

Bus-stop shelter issue in a nutshell

No one in the entire Woodlake neighborhood is against the idea of a bus-top shelter for kids at the entrance of the Woodlake Subdivision. So, what was all the fuss about?

The recently elected board of directors (hereafter called “board”) took this good “idea” and again acted as elite, autonomous judges on the entire matter. Deed restrictions, restrictive covenants, Architectural Control Committee (ACC) approval and insurance considerations were all ignored before construction began.

To make things worse, the board created the false narrative that the “issue” was whether the shelter was “*wanted*” by Woodlake residents. Of course, it was. But Woodlake residents had no more authority to overrule deed restrictions, restrictive covenants, Architectural Control Committee approval and insurance considerations than did the board of directors. So, the “opinion vote” taken of Woodlake residents was a disingenuous attempt to distract from the fatal procedural errors of the board. The board knew it was presenting a false account of the issue but was complacent to throw the ACC and the property owner under the bus as “problems.”

The veteran ACC chairperson and the owner of the property both threw up their hands in frustration. The ACC chair resigned his position and the property owner said “remove” the unapproved, illegal, and uninsured structure.

The board is now taking steps to clean-up this mess. During the meeting of 4 October 2020, the board approved a land swap with the owner of the property so the Woodlake Property Owners Association (WPOA) will have complete ownership and control of the land parcel. That can fix the insurance issue, although 3 weeks later, there is no movement on the swap. The issues of restrictive covenant violations and required ACC approval will remain even after the land is transferred to WPOA possession and control. Hopefully, the board is coordinating with the ACC to make the structure comply with restrictive covenants and ACC policy. It will be a while before all this is resolved.

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