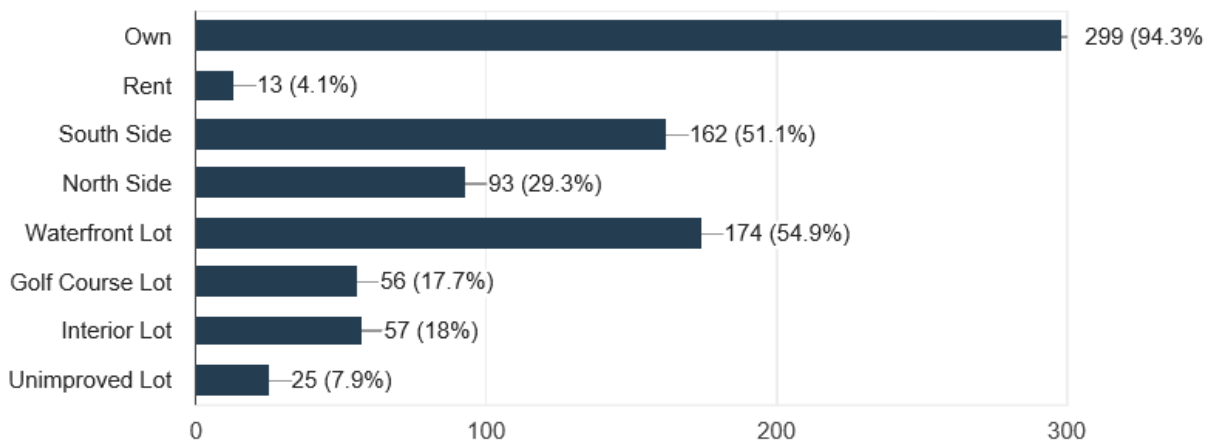


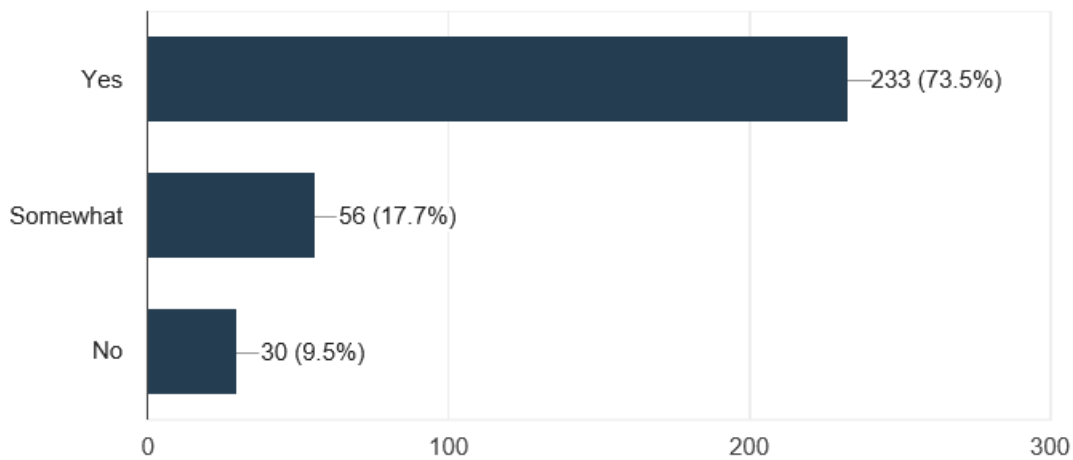
Restore Woodlake Survey Results 2018

Community Survey Resulting from May 22, 2018 Town Hall Meeting. Thank you for your support. Total responses: 317 Not everyone answered all questions.

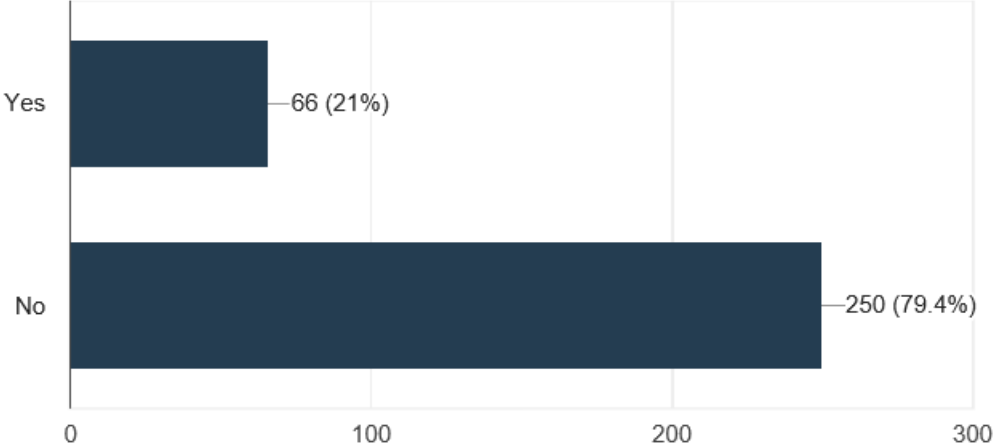
Tell Us About Your Situation



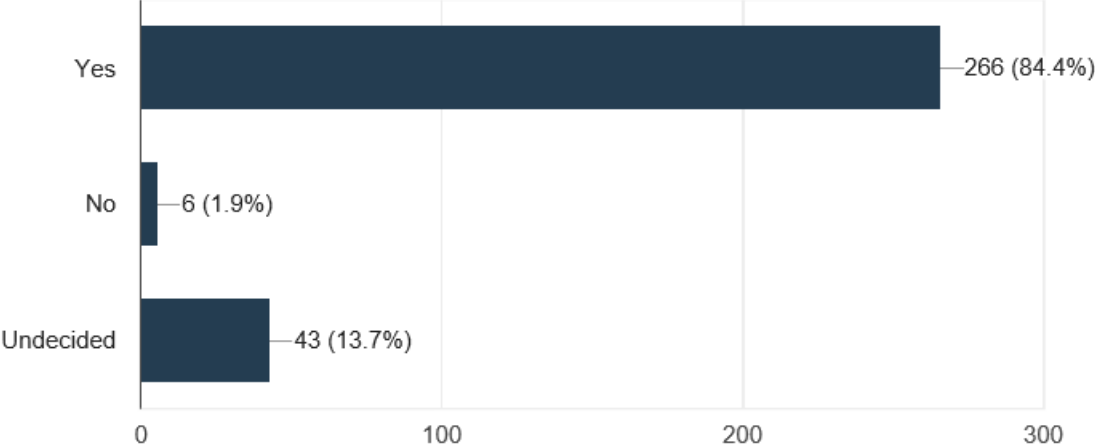
Is the lake key to your quality of life?



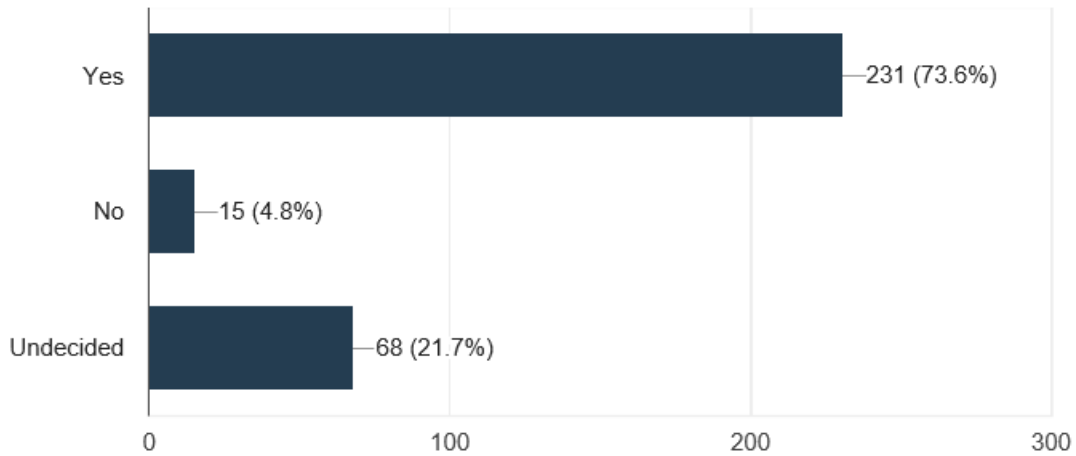
Do you trust WLCC Corp to do the "right thing" for WL property owners?



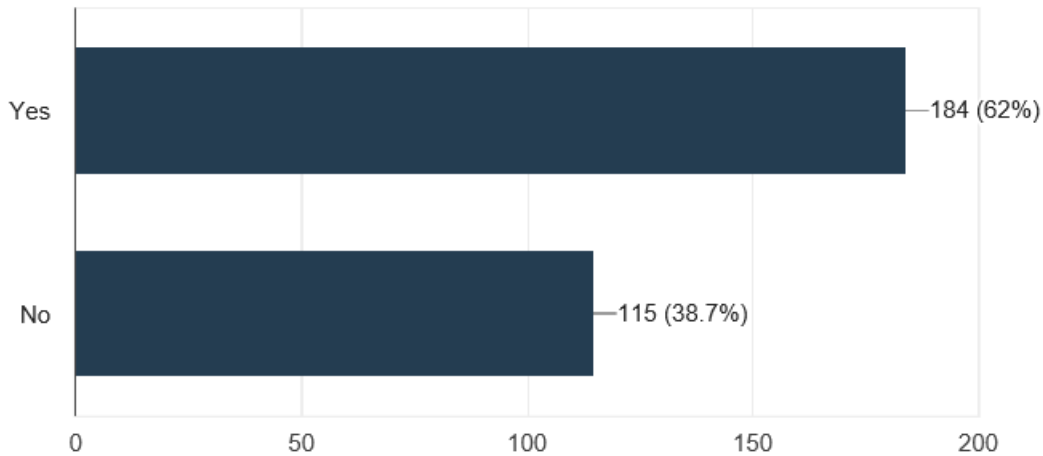
Do you agree that the community should own the lake and dam properties, regardless of the fact that there is no current plan for obtaining financing to rebuild the dam?



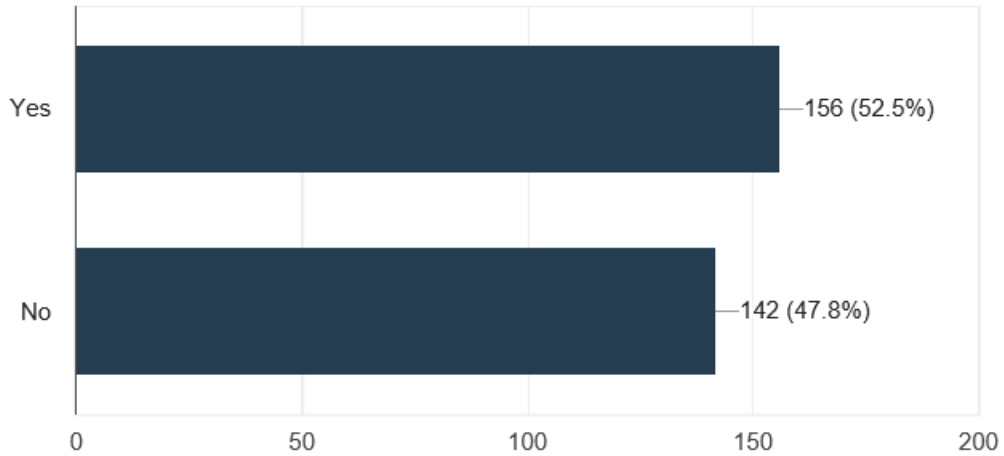
Are you willing to be part of a taxing district established by the County to repay bonds which could possibly be issued to provide funding for rebuilding the dam?



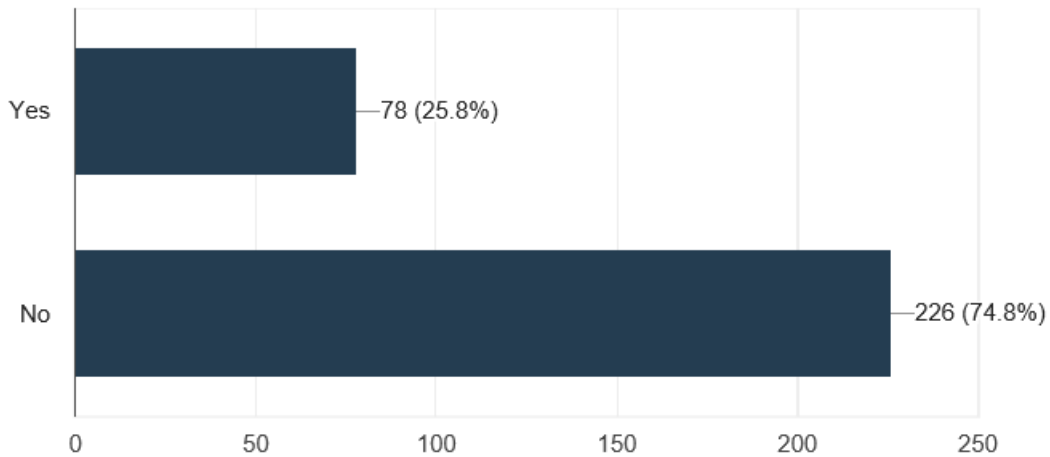
Are you willing to make a financial donation/commitment to bid on the lake and dam at a possible auction?



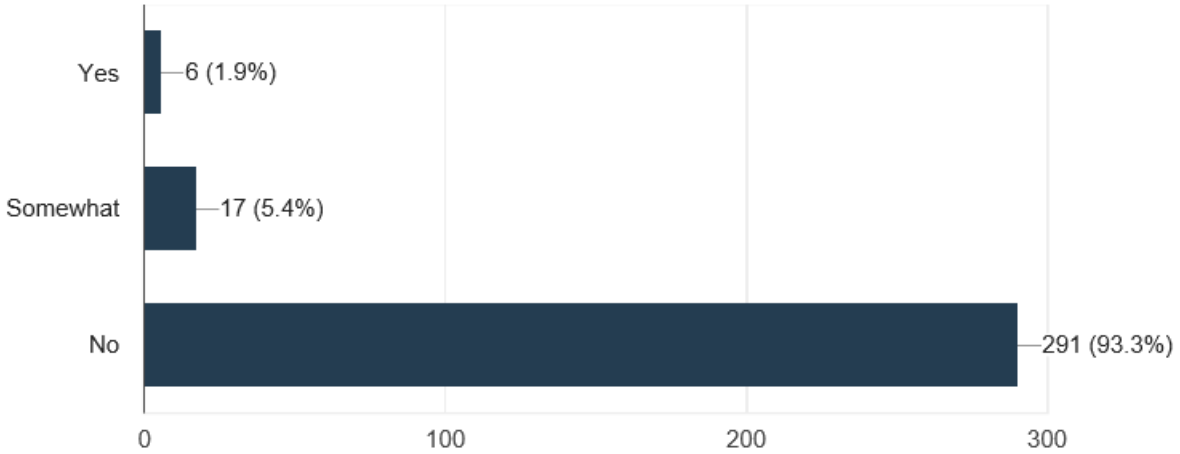
If we obtain ownership of the lake and dam properties, and funding cannot be obtained for the rebuild of the dam, would you support turning the lake bed into a natural area?



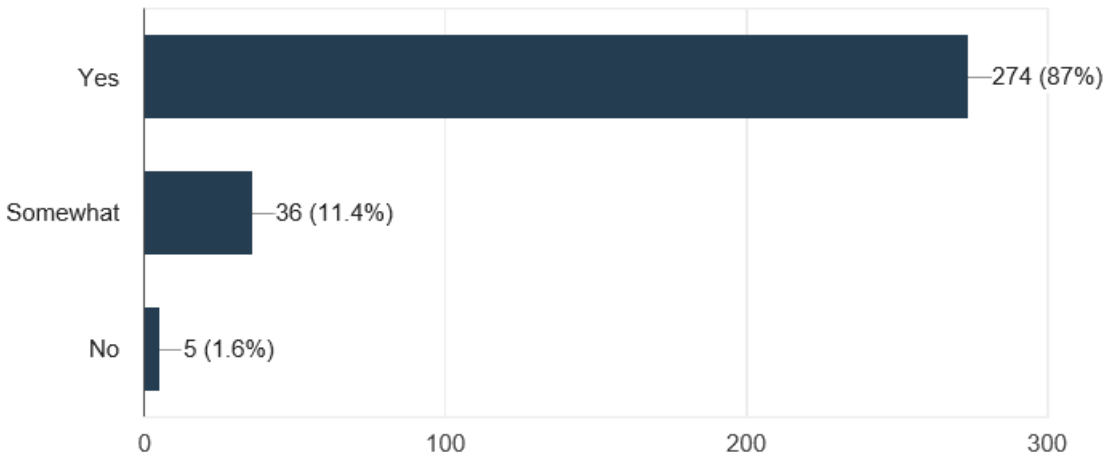
Would you volunteer to be on the Board of a Lake Surf Owners Association (LSOA)?



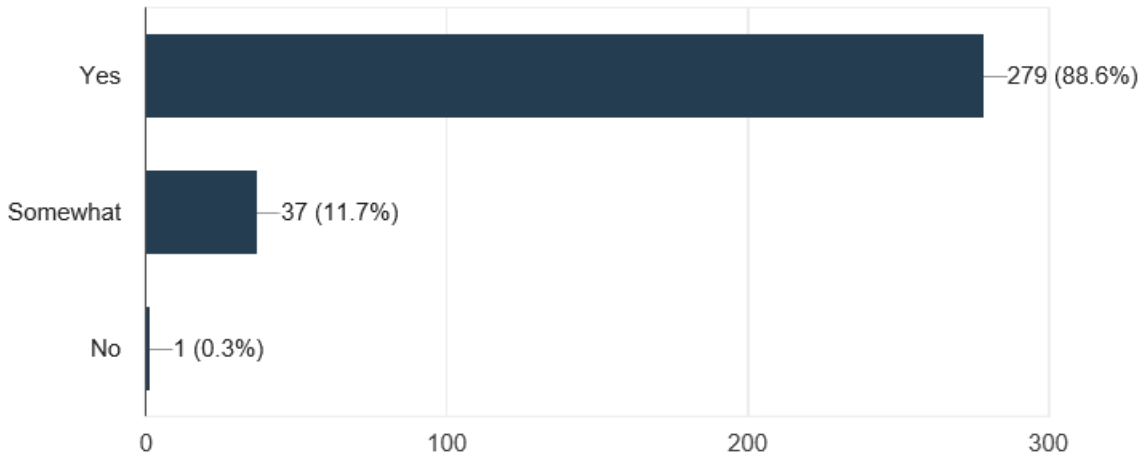
Is the reduction of Flood Insurance rates more important than an opportunity to restore the lake?



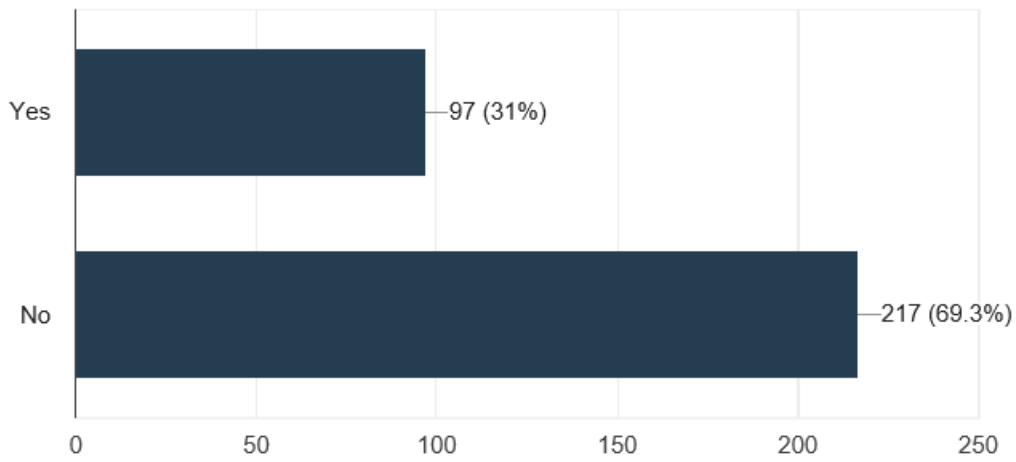
Given the challenges and unknown direction of WLCC Corp, are you satisfied with how the RWL committee has pursued the community's goal to restore the lake and dam in an effort to recover lost property values & our quality of life?



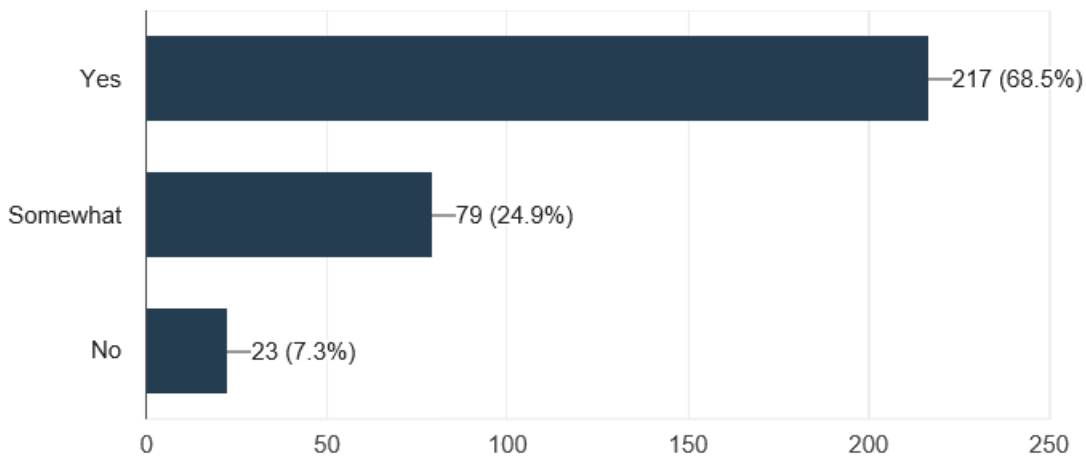
Are the RWLC newsletters, town hall meetings, and website providing timely and accurate information?



Are you paying WLCCC Club dues?



Are you concerned by the number of vacant homes and rentals?



Additional Comments

104 Responses (Exactly as posted)

I moved to Woodlake a little over a year ago for the lake ONLY. I looked at numerous properties outside Woodlake. Had I been made aware of all the problems this community had experienced I would not have bought here. I really feel like this information should have been presented to me, but it's in the past now. Needless to say, living at Woodlake has NOT been an enjoyable experience. I only want to see the lake restored so I may regain most of my property values and sell the house.

Please have someone contact me reference the petition for a village.

Would like to help in anyway. Very concerned about restoring the lake and making this a vibrant community.

I want the lake back and believe it should be a priority, if the lake does not come back I think we will continue to see the community diminish with more properties going into foreclosure. Additionally, what is the plan for the golf courses, community pool, etc? I believe the lake is the focal point but what about all the other amenities? Depending on how the next few months go with the status of the lake and community will be our deciding factor on staying or moving. We love the area and the community but with no lake we will not continue to stay here.

Our home is for sale, we're still Active Duty military. Despite the interior lot, we still stand to lose \$70K if we sell it for the current asking price. And it's not going well. The most important thing right now is to form a plan that stops the hemorrhaging of property values. Therefore the most important step is to gain control of the lake and dam and then get that message to the public.

Had we known the state of the dam we NEVER would have built let alone purchased a 2nd lakefront home. NEVER were we told, communicated, heard any issues with the dam. Now, the money we invested in our properties is lost. You cannot build lakefront. It is essential to get the lake back and attempt to encourage developers: builders to look at properties. Place playgrounds to make this attractive the younger entrepreneurs, active community families. This is not just a retirement community yet that is what we have heard time and again. Is this appealing to younger families? I would say, not really. And, who in the aged subset wants to invest in this? Do you want this to become another Carolina Trace where the older people just let the properties go due to

Medicare or something like that? At least they have a lake to look at. So frustrating to see the state of the lake. Casey Powers

"Very impressed with the efforts and results so far and very appreciative of the leaders efforts.

Undecided about turning the lake into a ""natural area"".

I wish I could do more to help your efforts but my schedule will not allow much at this time."

As time goes by, fewer residents have an interest in "keeping up appearances". The POA needs to fill in where the ARC is falling short; if only to send out surveyors to take photos and send complaints in.

The RWLC is doing an awesome job!

I have been trying for two years to get an answer from somebody in order to contribute towards our legal expenses. No one will return my calls or put me on a mailing list to receive updates. On the investment lot with Carlisle Edmondson.

Please help. I love woodlake and it has so much potential.

Interested to know what the semblance of a plan for the properties owned by WLCC if and when turned over.

We are putting everything together, to get ready to build our new home. I am on the fence after last night.

I have been paying a social membership but may not pay any additional dues.

We are moving to Texas in June but will be trying to rent our house. Though we won't be here to volunteer, we will still send money to help with the efforts to restore the lake.

I would be willing to chip in substantial funds to restore the lake. I am, however, of the opinion that those who do so should be reimbursed for that investment either by eventual repayment of that investment thru interest/bond like coupons by the ultimate owners, or by establishment of a permanent lake ownership corporation "Lakesurf marina and fishing society, with an appropriate usage fee for those using the lake, that fee to be waived in perpetuity for the investors.

RWLC is making lemonade out of lemons. Very grateful and thank you!

Way too many rentals although you cannot fault the homeowners for doing what they feel they need to do for their situations. It's all a real shame and I'd like to see some accountability and REAL consequences affect Julie Watson just as she has harmed all

of us. Transferring a WLCCC home/property/land to herself and then getting a timber deed to gain more wealth ??? Would love to visit her in jail no matter what the future holds for all others.

Unfortunately, I am not a registered NC voter so I feel my vote really won't count on some of these matters

Would like to have a more detailed plan and Course of Actions on our execution of judgement and proposed date and also more information on the group preparing to bid on the lake and estimated cost to procure.

Also open to third party purchase of lake and dam, plus courses if restrictions on rebuilding on current golf course land is exercised.

Regarding turning the lake bed into a natural area, only if there were walking trails, picnic & play areas. This community needs to recognize the demographics have changed. Everyone is not retired with this being the last stop to a nursing home or cemetery.

Unfortunately my family and I are moving out of the country very soon so we will not be present to volunteer. I will continue to own my property and it will become yet another rental in this community.

Don't understand the 2.5 million Steiner judgement

We currently live out of state as our primary residence. However, we remain greatly interested to see the community and the lake restored to the fullest potential.

I have stopped paying social dues on 3/10/2018. I found out the pool was not going to be open.

We need to bid on all the assets not just the dam and lake. We need to control who moves into our community. if we do not go after all the assets than we open up the possibility of a developer building something we do not want inside our community, ie low rent condos/townhomes.

Only the restoration of the lake and golf courses will improve the appeal of Woodlake . Creation of Natural areas would not be sufficient.

I'd love to see the Lake restored and property values regain strength. I remember how nice Woodlake was once but doubt we will ever regain that beauty and functionality without a lot of "individual" money having to be thrown in. I hope that legal judgements can be finally realized against WLCC.

I cannot tell you how great a job you all are doing! Thank you !

I'm an out of state property owner & advocate to get property values back to where they need to be. We need to restore Woodlake to what I knew it to be when I made the purchase after so many great memories made & reason why I kept the lake front property.

I do not live permantely at Woodlake but I would like to be actively involved but my vounteer activities would need to be remote. I am really on the fence regarding if no funding for restoration as to what is meant by a natural resource what are the other options?

I am contemplating not paying my dues as of this month.

If I lived close enough I would volunteer. Unfortunately, I live in MI now.

Would be happy to help in any way possible but am only in Woodlake for 6 months of the year.

I would like to see a plan for the maples golf course. Will this be a golf course again one day? What about creating a fitness club, nature trail, dog parks, athletic fields, hunting club and/or reserve to help with creating community interest and involvement that generates revenue?

"I am an absentee owner, but will help to restore the lake however I can

Thanks for all of the effort and energy by those leading this committee. I would volunteer time but am active duty and do not currently live in NC. If there is something I can do virtually, please let me know.

How did Hope Mills and Richmond lake communities avoid FEMA remapping? There may be a precedent to protect Woodlake from being remapped.

I am unsure about what is meant by "natural area". If we cannot have a lake we need to investigate park like alternatives versus a swamp.

Very much appreciate what RWL has done to date. Hats off to all of you!

It is scary that Jim Horne buys all the houses, renting out with no background check to anyone. The crime here increases scary fast because of that

My answer of yes for a financial donation/commitment to bid on the lake and dam properties at a possible auction is dependent on other factors and is actually a maybe dependent on what is needed and how ownership works based on my contribution. Please do not make my name or email known when posting these results as I almost did not take this survey because you asked for this personal information.

Thank you for your dedication!

"What kind of commitment are you looking for to purchase the lake and dam?"

Still traveling, but willing to help where able."

My house is a long-term rental but I'd still prefer to have the lake restored for property and rental values.

I am an absentee owner, and willing to help however I can, given I now live Western NC. I think the Lake is key to our property values.

Stopped paying dues since we no longer have pool,etc.

Thanks

Too many contingencies at this point for comment on the questions left blank.

We just stopped paying dues once we lost the pool it was no longer worth it for my family to pay for nothing. I hope to one day be able to enjoy the lake life.

What about the pool?

We quit paying our dues in April 2018 when we were told by Janet that the pool would probably not open.

Property values have plummeted by 50%, and we are still paying FULL flood insurance, WLCCC should be adjusting our HOA fees based on our property values now, not the criminal rate and increase they charge to keep filling their own pockets. It's criminal.

We live on the large pond on south side and concerned that the pond may go away eventually too due to lack of maintenance. We stopped paying membership shortly after we lost the lawsuit about lake fees were established (approx in 2010 ?) I would be willing to volunteer however I am not a member of WLCC and have no intentions of reestablishing even if it does become the community it once was-so I do not know if that will hinder my services.

Please get the lake and dam and restore WL to its beauty. The idea of a natural preservation in lieu th lake is not sound for property values— current and future.

While I think lake and dam should be owned by property owners; I do have some concern as to how to govern needed changes to lake and dam. Should the lake front property owners have a greater or perhaps only vote on these decisions as I believe the non-lake front property owners outnumber the lake-front property owners. I would like to understand this more fully; particularly, in terms of taxation rates, etc.

"There has been a great job done by a Few and we need to put together a plan to make EVERY OWNER responsible for bringing our community back. We need to be an incorporated town even if that mean paying a mill or more in taxes.

We need to put a plan together that makes EVERY OWNER out here part of the SOLUTION.

The Germans are to blame but we need to forget the blame and the problem. We need to stop beating that drum and put together a plan for a solution toOUR COMMUNITY!

I don't believe the community can survive without the lake. It is 99% of the reason we bought our home there. If it cannot be restored, we won't be able to stay. Thanks for all of your hard work!

As far as donating money, it would depend upon the amount requested.

Will be in Woodlake in August. Would like to meet with RWLC members before answering question on contributing and natural area option. Stopped paying WLCC dues this month.

I am interested in being more involved.

I would like to know more about contingency plans for lake ownership without dam funding.

RWL funds should be spent on lake/dam, not lawsuits.

i own a house at Woodlake that I have not lived in since 2002. As my job has kept me away from the area I've kept it as a rental property. Since it is lake front the lake is critical to its value.

If a complex has too many properties that are rented, this will eventually effect the quality of life for all owners

I would like to see every opportunity to restore the lake exhausted. The key of the success of the community is the lake. People are not going to buy in a community with "nature area." There is enough nature areas in this community of people want walking trails and picnic areas.

We are in favor of continuing this pursuit for the overall improvement of the situation here at Woodlake.

1. Town halls need to be more frequent. 2. Ownership should be all not just the lake and DAM. We don't need five different owners in here doing what they want. 3. No lake

means golf and or amenities are required. Looking ahead we need the property to be able to make the best decisions. We can sell it off and be in control as we desire.

Our family prays to get our lake back that's the reason we moved here so our kids could grow up on the lake. I'd be happy to help as needed. I'm a nurse, I'm not qualified for most of the jobs you are looking to fill. We are not high rollers either, but we could make a donation to help get our lake back. Thank you so much for all the time, energy, intelligence, caring, compassionate work you have put into this committee. 🙏

WLCCC does not deserve the money they raped the people in the neighborhood of these last few years. I think RWL committee is an above board operation, and looking out for the best interest of the homeowners. So far, the work RWL has done ensured the settlement against WLCCC.

A HUGE Thank you to the RWLC for all you've done and continue to do!

I had signed up for WLCC dues at the beginning of 2018. I stopped paying them in May of 2018.

I would suggest a meeting for information on board roles responsibilities and more info on incorporating

What is a "natural area"?

My husband David Lain built our lakeside house in 1987. I loved there from 1994 until 2010 when we moved to Southern Pines to be closer to medical facilities because of David's ill-health. He passed away in 2014 but I still own 5 lots in Woodlake. I appreciate the work being done on behalf of the Woodlake homeowners. My sincere thanks.

Having the lake back is very important and should be our priority!!!

Some questions left blank based on being unsure of the financial commitment that could be involved. We would definitely consider contributing wherever possible if it was within our means to do so. The lake is the mainstay of this community and the biggest reason we wanted to retire here.

Attempted to pay dues but unsure where or to whom they actually go to.

My home is listed for sale and we are moving but We support efforts to incorporate

I was paying my dues until two months ago I was a member of a club in florida that went through something similar and if you did not pay your dues you lost your initiation fee. I will be happy to volunteer for situations I am qualified to assist. My concern for the last question is based only on property value and safety.

Thank you for your service

Thank you for your genius service

I'm living overseas, so can't volunteer. Also, my house was a financial drain when we had a lake. Could pitch in at auction, but not much. Thanks for what you're doing?

We have rented out our property for the last 3 years. We enjoyed the lake very much when we lived there. We would like to sell our property but would end up owing 40k just to sell it since property value dropped dramatically. We cannot afford an assesment to be placed on the property...as a Realtor, in my experience most will NOT purchase a property with a tax assesment attached to it.

"Since I am a Non Resident Owner, I understand my not being allowed to vote on potential incorporation. I do ask however, "are we certain that we have exhausted all efforts for FEMA funding due to the hurricane"?"

I certainly appreciate how well all Woodlake volunteers have communicated with all owners regarding this matter!!"

I will support any efforts in restoring the quality of life and improving the natural environment at Woodlake

Would love to see the dam fixed and the lake restored

We answered NO on the proposal to bid on lake and dam only because at this time It is unclear as to what our final goal is. It does not seem advisable to become owners with inherent costs thereof unless there is a path to restoration of the golf course(s) and determination as to whether Wlake is to become an incorporated town or not.

I say just be open and up front with all property owners after all we are all in this together I would like to think so.

We have lived in Woodlake for fifteen years and have been saddened by everything that has happened, since it is such a beautiful place to live. Your efforts to restore our community is very much appreciated.

The main attraction for me is the lake, I am fine with letting the golf courses become walking trails.

Submitted twice because I omitted South Side and Lakeside in my first response

RWLC needs to be as proactive as possible.

I would prefer to acquire, then sell the entire Woodlake property if possible so that the dam is fixed and the country club can be returned to operations by someone who is

competent. Why was this not an option in the survey. Most of us can't afford to be owners of the Woodlake properties.

Dues will stop if pool is not made available to residents.

How many homes and rentals are vacant? I have been paying monthly and transitory membership dues since 1984. Not sure how much more funding I want to commit. Kurt Stein and others at doing a good job.

The LOSA needs to take control of ponds too!

We stopped paying dues 2 months ago since we are getting nothing in return. Also, if the lake is restored and lake front owners incur any cost above other property owners I want a high fine (\$1000 or above) for each family member caught illegally using the lake.

Thank you!!

homeowners have to look at the long game. ditching properties and hystronics are not going to help our community.

Our donation/bid on the lake at auction would be a very small amount (1K or less). A special thank you to all of the volunteers for their work on this project.

My husband, Mike Rogers and I would be willing to make a small donation/commitment for the auction (1K or less). Thank you for all the hard work.

Until we know more information we are not certain about making a financial committment to an auction, but "maybe was not one of the possible answers.

Without the restoration of the lake, improvements made towards the pool, as well as the construction of a park/playground, and an updated clubhouse and gym would be sufficent and profitable for Woodlake Country Club Corp and beneficial for residents.