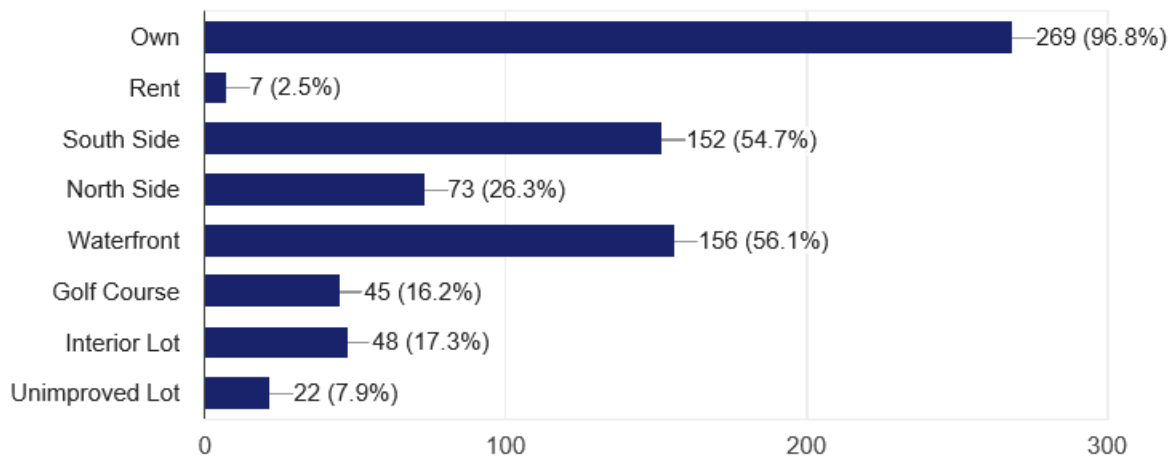


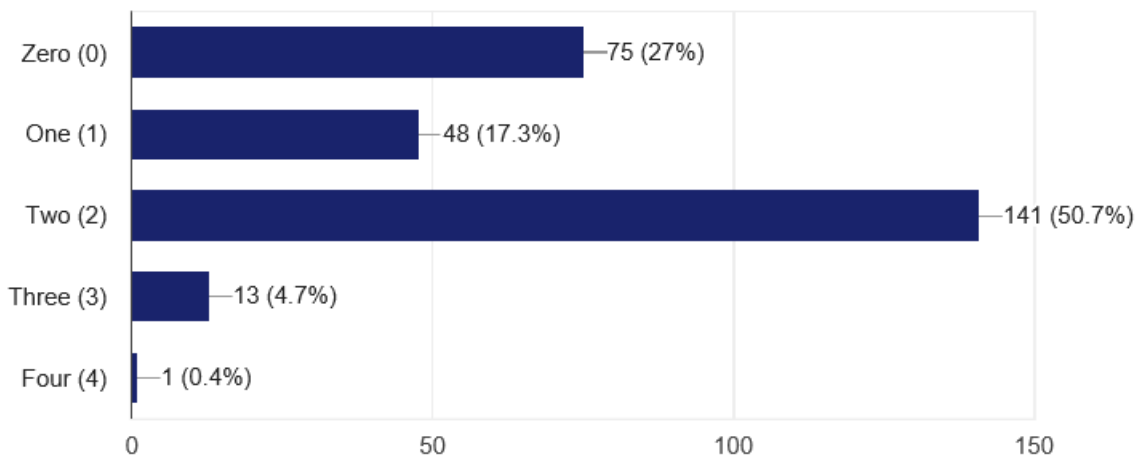
Incorporation Survey Results 2018

This electronic survey was intended to gather community input to understand if and how incorporation planning should move forward in the near term. Thank you for your support. Total responses: 278 Not everyone answered all questions.

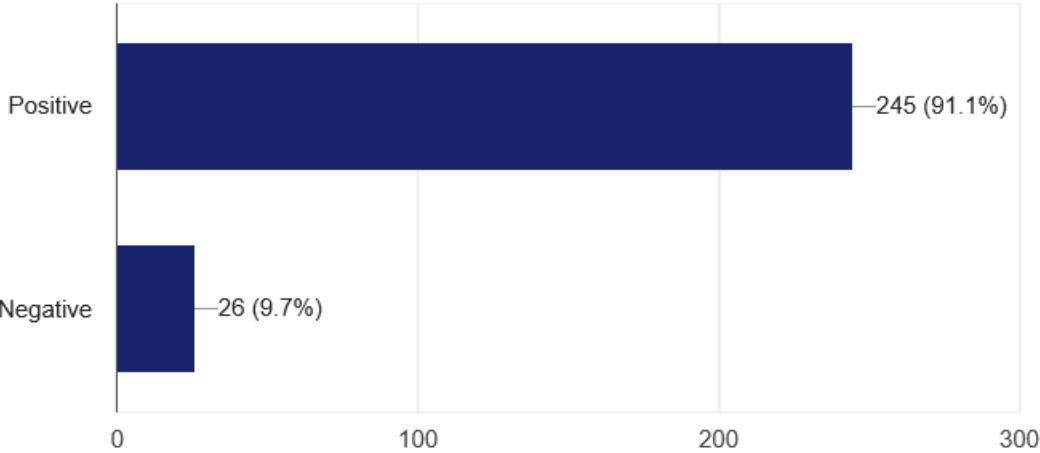
Current Home Situation (Click Applicable Boxes)



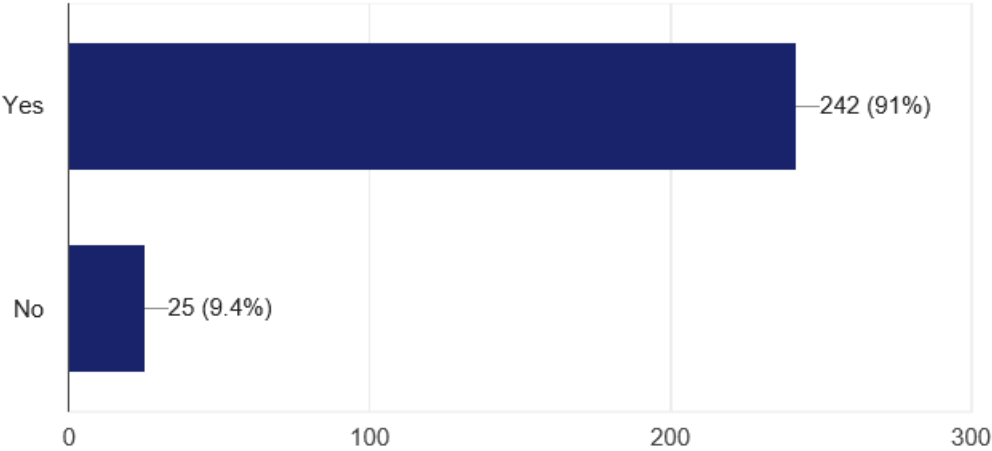
Number of Registered Moore County Voters in Your Home



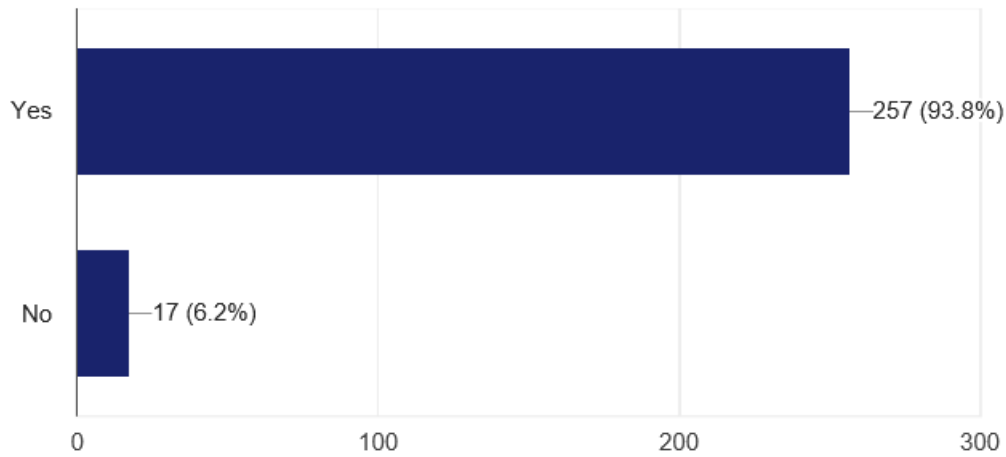
Do you believe incorporation would have a positive or negative influence on the future direction of Woodlake?



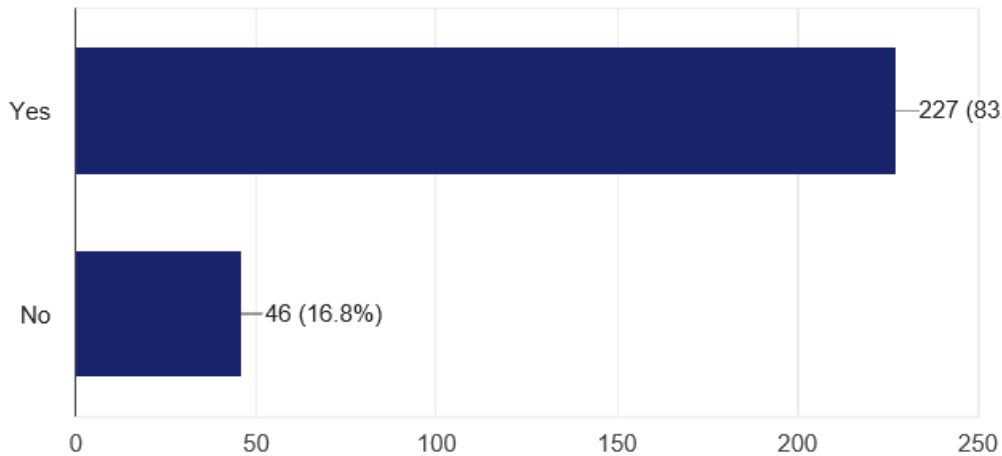
Do you believe the power of zoning is important to the future growth and stability of our community?



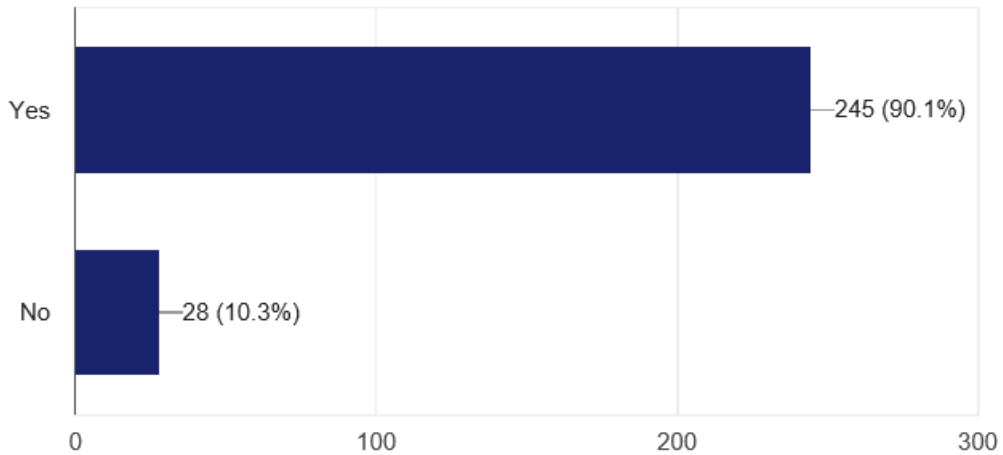
Do you understand that there is a NC mandated process to incorporate a municipality and requires support from registered Moore County voters residing in Woodlake (owners and/or renters)?



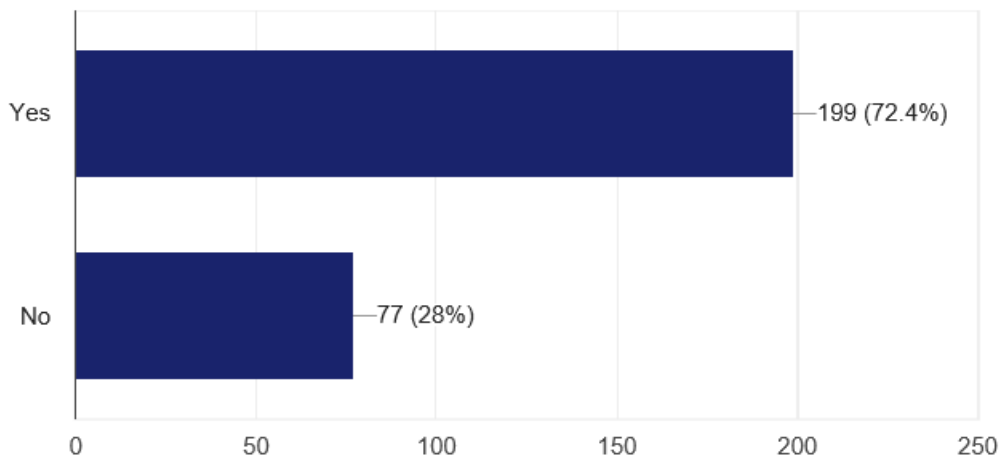
Would you be willing to write a letter or send an email to elected officials at the state or Moore County level?



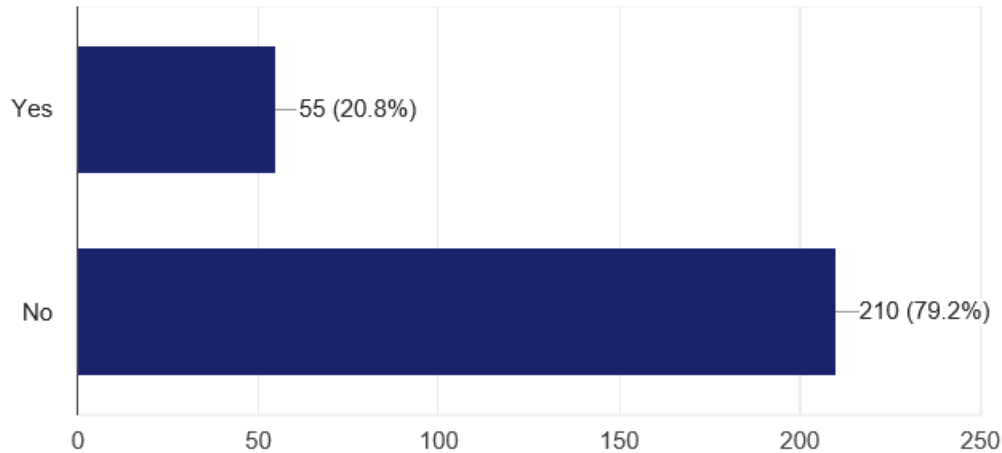
Do you believe as a municipality that Woodlake would have better recognition with the Moore County Board of Commissioners?



Do you frequently visit the Restore Woodlake website? FYI: detailed information about exploring incorporation can be found at www.restorewoodlake.com/incorporation



Would you be interested in putting your name forward to serve on an interim Village Council?



What do you feel are the two most significant changes to the community in the past ten years? 228 responses (as posted)

- Loss of interest, loss of lake
- I haven't been here long enough, but losing the lake has severely impacted my quality of life in the short time I have been here.
- failure of WLCCC, Changed demographics
- Lack of improvements to infrastructure/development and losing the lake... need it back.
- Bankruptcy/Woodlake CC takeover and loss of the dam
- Lived here for 4 years. Loved the lake, now quality of life has been crushed
- Lack of growth, Continual deterioration
- Demographics and erosion of club amenities
- Loss of dam, loss of confidence
- loss of community, neglect & disdain of WLCCC
- Influx of new families and the WLCC issues
- decline in property values and lack of management and/or amenities
- I have not been here long enough. However, the failure/default of the WLCC Corp has definitely got to be high on the list.
- "#1. The thieving owner(s) & "manager" that stole all our lake fee/monies and did nothing other than destroy the main thing of value that we actually enjoyed.

- #2. Too many renters now in community who do not care about their dwelling and property appearances. Thanks for asking our opinions, it's appreciated."
- Loss of the lake & reduction of Club amenities.
- Losing the Lake and the deterioration of the golf courses
- Losing the Lake and the deterioration of the golf courses
- Loss of the lake and the reduction of property values
- increase in absentee landlords followed by the destruction of the spillway
- Loss of lake. Loss of golf courses
- Loss of the lake and the Maples golf course.
- Failed Club Ownership & Breached Lake
- loss of the lake [BAD], and (2) being rid of the previous owner of lake [GOOD]
- The downfall of WLCC.
- "WLCC failure to develop the community
- Loss of the lake"
- organization of owners to address WLCCC issues
- Vacant homes
- Loss of lake, loss of recreation (golf , pool, restaurant)
- Loss of the lake; uncertainty with the development company.
- Loss of the lake and loss of the overall community values
- Beside the obvious of the lake issue and WLCC management train wreck, we miss the Oats House chef from Germany, I think around 2004-2005, outstanding. And just the general feel of community and positive vibrant energy. We still have great neighbors and community leaders, to turn it around, as the potential is vast.
- Loss of Lake and closing of the golf courses
- "The answer to that question is obvious because it is the slow decline of a great community punctuated by the loss of the lake. Therefore, I will answer the more important question of ""how did we get to our current situation in the last 20 to 30 years?""
- 1. In the past 30 years since I've owned there has been no significant attention to maintaining the biggest asset of Woodlake - THE LAKE. It is the number one reason I bought there in the first place. Golf was always the priority for everything and the lake continued to be a step child in priorities. I think we should now call the community Woodfield Country Club.

- 2. The lack of a proper marketing campaign to get people out to Woodlake. Most people from the surrounding communities within a 50 mile radius have never even heard of Woodlake, but every time I would bring someone in to visit (from Fayetteville, Aberdeen or Southern Pines) they were always stunned as to how it truly was "An oasis in the Sandhills" It was a beautiful place, but very few people near or far knew about it."
- Lack of enforcement of POA rules and standards, and large increase of renters (not in a good way).
- Loss of lake and loss of courses
- change in demographics, change in Woodlake owners (if there was a change)
- demographics & decline in services offered by WLCC.
- "Woodlake Management
- Decreased Property Values "
- WLCC failure. RWL established
- Obviously the state of the lake and damn, but more importantly the current ownership will hopefully be no longer making the rules and decisions. I think it's important and necessary that the property owners take control of this community.
- Missing lake and lack of care for the grounds
- loss of lake, poor facilities management
- Reduction of property value and loss of lake, golf courses, good people, just loss, and more loss.
- Julie. Watson & the no good German's
- Taking away our lake and golf community status
- "1. Blatant disregard and mismanagement by WLCC Corp resulting in diminished property values, loss of community resources, and ongoing litigation.
- 2. The loss of the dam and lake. "
- We are no longer a lake and golf course community and our home values have plummeted!
- breach of dam and property values decreasing
- No Lake, No decent golf courses
- The lake and the lake.
- Lack of WLCC commitment to maintenance and further development of Woodlake which resulted in fleeing property owners, loss of property value and rise of impersonal short term rentals

- Loss of the lake, one and two
- "Property value decline.
- Influx of renters and vacant residences."
- Loss of the lake and loss of a club house for citizens of WL to use
- Loss of the lake; and the loss of owners support
- Loss of the lake and loss of other amenities
- Dam breaching and general deterioration of our community
- Dam breach and deteriorating of community
- Loss of Maples golf course, loss of lake
- Dam breach, long process going on now.
- property appearance and amenities / increase rentals
- Influx of younger (mostly military) residents, and lack of owner involvement in keeping Woodlake resort facilities up and running
- Loss of the lake; number of vacant/for sale homes
- No lake...lost of Golf.
- No amenities at all and no lake
- Total destruction of what used to be a beautiful Club with 2 golf courses/etc. 2. Then they did not repair the dam as required which led to the damage from Hurricane Matthew and further loss of property values.
- lake and maintenance
- Deterioration, Increased rentals
- Lack of community
- The horrible management by WLCC and the damn failure.
- Loss of the lake.
- Loss of the lake.
- Quality of life has gone downhill. Loss of community awareness.
- Loss of the lake and the lack of enforcement of parking along the roads.
- Loss of lake amount of renters
- Loss of the lake and the loss of both golf courses
- loss of lake
- Increase in military service member presence (GOOD for community), WLCCC support went from negligible to zero.
- The damn breach and decreased property values.

- Dam Breached, pool inop, Club House non functional, no restaurant, loss of two golf courses, lack of communication between residents and Woodlake CC, dramatic drop in property values.
- "1. Loss of lake
- Lack of enforcement of covenants, rules and regulations by ARC and POA resulting in houses with junk all around, lawns not being maintained, cars, trucks and trailers parked on our roads, trashcans sitting on roads or driveways permanently, etc."
- loss of lake and bankruptcy scam
- No social activities for all residents
- Loss of lake/dam 2. Previously mishandled bankruptcy
- loss of lake
- Lake, Renters
- loss of lake; deterioration of golf club and course
- The lake being gone and continued failed ownership of woodlake. Properties have gone down drastically and the community I fear will continue to decline.
- The lake is gone. There are no playable golf courses or club services.
- Younger families - military - a good thing WLCCC has destroyed this place - time to rebuild and unite
- The lack of transparency with the dues we are paying . Secondly the obvious neglect that the current owners have displayed. Could list many more including the inability to enforce woodlake bylaws.
- managing finances in the interest of the residents
- Loss of lake and golf course / lack of dedicated owners with forward vision / potential of Woodlake
- inability to control our neighborhood
- Bankruptcy and loss of lake
- Past & current owner's not being held accountable for maintaining and repairing the dam.
- The loss of the lake/Maples Course and the appearance of the community in general.
- The lake/golf courses non-usable and security productivity as declined becoming more unwelcoming to guests and residents.
- The loss of the lake and decrease in property values

- Property value decreases and community upkeep.
- Lack of support for families and number of houses that are on the rental market.
- Loss of lake, lack of commitment to community by owners
- Owner-occupied vs. renter 2) Loss of amenities
- Loss of property value. Too many transient renters... no longer a Country Club Community.
- No Lake and
- No capital improvements; memberships have dropped dramatically; management just keeps lying
- 3 lost golf courses no lake and lake fee for boats. Run down 19 hole and Oats house. no social activities
- "Deteriorating property values as a result of mismanagement by the owners
- Loss of Lake and loss of Maples Golf course
- WLCC Bankruptcies and lake problems
- Unsure; Have been here less than a year
- Loss of lake and golf courses
- Loss of dam, number of rentals
- Pool and lake
- We moved here in 2014 and were extremely excited because Woodlake looked like a great community and then we moved in and we started hearing about the ownership and the problems with the lake. It's a shame that the lake is no longer there because it was nice drive home driving over the bridge and seeing the water. I always thought it was odd that I never really notice to many golfers out on the course. Now it is becoming ridiculous because we don't have a pool anymore. People were still paying their dues just because of the access to the pool. I feel that the owner owe people some money because they haven't provided much for this community since I moved here.
- Quality of life and facilities have gone down hill.
- Woodlake's failure to manage their business effectively
- Dam issue never solved & now no water.
- When Gabi divorced Engolf . The state not requiring their directives to be followed.
- Lost of lake, loss of maples golf course

- loss of the lake with the property value decline and loss of well cared for golf courses
- Control of the community by WLCC and past POA. ARC over stepping bounds with home builders.
- Loss of dam and loss of a golf course
- Loss of the lake, loss of the pool
- Deterioration of the Golf Courses, Maintenance of the Lake and DAM
- The loss of the lake and the incompetent management of WLCC
- Failure to maintain the same. Failure to market the community to the business community in the triangle and alienation of area realtors.
- Loss of the Lake and Vandalism
- Deterioration of services. Lack of caring of the community
- Loss of lake and club.
- Only been here two years, so the only really noticeable change is the dam issue and resultant loss of community activities when lake drained.
- Loss of water in the lake bed; bankruptcy of WLCCLC (owners of lake, dam, etc.
- Poor club manège the, the lake, poor house sales
- lack of cooperation from WLC owners and decreasing services.
- Loss of golf & lake
- Loss of club amenities 2. Reduction in upkeep and maintenance of public spaces
- Loss of pride and ownership, too many renters and no amenities anymore..NONE
- Total neglect of the golf courses and lake by the owners and a bankruptcy action that prevented an open bidding for a new owner
- TOO MANY RENTERS THAT DO NOT TAKE CARE OF PROPERTY AND OF COURSE THE LAKE AND THE ABANDONMENT OF THE MAPLES COURSE! I HAVE SOME IDEAS!
- Of course the degradation and loss of the lake, but also (1) the reduction and loss of services such as the restaurant at Oates House, and, (2) the loss of vibrancy and youthfulness as policies were put in place that are less friendly to families and younger people. I see less family gatherings and non-retirees in Woodlake now than when we bought our home 8 years ago. Some of those policy examples are banning the annual triathlon, jetskis, etc.

- Loss of lake, and, loss of families and younger people at Woodlake.
- loss of the lake and loss of the golf courses are the most significant negative changes. realistic hope of getting rid of the corrupt german ownership is the only positive change.
- dam and property values
- Gradual (or not so gradual) deterioration of all properties owned by Woodlake Partners; a deliberate attempt to divide the Woodlake community, i.e., members against non-members; sympathizers of owners against non-sympathizers, etc.
- problem with the lake
- Loss of the dam ..Loss of playable golf courses....Developers poor management which has resulted in an absolute disaster in a very beautiful community.
- Lost of lake and golf course
- Higher renter to owner ratio and the mismanagement of country club properties (lake/golf course/tennis)
- Lake being gone, loss of amenities with membership
- Steiner owning the resort property and breach of dam
- The absence of a functional lake at Woodlake...
- Dam breach, allowing friends of former owner buy property without a requirement to rebuild the dam (should have allowed property owners to match bid), the state not standing firm on dates thereby allowing WLCC to hire engineers, etc. Causing mounting debt which all knew they could not pay, no watershed for Spring Lake, and much more"
- The increase in rental properties has brought down the quality of life at Woodlake. Incompetent management by WWCL
- Draining lake and inability of home owners to have a say so or influence
- Degradation of community property including dam
- POOR MANAGEMENT AND POOR MANAGEMENT
- "1) the property owners had zero control or say doing any preventative maintenance on the dam; leaving the decision of the future of our community in the hands of people who don't care about the community leading us to dam breach and dry lake; this has been problem that has been developing for years of which we had no way to stop the train

- 2) Decreasing property values leading to more rentals and empty houses; increase in vandalism and crime; poorly maintained homes that no one wants to live next to"
- Loss of the lake loss of the Maples course
- lack of effective management/ownership and communication and change of clientele.
- Loss of lake and influx of military families
- loss of lake and loss of property value
- lake and dam
- Loss of the lake. Loss of all other amenities.
- It has become a renter community .Non compliance to the covenants and non Enforcement of the covenants by the ARC.
- Lack of community cohesion and loss of the dami
- Most significant is that the integrity of property owners has not been Compromised and they have banded together to fight to enhance our quality of living and to improve our comunity as a whole.
- Loss of Lake and All Amenities
- Loss of Lake and Country Club Amenities
- Owner abandonment of the community. Destruction of the dam.
- Togetherness of the people in the community. 2. lost lake and all the amenities that go with Woodlake. (boating, food golf, 19th hole)
- Lack of management and no lake
- Lake disappeared & plummeting property values
- Loss of the lake
- everything that has negatively impacted home values and amenities
- No lake and house values went down
- Loss of lake and other amenities
- Loss of lake and the loss of golf course and clubhouse
- Decline of WL property values
- INGOLF BANKRUPYCY & AUCTION OF WLCC
- We've only been here for 4 yrs. so I guess the lake and the disgusting management made by WLCCC that brought this beautiful community into the pits.

- Lack of communication and apathy from WLCC Corp we moved here Nov 2011.
- "No lake/pool
- Declining conditions of golf courses or closure "
- Lack of a lake 2) POA employees exhibiting the worse misogyny I have every experienced, even after 24 years in the military as a female.
- No lake, no golf courses/club
- Loss of lake
- Degradation of the amenities (golf course, club house, pool, etc.) and loss of the lake.
- No Lake, Golf courses in terrible shape, no restaurant, no pool.
- Loss of water in the lake
- I have only been here since aug 2013. But I would say the demographic more families younger families.
- Lack of amenities on a trusted basis: lake, clubhouse, pool. I'm not sure the mayor of Vass will do any better since we probably have a better planning team on the POA and RWLC.
- "Loss of lake and clubhouse restaurant.
- Loss of lake & fraud by fake bankruptcy
- Management incompetence
- bankruptcy and dam/lake problem
- No water in the lake and the Julie Watson Mangement
- Loss of Lake. 2. Degrading services (golf, pool, etc.)
- No lake and loss in property value
- Loss of lake and degradation of Maples Golf Course
- Loss of the Lake
- Lake and golf course, value
- empty lake and deterioration of properties in general
- Loss of the lake, fees for use of the lake.
- plus rental properties and reduced market values
- Lack of Woodlake Corp management and dam
- The lake and the country club
- Foreign ownership and Loss of lake
- Loss of the lake; and Loss of the lake

- Lack of upkeep to the community and lack of the owner of Woodlake to invest time and money
- Lake drying up, poor upkeep of amenities e.g. clubhouse pool, misappropriation of Woodlake dues to upkeep the community.
- The destruction of the lake and the deceit of WLCC in relation to the community
- Loss of the lake and amenities
- Loss of the lake and the loss of the services.
- Our once, beautiful and scenic community has completely deteriorated over the past 10 years or sooner. The beauty and charm that we once enjoyed, has now become too painful to even discuss...what a pity!
- No lake, club house, tennis courts or golf courses.
- breaching of the Dam and loosing the Lake, deterioration of gold courses and lack of proper use of Oates House
- Loss of lake and deterioration of the Country Club.
- loss of faith in WLCC
- Loss of lake, loss of Maples golf course
- Maples course closing and dam breach
- Ingoff & Julie
- loss of lake
- Loss of lake and community amenities/activities
- Loss of lake and foreclosures
- As (only) 3 year residents we have already noticed the change in demographics across the community and the lack of management from WLCC Corp.
- the lack of intent/action if WLP and then the mishandling of the sale in bankruptcy court
- The breaching of the DAM and the 2015 bankruptcy that left the current management in place. The lack of a true change in ownership facilitated the continued degradation of infrastructure and quality of life in Woodlake.
- The breach of the dam and the bankruptcy in 2015. These two events robbed us of the quality of life we enjoyed as waterfront owners and ensured the degradation of Woodlake's infrastructure.
- The loss of our dam/lake, the total abandonment of WLCC to its responsibilities to maintain the grounds of the community
- Loss of the lakedam and the overall decline in amenities (restaurant, pool,etc.)