing our pool. The last bid received included \$100 per visit with a requirement of 2 visits per week, resulting in a quote of more than \$7,200 for maintenance in the off season.

LAKE UPDATE

The HOA maintains responsibility for upkeep of the lake, shoreline, and dam. In 2021, shoreline erosion control maintenance was completed with the placement of rock at the dam shoreline. We also completed extensive shoreline repair at the Northwood Lake West access area to repair damage from the June 2021 flood. All labor was provided by volunteers saving well over \$250,000 on the project. More repair is needed to reclaim the banks at Union Chapel and the boat launch.

GOOD TO KNOW Debris in our neighborhood drains becomes silt. That silt ultimately washes into our lake and impacts the fish population by reducing the depth of the lake. Do your part by refraining from blowing debris directly into the lake or drainage areas in the neighborhood.

MEMORIAL FUNDS

This past summer we honored Mrs. Mary Kaye McPhail (KK) and Mrs. Connie Evans (GramCee), pillars of the Northwood Lake community who passed away within the last two years. Following KK's passing in 2020, GramCee took up a collection to create a memorial for her at the pool, a place many remember her sitting every summer. Then, when our sweet GramCee passed away in the fall of 2021, the HOA opted to split the collection and honor both women. We enjoyed hosting both of their families to talk about their love for the NWL children and what they meant to us.

EVENTS AND SOCIALS

Our community came together for five events this year: a neighborhood garage sale, Easter egg hunt, July 3rd party, neighborhood artist afternoon, and a trunk or treat. We now have an event committee, led by Susan Duckworth, that will be provided an annual budget. We're excited to continue coming together throughout the year, so visit our Facebook page (Northwood Lake HOA, Northport, AL) for future events!

LEND A HELPING HAND

Community workdays will continue — there are lots of plans for improvements in our neighborhood this year! Would you like to be notified when workdays are scheduled? Contact Kay Holden at Kaydholden@aol.com.

WHAT DO YOU HAVE TO OFFER THE COMMUNITY WHERE YOU LIVE?

All board and committee members are NWL residents, just like you, who volunteer their time, energy and ideas. Email mynorthwoodlake@gmail.com to join a committee or to let us know if you have skills, abilities, goods, or services to offer for the good of our neighborhood!