

AROUND THE CAMPFIRE

Woodland Camp Newsletter

Web Site: <http://www.woodlandcamp.weebly.com>

Email: woodlandcampground@gmail.com

OUR SINCER CONDOLENCES

We would like to send our condolences out to the family and friends of Juan Rodriguez for another loss in his family.

We are deeply saddened and grieve your loss!

A MESSAGE FROM THE PRESIDENT

All good things have to come to an end, and in just a few days the campground will be closed. I'm sorry to see it end.

I have some corrections from my last month's newsletter. Last month I said the dues increase would be \$40.00 for any secondary lot owned without a trailer. It should have been \$30.00. I totally missed the one sentence, in the By-Laws, that states only half of the main lot can be used for all secondary lots.

The electric increase was also misstated. The tariff increase I stated was from last year. The new tariff is 2.1 not 1.2 cent per kW.

DNR came in about 10 days ago and found a couch which was half burnt had springs in it, paint cans and other misc. items. We had 24 hrs. to get these items out or they would shut our Burn pit down. Please do not put anything other than tree limbs and trunks, grass clippings, leaves, paper products, and etc. in the pit. Things like Plastic and rubber are toxic. They also are a no, no. We could not only lose our pit but could be fined up to \$5,000.00 from the DNR and not be able to get the pit back.

I would also like to thank Larry Moheng from blk. 1. He takes the logs that would normally go to the pit, because they are too big, and splits them up for fire wood. He then sells the fire wood to campers, like you and I. He uses his own equipment and gas. He then donates anywhere from \$5-\$20 dollars per load of wood he sells depending on the size. He will ask for a receipt to prove he gives back to the campground. I want to thank him. In the past people were complaining that he was making

money off of the campgrounds trees. Hey they would have gone into the burn pit! Be kind to one another.

Blk. 9 had a distribution box replaced you may have noticed it when you came in for the meeting. I like it when I can show you the damage or the proof. That way there are fewer questions - if any. You need to see what is happening not just the figures. The life of it was gone and the flood did take a toll on all of these boxes. We have had to replace 3 of these since the flood at the cost of \$1600 apiece.

People have stated for years we need our own meters. I'm going to start by saying that the camp ground is not going to read meters and bill for elec. at this time or anytime in the near future. We have enough people that don't pay for their dues without having to collect for electricity.

The cost of an electric post that would take a meter would be no less than \$300 each. Then a licensed electrician would have to install it. Then you will have a monthly service charge and a delivery charge of \$11 to \$15 even if you do not use any electric for that month. The months that you do use elec. your monthly bill would be \$25-\$35.00 depending if you use heavy ac, water heater, and/or refrigerators. 6 months of none use would run you \$65-75.00=\$65 plus 6 months of use would run between \$30-35.00=\$180. The two added together (smaller amounts) is a total of \$245.00.

The total electric bill for the last 12 months at the campground was \$90,302. If you divide that by 426 lot owners (that's the number of owners we have right now) would be a cost of \$211 per owner. You do the math. If you own 4 lots all 4 would have to have a meter. You would not be able to pick and choose which lots are metered.

Also there were some people saying I mow that part of that green and get off my property. To those of you who do mow the green I say thank you it lightens the load of our maintenance men. My husband and 3 others have mowed all the

greens in blk. for 10 yrs. and even before we came to the campground. We never, at any time, thought we owned that property. The campground pays over \$3,000 in taxes a year for-green areas and the roads.

Also lately there have been people threatening to kill others while crossing the green. Please don't call the board members. First call the police, tell them you have been threatened with bodily harm, (it is called assault), and tell them you want to file a complaint. If you have a witness it is even better. This complaint is both a criminal and civil offense, (the offender can be sued and have criminal charges filed). The fear of being harmed is the distinguishing factor.

The second phone call should be to a board member so we can meet the police officer at the gate and gladly show them to the right person who filed the report. This also makes a paper trail.

I hate to bring these last two comments up at the end of the camping season, but it had to be said. We want this to be a relaxing and safe campground. If we let these things go they just grow and get out of hand. Please have a safe and uneventful winter.

It is time for my husband and myself to return to work in the winter months to be able to come back to our little piece of heaven.

Thank you, Lyn

Lyn Neely, President
Woodland Campground

**ASSOCIATION MEETING
MINUTES OF OCT. 4, 2014**

Meeting called to order by President Lyn Neely at 11:15 AM.

Lyn reminded everyone to sign in.

Lyn led the Pledge of Allegiance.

Lyn requested that all cell phones be turned off or silenced.

Lyn announced that the meeting was being recorded and that the recording would be saved.

Lyn reminded the assembly that smoking, swearing, alcohol, or cursing would not be allowed. She also requested that the meeting be conducted with a professional atmosphere.

ROLL CALL OF OFFICERS

(President Lyn Neely, Vice President Dan Pitzer, Secretary Rod Klein, Treasurer Mike Clausen, Directors Gary Belt, Ed Cox, Mike Aherns, Kevin Thomas, and Vickie Glaubius.) All present and accounted for.

Lyn welcomed the new and old members.

SECRETARY'S REPORT

Secretary Klein read the minutes from the meeting of September 14, 2014.

Lyn asked if there were any questions, corrections, subtractions, or additions to the minutes as read. There were none.

Ed Cox, Blk. 15, Lot 96, moved to accept the minutes as presented. Dan Pitzer, Blk. 4, Lot 47, made the second to the motion. The motion carried.

The minutes were approved as

presented.

TREASURER'S REPORT

Mike presented the Finance Report ending September 30, 2014.

Lyn asked if there were any questions, corrections, additions, or subtractions to the Finance Report. There were none.

Ken Becker, Blk. 4, Lot 28, moved to accept the Finance Report as presented. Becky Pitzer, Blk. 4, Lot 47, made the second to the motion. The motion carried.

The Finance Report was accepted as presented.

COMMITTEE REPORTS

Playground Committee —No report

Social Committee—Rod Klein thanked all of the volunteers who helped with the activities this season. He also thanked everyone who participated in the activities.

Rod thanked all of the volunteers that helped with the newsletter this season.

Vickie thanked all the people who came out to play bingo.

Environmental Committee — Mike Aherns reported that we had over 60 building and tree permits issued this year.

Lyn asked if there was any further discussion concerning the committee reports. There was none.

OLD BUSINESS

Lyn read the motion from Cat Wiley which was; **that people can't smoke in buildings or within 50 feet from buildings.** There was a discussion. The motion failed.

(continued on page 3)

(continued from page 2)

Lyn read the motion from Cat Wiley which was; **to have a Flag Ceremony on Flag Day or D-Day.** The motion carried.

Lyn asked if there was any further Old Business. There was none.

NEW BUSINESS

Lyn asked if there were any questions from the informational meeting prior to the regular meeting.

There was a question about closing the gate to the delta. Ed reported that the gate is not closed at night but will be closed, and locked, when the park closes.

Lyn reported that she is going to bring some tee shirts to sell next year. There will be a new design. There was also a discussion about getting some sweatshirts. She also announced that she will be selling flasks. She added that all sales will go to the campground.

Vickie Glaubius won the 50/50 drawing. She gave her winnings back to the campground.

Ken Weiss, Blk. 9, Lot 44, moved to adjourn. Ed Cox, Blk. 15, Lot 96, made the second to the motion. The motion carried.

There were 45 signed-in members and associate members present.

Meeting adjourned at 11:30 AM.

Minutes respectfully submitted by Rod Klein, Secretary.

NEW INTERNET ADDRESS

<http://www.woodlandcamp.weebly.com>

EFFECTIVE IMMEDIATELY

ALL NEW—TAKE A LOOK!

“AROUND THE CAMPFIRE”

FOR YOUR INFORMATION

For years most members have been paying their dues by the year prior to April 15th because that was the way it was done. However, dues may also be paid monthly, quarterly, or semi-annually in advance of the due date. (April 15th of the year the dues are due.)

Because the 2015 dues are due by April 15th of 2015 it is too late to start paying in advance now. However, you may think about paying in advance in 2015 for season 2016.

You can submit your payments to the campground office or mail them to the Onawa office.

Just a thought

YOUR BOARD MEMBERS

President	Lyn Neely	Blk 10, Lot 42	956/279-9474
V. President	Dan Pitzer	Blk 4, Lot 47	712/309-2511
Secretary	Rod Klein	Blk 3, Lot 26	712/420-5599
Treasurer	Mike Clausen	Blk 4, Lot 20	402/917-4254
Director	Ed Cox	Blk 15, Lot 96	712/431-9874
Director	Vickie Glaubius	Blk 5, Lot 72	402/212-9975
Director	Mike Aherns	Blk 9, Lot 77	712/215-9392
Director	Gary Belt	Blk 15, Lot 105	712/326-5290
Director	Kevin Thomas	Blk.4, Lot 46	non published

YOUR NEW ENVIRONMENTAL COMMITTEE

Bill Reed	Blk. 1, Lots 1-3
Dennis 'Chip' Engelke	Blk 15, Lot 1
Jack Plymale	Blk 15, Lot 10
Alternant Tom Moses	Blk 12, Lot 71

ANNUAL RAFFLE REPORT

On September 27th we had a great turn-out for the Annual picnic. There was more than enough food for everyone! We also had the drawing for the Annual Raffle.

The first drawing was for the \$50.00 prize. Laura Gaffney won the \$50.00.

The second prize was a vacuum cleaner which was won by Kathy Turk.

The first name drawn for the grand prize was Lyn Neely. Lyn donated the TV back to the park and another name was drawn. The second lucky person was Ed Cox. Well, Ed also donated the TV back to the campground! The third, and last, lucky person was James Grassau.

Congratulations to all the winners and thanks to everyone who bought Raffle tickets!

Woodland Camp Association

BALANCE SHEET

Sep 30, 2014 and 2013

Assets

	2014	2013
Current Assets		
BW Money Market Plus	\$ 30,679.99	\$ 70,551.90
BW Playground Fd 600024202	1,130.77	1,130.77
Cash on Hand	272.07	87.98
CD - Bank of West #600868087	39,941.55	39,348.18
Checking - Woodland	34,831.04	34,328.37
Tree Removal Fund	253.00	0.00
Social Fund - BW 600266738	3,559.18	5,042.96
Total Current Assets	110,667.60	150,490.16
Property and Equipment		
Building Improvements	200,916.56	154,901.74
Accum Depr - Building Improv	(66,537.27)	(66,537.27)
Campgrounds	527,017.16	471,755.14
Accum Depr-Campgrounds	(348,421.00)	(348,421.00)
Office Equipment	13,887.90	12,027.91
Accum Depr. Office Equipment	(12,946.00)	(12,946.00)
Shop Equipment	90,906.22	80,167.28
Accum Depr - Shop Equipment	(62,296.08)	(62,296.08)
Vehicles	7,777.00	7,777.00
Accum Depr - Vehicles	(58.00)	(58.00)
Total Property and Equipment	350,246.49	236,370.72
Total Assets	\$ 460,914.09	\$ 386,860.88

Liabilities and Stockholders' Equity

	2014	2013
Current Liabilities		
Prepaid Dues	\$ 7,087.73	\$ 3,431.33
FUTA Tax Payable	364.12	285.68
Iowa State W/H Payable	704.00	619.00
Line of Credit - Bank of West	35,000.00	0.00
Payroll Liabilities	2,117.64	1,933.56
SUTA Tax Payable	2,758.00	2,417.17
Total Current Liabilities	48,031.49	8,686.74
Total Liabilities	48,031.49	8,686.74
Stockholders' Equity		
Fund Balance	378,174.14	340,812.03
Net Income	34,708.46	37,362.11
Total Stockholders' Equity	412,882.60	378,174.14
Total Liabilities and Stockholders' Equity	\$ 460,914.09	\$ 386,860.88

Woodland Camp Association
STATEMENT OF INCOME
 month and Year Ended Sep 30, 2014

	Month Ended Sep 30, 2014	Year Ended Sep 30, 2014
Revenue		
Dues -- 2013-2014	\$ 1,280.00	\$ 329,561.00
Mowing Charges	60.00	720.00
Overnite Camp	867.50	3,503.00
Transfer Fees	275.00	1,350.00
Propane Sold	1,399.21	8,066.11
Rock Sold	1,119.00	9,680.25
Ice Sold	376.00	2,626.50
Gate Keys	320.00	1,620.00
Late Fees	12.45	1,297.08
Misc. Income	85.75	14,208.06
Prior Years Dues	0.00	3,600.86
Total Revenue	5,794.91	376,232.86
Cost of Goods Sold		
Gravel Bought	0.00	13,532.99
Ice Bought	343.20	2,717.94
Propane for resale	433.86	4,843.79
Total Cost of Goods Sold	777.06	21,094.72
Gross Profit	5,017.85	355,138.14
Operating Expenses		
Advertising & Promotional	12.00	12.00
Auto/Truck Expense	0.00	178.11
Bank Service Charges	0.00	28.76
Contract Labor	0.00	3,930.00
Flood Expenses	0.00	1,260.00
Insurance Expense	0.00	19,105.58
Interest Expense	135.63	1,378.13
Licenses & Permits	99.00	240.50
Miscellaneous Expenses	314.55	3,831.59
Newsletter Expense	0.00	600.00
No Lead Gas Bought	0.00	6,494.25
Payroll Expenses	9,666.90	84,912.41
Postage and Delivery	64.07	1,032.51
Professional Fees	825.00	9,900.00
Propane Expense	0.00	11,140.63
R & M - Building	0.00	3,760.73
R & M Campgrounds	172.08	4,479.99
R & M Other	2,747.87	29,426.89
R & M Pool	400.00	6,074.97
Rental Equipment	58.85	707.01
Social Fund Expense	545.17	4,122.60
Supplies - Office	56.85	3,300.45
Supplies - Pool	0.00	8,428.92
Supplies - Restroom	40.53	4,708.90
Supplies - Shop	158.62	4,496.32
Supplies - Small Tools	0.00	480.69
Taxes - Payroll	1,539.77	13,682.96
Taxes - Real Estate	1,455.00	3,146.00
Telephone	151.79	1,802.38
Trash Removal Costs	750.00	4,200.00
Travel	0.00	223.76
Utility - Gas\Elec\Water	15,720.41	88,816.81
Total Operating Expenses	34,914.09	325,903.85
Operating Income (Loss)	(29,896.24)	29,234.29
Other Income		
Donations Received	0.00	546.00
Fund Raisers	2,545.00	4,205.87
Interest/ Dividend Income	0.00	722.30
Total Other Income	2,545.00	5,474.17
Net Income (Loss)	\$ (27,351.24)	\$ 34,708.46

THOUGHT OF THE MONTH

People don't care how much you know until they know how much you care!

INFORMATION UPDATES

It is important that we have all of our Association Members current addresses and phone numbers. **Please stop by the office and update your current contact information.** Remember, we can not contact you in the case of an emergency if we do not have your correct contact information. Also, you may not receive your monthly newsletter if we do not have your current address.

SUGGESTION BOX

Although there is no Suggestion Box available at this time, we have received the following suggestion.

I think the park should have a "Wish List". People who want to donate or are in a position to get a donation together can view the wish list and arrange for fulfillment of an item on the Wish List.

It can't hurt to try!

Suggestions can be submitted to the office or any Board member. Suggestion forms are available in the office, from the web page, or any Board member.

REMINDER

Dues & Assessments are billed October 1 and due April 1 and delinquent April 15. A 10% penalty will be assessed after April 15, and each month thereafter on unpaid balance. You will be keyed out after April 15 and legal action will be taken after October 1. (See current Dues Invoice.)

HALLOWEEN WINNERS

The following participants are the winners of the costume contest. Age group 0 to 5, (1) Trevor Thoman, (2) Kelly Vogrin, (3) Johannah Cole

6 to 12, (1) Aiden Pitzer, (2) Heavenly Martin, (3) Keegan Converse
13 to 18, (1) Jonathan Marcise, (2) Kyle Gage
18 and up (1) Vickie Glaubius, (2) Brian Congdon.

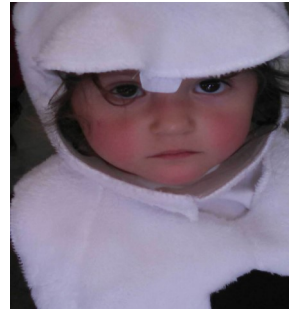
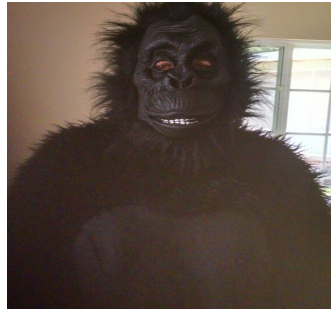
(If the names are not correct please contact Kathy at (402) 658-5958. Leave message or text. Certificates will be issued.)

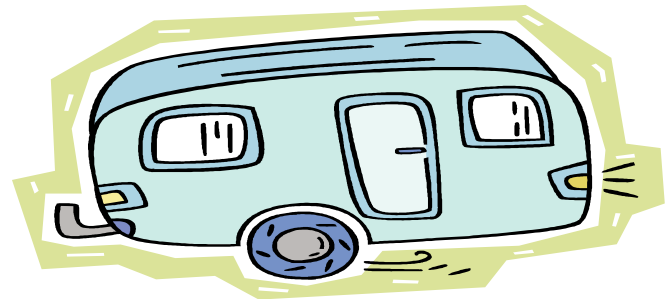
The following participants are the winners of the golf cart contest.

First, Tom and Emma Cappellano, Second, Vickie Glaubius, Third, Randy Glaubius.

Thanks to everyone who participated and to the volunteers who did the judging! Next year the age groups will be made smaller. (i.e. 0-2, 3-5, 6-8, 9-11, 12-18, 18 and up.) Hopefully the groups will be smaller and easier to judge. Plus, there will be more winners. Thanks again to everyone who participated in anyway! A special thanks to Max and Duane for providing the hayrack!

The following are photos of the Halloween participants on Sept. 27th





Friendly Reminder

Pets must be on a leash at all times when walking them anywhere in the park and/or when on your property. You will be subject to a fine if your pet is caught running loose.

Please clean up after your pets.

DUMPSTER AT STORE

The dumpster at the store is private, it does not belong to the campground. Do not put your trash in it.

We're On The Web

www.woodlandcamp.weebiv.com

Check us out!



When calling the rescue unit, if at all possible be sure to give them your lot

and block #. They do have maps and if the office is open they will stop here too!

OFFICE HOURS

The office is open Sun., Mon. & Thur. from 10 AM to 4 PM. On Fri. & Sat. the office is open from 10 AM to 6 PM.

PROPANE HOURS

Propane bottles will be refilled from 10 AM to 3 PM.

To have your propane bottles filled you must go to the office and pre-pay for the propane. The office staff will give you a sticker to place on your bottle.

A REMINDER FOR YOUR SAFETY—GATE PRECAUTIONS!

Please be aware of the following precautions when entering and leaving the campground.

Do not try to follow another vehicle through the gate, it will come down on your vehicle if you do not stop and use your key card.

You **MUST** use your key card when leaving. However, you still need to let the gate come down before you exit.

Towing vehicles with ropes or straps will also cause the gate to come down immaturely.

Pedestrians and bikers should not try to enter or exit the park without using a key card.

When letting someone in, or out, of the park DO NOT WALK UNDER THE GATE! It may come down on you and could cause serious injury.

Please be advised that the park will not be responsible for any damage which results from any mis-use of the gate system.

THERE IS A \$100 FINE FOR BREAKING THE GATE

COMPLAINTS

Complaint forms may be obtained at the Office during normal Office hours or from our Web Page. If you have a problem that needs to be resolved, and you would like the Board to resolve the problem, a complaint form must be completed and returned to the office in a sealed envelope. **All information including your full name, phone number, Block and Lot numbers, must be complete.** All parties to which the complaint applies will be notified the complaint will be reviewed at the next grievance committee Meeting. The complaint will be reviewed and a recommendation will be made to the Board. The Board will resolve the complaint by the recommendation from the committee.

Trash Dumpsters

Our Trash Dumpsters are for the use of Woodland Campground campers **ONLY!** No outside trash is allowed.

House hold trash is the only trash which is allowed in the trash dumpsters. No metal, batteries, yard waste, tires, roofing material, and/or appliances allowed. Yard waste can be taken to the tree dump. All other waste must be removed from the park on your own.

If the policy is not followed our contract with the trash company, will be considered null and void which means we'll have to take our own trash out of the park.

Let's all pitch in and follow the above policy!

Woodland Church would like to Thank all of you for an incredible year in Christ. As the season has come to an end for those of you that are traveling we will keep you all in prayer. For those who are staying in the area look for notifications on the website about the soup supper @ www.woodlandchurchministries.com and join us for a night of fellowship, food and fun.




We are also working on a location to hold services throughout the winter in the Greater Omaha area so be in prayer with us as we continue to follow and serve Him.

If you are interested in attending please follow the website or Contact Pastor Dale @ 402-578-1808

See you next season!



 <p><u>KLEIN'S LAWN SERVICE</u></p> <p>Rod Klein Call for an Estimate (712) 420-5599</p> <p>\$10 Per Lot Discounts for Multiple Lots Rates include mowing and trimming.</p>	<p>YOUR GRASS GROWS, MY MOWER MOWS!</p> <p>Call Steve Weaver (402)415-7894</p>
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Just so that you know, the advertising fees help pay for the cost of publishing and mailing our Newsletters. Thanks to all those who advertise in our Newsletter!

Call Rod at (712)420-5599 or the office at (712)649-2594 if you know of anyone who may be interested in running an ad in our Newsletter.

Reminder of Park Vehicle Rules

Sunday morning over all golf carts and four wheelers.

Woodland Church services are non-denominational and all are welcome. Church services are held on Sunday at 9:45 A.M. in the nice Church Pavilion just east of Block 16 through the last Sunday in September. Drive to 28th and 1808.

Speed limits 10 mph for all vehicles!

Follow all one way signs

Yield to cars and pedestrians

NO RECKLESS DRIVING!

Stay off greens, sidewalks, and lots.

Drive to 28th and 1808

For additional information contact Pastor Dale Terry @ (402) 578-1808

No one under 13 may operate a vehicle without a licensed adult, 18 and older.

No more people on vehicle than there are seats!

Property owners are responsible for all persons operating any vehicle which belong to them, in the park.

Sunday mornings at 9:45 A.M. All children are welcomed!

BE A COURTEOUS DRIVER!

For additional information on Children's Church

Contact Pastor Mark **LOTS FOR SALE**
(402)670-0952

We can post your notice on the Bulletin Boards and the Web Page to identify your lots to those inquiring. To be of assistance, the notice should provide the basic information such as Block, Lot number, (s), and a contact phone number.

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FRIENDLY REMINDER

Since there recently has been vandalism around the park and several thefts you must use your key card when leaving the park.

If you see anyone vandalizing anything in the park, or if you think someone may not belong on your neighbor's property please do not hesitate to contact the office or any Board member!

If for some reason someone looks suspicious don't hesitate to contact the office or any Board member.

REMEMBER, THIS IS YOUR CAMPGROUND! HELP US KEEP IT SAFE, CLEAN, AND THEFT FREE!

THE BOARD MEMBERS AND OUR EMPLOYEES ARE DOING OUR BEST IN TRYING TO OFFER YOU A SAFE, CLEAN AND FUN PLACE TO CAMP!



Remember, school is in session!
Please watch for our children Crossing the streets and/or possibly running out into the street from between parked cars.
Help keep our kids safe!



THE FENCE - POST
General Store & Restaurant
 Phone: (712)649-2129

“A place where you just feel at home”

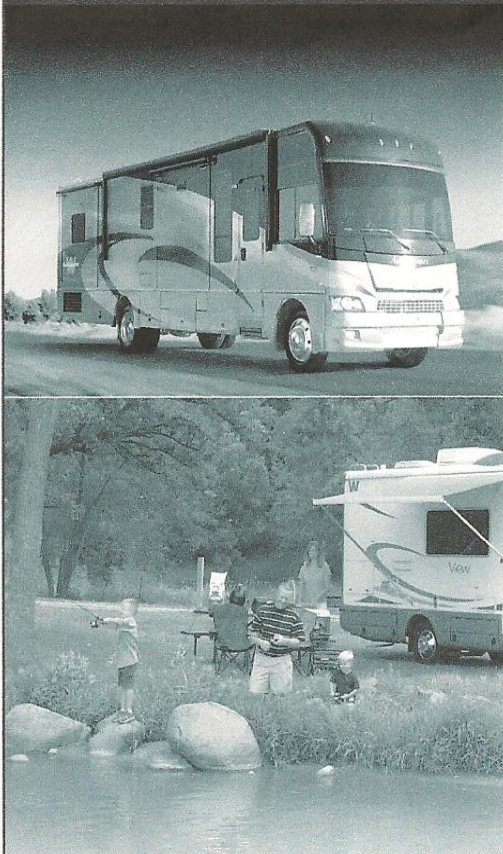
Thurs. & Sun. 8 AM—6 PM
 Fri. & Sat. 8 AM—8 PM
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1629 Veterans Memorial Hwy.
 Council Bluffs
 Lake Manawa exit,
 south ½ mile and west ½ mile



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LITTLE SIOUX, IOWA 51545

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