

Wandermere Heights HOA meeting 2020

Due to the Stay-at-home order in place, the HOA meeting previously scheduled for May 12, is now canceled, and this letter will be used in place of the meeting. At the bottom of this document AND on the website – on the Events and Newsletters page – please find a link for the items that need a vote or to send comments to the board. A follow up newsletter will be e-mailed out through MailChimp. If you have not submitted your e-mail address to the board - please do so. Please, also, check your spam folder if you have submitted your information and have not received any of the communications. All communications have been, and will continue to be, uploaded to the website on the Events and Newsletters page.

We apologize for any inconvenience.

The Board

Old News

1. Financials

a. DUE TO THE RECENT ECONOMIC SITUATION OF THE COUNTRY THE BOARD HAS VOTED TO FORGIVE DUES FOR THE Q3 PERIOD. Please see this reflected on your attached statement. Contact Alexa Amatto for questions or concerns.

- i. If you have a credit on your account - I.E. annual payers - no money was taken and your credit is carried forward for another quarter.
- b. There is currently \$19,353.40 in the checking account (more than enough to cover expenses until October, when the next set of dues is receivable) and \$25,020.38 in the savings account.
- c. There are only a few houses that are behind on dues; only one of those households is more than one billing cycle late. That family has been spoken to. In the event the Board should have to issue a lien and/or send the amount to collections to collect those dues, they will not hesitate to do so.
- d. Please see the attached financial update for a year over year comparison of the May to April income and expenses.

2. C&C Update

- a. In the winter C&C plows when there is about two inches of snow. This season there was a storm that dumped 6-9 inches before they were able to plow which accounted for a high bill.

- i. C&C apologizes for any inconveniences during the first big snow storm of the 2019-2020 season. They had equipment problems and an inexperienced driver. The issues were resolved quickly and without extra payment.
- b. It was voted in 2019 that we allow C&C to deice and gravel as necessary – not to restrict their professional opinion – due to the safety concerns of the steep hills in the neighborhood.
- c. The new road that was added to the neighborhood (east Mayfair) also accounts for some of the increased plowing and deicing cost year over year.
- d. For the summer months mowing and cleaning will continue on a weekly basis.
- e. In May the lawn, shrubs, and trees were fertilized, noxious weeds were sprayed for, and irrigation began.
- f. Street sweeping will happen on an as-needed basis. Condron Homes has been spoken to about the mess their construction makes and is willing to chip in for their portion of the street sweeping.

3. Common areas

- a. These areas are taken care of by C&C. If an area is being missed that you believe is a common area please submit a comment to the board and we will update our contractual agreement with C&C.

4. Gates

- a. The gates have a bi-annual maintenance scheduled annually. Gate misuse and grievances can be reported to wandermereheightshoa@gmail.com throughout the year. Abuse is monitored so please don't release your code unnecessarily.
- b. Gate remotes can be purchased with the board vice president - Vanessa Constable. Payments can now be made with your credit or debit card on the website. Bring proof of payment to pick up your remote.
- c. To update your neighbor profile and/or gate code please contact the Super Assistant Alexa Amatto.

5. Communication

- a. The board will communicate with you through: quarterly newsletters sent out with dues, e-mail newsletters via MailChimp, the website "Events and Newsletters" page, Facebook, and Next door.
- b. You can communicate with the board by e-mailing wandermereheightshoa@gmail.com or any of the board members directly.

6. Future development

- a. Finishing center street on the south side of the neighborhood (known as Phase 7) is still a future plan. The county owns a gravel pit back there that is causing delays.

New News

7. Garage sale

- a. The annual neighborhood garage sale that was scheduled for the first weekend in June has been postponed.
- b. Depending on the state of the laws in August we are going to try for mid-month then.

8. New board members

- a. The Wandermere Heights HOA Board is scheduled to have two terms end on May 31. We would like volunteers to fill these spots. Please send an email to WandermereHeightsHOA@gmail.com if you are interested in volunteering.

CC&R's being violated – Please review and abide by these neighborhood rules. A copy of the CC&R's can be found on the website on the documents page. Password: Documents

10. 6.5 Animals – “Owners shall be responsible for the immediate cleanup and removal of all fecal matter deposited by pets on any property other than the Lot of the Owner of the pet. Pets shall be confined to the Owner's lot in a dog run, or otherwise, unless on leash and accompanied by a responsible person. No domestic pet may be kept if it is a source of annoyance or nuisance.”

11. 6.6 Vehicle and equipment restrictions – “No trailer, camper, mobile home, motor home, recreational vehicle, bus, truck (other than standard size pick-up trucks), inoperable automobile, boat, or similar equipment, and no vehicle in an extreme state of disrepair, shall be permitted outside of a garage. Provided, however, vehicles and equipment may be moved onto driveways or streets on a transitory and temporary basis (48 hours maximum) for the purpose of loading and unloading of passengers or personal property.”

- a. On this, please do not park your cars in the street as it is a complaint from C&C, AAA Sweeping, Waste Management, and other neighbors. Please park all cars in the driveway or garage.

12. 7.4 Plans and Approval – The HOA has approved prefabricated sheds (like TuffShed or similar) or built on site sheds, like those from Ziggy's. For constructed sheds, we ask that the style and color be similar to the house (T-11 siding, similar color, similar roofing color and material).

13. 7.5 Maintenance of Property – “Each owner shall be responsible for maintaining the exterior appearance of their lot and all improvements situated on their lot. In the event that an owner shall fail or refuse to maintain the lot or exterior appearance of any improvements, the architectural control committee and/or other lot owners shall have the right, upon thirty (30) days' prior written notice sent to the owner's last known address by certified mail, return receipt requested, repairs and corrections meanwhile not having been undertaken and diligently

pursued, to enter upon the Owner's lot and commence and complete such repairs and/or corrections. All costs associated with investigating, giving notice, undertaking and completing repairs and/or corrections shall be a special assessment obligation owed by the lot owner personally and shall constitute a lien as a special assessment against such lot."

URL where you can vote on add comments for the board to address. Also find this link on the website – www.wandermerehoa.com – on the Events and Newsletters page. Please use the item number when submitting comments to the board so they can better address your concern.

<https://www.surveymonkey.com/r/YTLC2ML>

General Information:

HOA Website: www.wandermerehoa.com

HOA Facebook Page: <https://www.facebook.com/groups/227471464685477/>

HOA Nextdoor Group: <https://nextdoor.com/invite/udgdmsyarhuguzjnxsvz>

HOA Board Email: WandermereHeightsHOA@Gmail.com