

Woodbrook Frequently Asked Questions – Friendly Guide for Owners

Updated and Reviewed April 2025

What is Woodbrook?

- Woodbrook is a private, seasonal condo community, not a trailer park.
- Each unit is owned with a deed. Only park models or travel trailers are allowed (with DRB approval).
- Mobile homes and motorhomes are not allowed. We follow Condominium By-Laws and have an elected Board of Directors.

What are the yearly fees?

- The 2025 fee is \$1,850 per unit, paid in two parts:
 - \$925 due April 1
 - \$925 due October 1
- Late payments include fees and interest. Send payments to PO Box 723, Fitzwilliam, NH 03447.

When is Woodbrook open?

- We're open April 15 – October 15. Water is turned off after October 15.
- You can stay up to 8 days per month off-season. More than that may result in fines (\$100/day).

Can I make changes to my property?

- Yes, with DRB approval. This includes units, sheds, decks, porches, and satellite dishes.
- Some projects also need town permits. Unapproved work can lead to fines or removal.

What are the DRB rules?

- Major changes require a certified land survey (your cost).
- Regulations cover unit and deck size, fencing, and lighting.
- You can only have two approved satellite dishes. Full DRB rules are online.

Where can I find the By-Laws?

- You can download an unofficial copy on our website or get the official version from the Cheshire County Registry of Deeds.

What should I know about septic use?

- Flush only toilet paper—no wipes, floss, diapers, or feminine products.
- Our private septic system is sensitive and expensive to fix.

Can I rent my unit or have guests?

- Yes, but complete the rental form before they arrive. Owners are responsible for their guests.
- The rental form can be found on the portal under Requests

Is there a resale office?

- No. Property Listings can be posted at the Lodge bulletin and on the website for a \$10.00 fee.
- You create your ad, just the way you want it—we simply help post it without making any changes.

Can I vote if I can't attend the Annual Meeting?

- Yes! Use a proxy form so someone else can vote on your behalf.
- We are in the process of establishing online voting through the owner portal.



Can I rent the Lodge?

- No. The Lodge is a shared space for everyone.
 - Owners may have an event at the lodge or pavilion, but they cannot prohibit other owners from using these spaces at the same time.
- Only the Board or the Entertainment Committee can reserve the Lodge for events.
- Clean-up must be done by 6:00 a.m. the next day.



Are pets allowed?

- Yes! Pets must be leashed, picked up after, and are not allowed at the beach or pool.



Where do I park?

- At your unit or in designated lots. Please follow signs and don't block roads or driveways.



How do I know what's happening?

- Check the Events Calendar on the website. Events are for owners and their guests only.



Town Clerk info?

- Visit fitzwilliam-nh.gov for the most current hours and contact information.



Need help?

- Contact the Board or use the form on the website. We're here to support each other and keep Woodbrook strong.