August, September, October 2026

NEWS FROM THE DEVELOPER

The Home Stretch Is Here…The Woodlake Dam is Nearing Completion!



We are excited to share that the Woodlake Dam Rehabilitation Project is entering its final stages! After months of tremendous progress, Sequoia is wrapping up the major concrete construction of our new labyrinth spillway, bringing us another significant step closer to restoring the Lake. Throughout August, September, and October, crews have worked tirelessly to complete the spillway's massive concrete walls and structures, often working late into the evening and early morning hours to accommodate concrete pours. At the same time, substantial progress has been made on the drainage systems, embankment backfilling, and grading that will complete the surrounding dam infrastructure. There are only three concrete pours remaining, scheduled for the month of November and while there is still important work ahead, we are now transitioning from major structural construction into the final phases. We also want to thank everyone who joined us for our Dam Construction Open House in September. Despite the extreme heat, we had a wonderful community turnout, and it was exciting to see so many residents get the opportunity to walk the construction site, see the incredible scale of the new spillway firsthand, and meet some of the people who have worked so hard to bring this project to life. Pictures simply cannot capture the size and complexity of this project, and we hope everyone who attended left with greater appreciation for just how much has been accomplished. And the best part? We're getting ready to put our new dam to work! One of the most exciting milestones yet is expected in the next 30 days: the removal of the temporary cofferdam. This structure has allowed Sequoia to keep water out of the construction area while building the new spillway. Once it is removed and the temporary diversion channel is closed off, water will once again flow through the dam itself for the first time since the lake was drained. This is a major turning point because it means our new dam will officially begin functioning, even though we will not yet be authorized to begin permanently filling the lake. During this interim period, the dam's gates will remain open to allow water to pass downstream and maintain the required minimum downstream flow. However, with the diversion channel closed, a significant rainfall event could temporarily cause water to impound. Depending on rainfall and inflow, we could see the lake begin to rise, offering an exciting glimpse of what's to come! It is important to understand that this would not represent the official start of lake impoundment. With the gates remaining open, those water levels would gradually recede as water continues flowing downstream. Following construction completion, the dam must go through the final inspection, documentation, and regulatory approval process before we can receive authorization to close the gates and begin full impoundment. Based on the guidance we are currently receiving, this approval process could take approximately one to three months following construction completion. While we are hopeful for the shorter end of that timeframe, the timing will ultimately depend on the required reviews and approvals. After years of planning, engineering, challenges, and construction, we are finally approaching the milestones we have all been waiting for.





Lakefront Program- The Nov 15th Lakefront Licensing Deadline is Approaching

As we prepare for the return of the Lake, we want to remind all lakefront homeowners of the Lakefront Program introduced earlier this year. This program was developed to provide residents with clearly defined permissions to access and enjoy the lakefront areas extending beyond their property lines, establish standards for docks and waterfront improvements, and protect the long-term safety and enjoyment of the lake for everyone. The Lakefront License Agreement is about much more than docks. It provides homeowners with written permission to access and use a designated portion of ANC-owned lakebed property extending from their shoreline into the lake. The licensed area generally follows the projected side property lines and extends lakeward to include approved docks and waterfront improvements, plus up to 10 feet beyond the furthest lakeward point. For homeowners with existing docks, bulkheads, or other waterfront structures, the agreement provides written authorization for those improvements to occupy ANC property while establishing maintenance, safety, and other responsibilities that protect both the homeowner and ANC. Lakefront homeowners do not need to have a dock to benefit from or require a Lakefront License Agreement. Lakefront homeowners who simply wish to access the lake from their property for swimming, fishing, kayaking, paddleboarding, or other non-motorized recreational activities will also need an agreement. The program also helps fund the ongoing maintenance and management of the Lake, including shoreline upkeep, debris removal, water quality management, dam repairs, and other efforts necessary to maintain a safe, accessible, and enjoyable lake for years to come. You do not need to be a member of the club to participate but motorized boating remains a separate privilege associated with Woodlake Country Club membership. **We want to remind all lakefront homeowners that November 15, 2026, is the deadline to complete your Lakefront License Agreement**. Founding Members and Vacant lot owners must still complete the agreement, even though there may be no additional license fee, dependent on the options selected. All details of the Lakefront License Program including application instructions, is available at: Woodlake's Lakefront Program Landing Page. We encourage everyone to review these materials and complete the process before the approaching deadline. Dock and Dock and waterfront structure inspections are now underway as part of our efforts to ensure improvements are safe and ready for the return of water. Homeowners whose structures require repairs, maintenance, or modifications will begin receiving notices outlining the items that need to be addressed. As previously communicated, **required repairs should be completed by January 15, 2027**, allowing time for final preparations before lake impoundment. In addition to individual homeowners, we are working with several neighborhood and group homeowners associations to establish master lake access arrangements and agreements where appropriate. Our goal is to provide a consistent framework that recognizes the different property configurations and access needs throughout the community. We recognize that every lakefront property is different, and we know there are questions about property boundaries, existing structures, licensed areas, recreational access, and future improvements. We want every homeowner to feel informed and comfortable with the program and understand exactly what their agreement provides. Our team is committed to making ourselves available to discuss individual circumstances, and we are happy to speak with every homeowner individually if that's what it takes. If you have questions, need clarification, or would like to schedule a conversation with ANC about your property or the Lakefront Program, please email us at woodlaketoday@gmail.com.



Lakefront Program – Fees Summary

Property / Membership Type	Base Lakefront Fee (per month)	Notes
Founding Member	$0	Included with Founding Membership.
Vacant Lot	$0	No fee for vacant, unimproved lots.
HOA Property	$25	Applies to HOA-owned properties.
Other Woodlake Club Member	$25	WLCC members (not Founding).
Non-Member	$45	Not a WLCC member.
Optional Irrigation	$15	Per month for approved lake-fed irrigation.

Additional fees may apply for docks with roof systems or docks larger than the allotted square footage.

Preparing the Lakebed for the Return of Water: Final Clearing Underway!



As we enter the final stages of dam construction, our attention is also focused on preparing our 1,200-acre lakebed for the return of water. Over the past several months, we've made substantial progress on vegetation management, debris removal, shoreline improvements, and clearing areas of the lakebed that have been inaccessible for many years. With the lake at its lowest levels, we have had a unique opportunity to address areas that have otherwise been extremely difficult, if not impossible, to reach. Our lakebed clearing contractor is now actively working throughout the lakebed, removing overgrowth, trees, stumps, and accumulated debris, including in narrow tributaries and other areas that have not been accessible in the past. These efforts are an important part of preparing the lake for safe swimming, boating, fishing, and recreation while also reducing the amount of debris that could eventually float into the lake or accumulate around the new dam and spillway. As part of the final clearing process, **we are planning controlled burns of accumulated vegetation and debris throughout designated areas of the exposed lakebed, targeting the start dates of around November 12th**, weather and permitting conditions allowing. This is an important component of our clearing efforts, allowing us to significantly reduce the volume of organic debris that would otherwise remain on the lakebed when water returns. Our clearing contractor will be responsible for establishing firebreaks, obtaining the necessary permits, selecting appropriate days based on wind and weather conditions, and supervising and managing all burning operations. We anticipate that this work could take up to a week to complete, depending on conditions. Residents should expect significant smoke in and around the community during active burning days. We recognize this may be an inconvenience and appreciate everyone's patience and cooperation as this work is completed. Additional notifications will be provided as the schedule is confirmed. We also want to emphasize this once-in-a-lifetime opportunity for lakefront homeowners to take advantage of this period. While we may have opportunities in future years to temporarily lower lake levels for maintenance or improvements, we do not anticipate ever having the lakebed exposed and accessible to this extent again. The condition of the lakebed and shoreline in front of your home today will largely determine what you enjoy for many years after the lake returns. This is your opportunity to remove unwanted vegetation, clean up debris, address overgrowth, and prepare the area on front of your home for how you envision using and enjoying the lake. While our contractor is working to clear as much of the lakebed as possible, heavy equipment cannot safely operate in and around existing docks, bulkheads, and other private waterfront improvements. These areas will remain the responsibility of individual homeowners to clean and maintain. We strongly encourage everyone to take advantage of the remaining time before water returns to complete this work. During recent dock inspections, we noticed miscellaneous debris, including old dock boards and other materials, left in and around docks. We ask homeowners to remove these items as soon as possible, as water levels could begin fluctuating during the final stages of dam construction, creating potential safety hazards. If you are making dock repairs or improvements, please do not store materials on the exposed lakebed, and ensure all debris is removed and boas are secured before water returns. We appreciate the many residents who have already taken steps to prepare their waterfront areas and thank everyone for their continued cooperation. The work being done now will make an enormous difference in the safety, appearance, and enjoyment of the lake for decades to come. We are closer than ever to seeing water return, and we want every homeowner to be ready!

Lakefront Readiness Plan – Remaining Key Dates

~ NOV 12, 2026	NOV 15, 2026	JAN 15, 2027	FEB 28, 2027
Controlled Burns *(estimated – weather and permitting allowing)*	License Compliance Deadline	Required Repairs Deadline	Final Prep Complete *(for Impoundment)*

For more updates and information, visit: www.WoodlakeCountryClubNC.com