



## THE WOODS NEWSLETTER 07/2025

### Important Contact Information:

WEBSITE: <https://www.thewoodskunkletown.com>

NEPA Contact: Christine Hissim 570-421-5409

We all look forward to serving the woods community for the rest of 2025.

### Meeting Calendar Annual Meeting 09/23/2025 Location & Time TBD

#### Meet the 2025 Board Members:

Donna Zimmerman – President  
Martin Green – Vice President  
Crystal Stevens – Treasurer  
Jacklyn Stoica – Secretary  
Santiago Riveron – Member

Interested parties for 2026 should send their name and contact information to the Woods Email address [thewoodskunkletown@gmail.com](mailto:thewoodskunkletown@gmail.com)

#### Our Accomplishments for 2025

Property taxes on common areas have been paid for 2022-2024 are now waived . No more property taxes for the Woods Community.

Hired a lawyer to help with audit related to transition from builder to poa.

Also to help guide us on implementing some changes to bylaws and declaration. Which will need homeowner voting hopefully for annual Meeting. ( **Stay Tuned**)

Delinquent Homeowner accounts – Collection process implement and active.

Property Management company hired to manage the Woods Community. ( **NEPA** – Property Management)

Our Partnership started January of 2025. NnEPA is responsible for handling our financial processes, dues statements, dues collections(In partnership with Hoffman Law

NEPA Portal is [www.nepamgmt.com](http://www.nepamgmt.com) where you can set up your own acct to pay your HOA DUES.

#### HOA DUES PAYMENT SCHEDULE

1<sup>st</sup> quarter due by January 31, 2025(late fees were waived for 1<sup>st</sup> quarter only)

2<sup>nd</sup> quarter due by April 30, 2025

3<sup>rd</sup> quarter due by July 31, 2025

4<sup>th</sup> quarter due by October 31, 2025

**Board Nominations for the 2026 board members: October 2025 details are TBA**

**Election for 2026 & Budget meeting: November 2025 TBA**

**\*If interested in joining the baord please let us know by October meeting or before meeting which details will be announced soon.**

We strongly encourage everyone to lookout for updates on THE WOODS website<https://www.thewoodskunkletown.com> for the most upto date information.

#### Financial Update at a glance:

Overall 2025 is trending strong and we are anticipating a net income to place into the Capital Reserve by the end of 2025. The snow plowing costs were within the contract budget for 2025 winter & plans to discuss more financial details at our meeting in September.

Collections on delinquent accounts is still ongoing & being handled by our propety management company For 2024/2025 and Hoffman law. Homeowners who are sent to collections will incur the late fees along with all soociated collection and court fees and filing costs.

#### Bylaw Revision & Declaration Update:

We are working closely with Hoffman Law on revisions and will keep you updated during this process as we progress in this area. The intent of the revised bylaws & declarations is to simplify the content.

**\*\*Keep in mind implementing changes WILL require us to come together as a community to vote on important topics. We need 75% of the community to vote, please watch out for more details on this \*\***

#### POA FRIENDLY REMINDER:

**THERE ARE LAWNS THAT ARE  
UNTIDY. PLEASE MOW ALL LAWNS  
APPROPRIATELY.**