

Whispering Woods Home Owners Association Board Meeting May 4, 2023

Present: Eric Albright, Jerry Kunco, Tony Sitter, John Stefanik, Herm Stork, Jan Stork, Mark Zaleski. Absent: Kayti Stadler

NEW BUSINESS

Entertainment Report – John Stefanik for Kayti Stadler

The date for the summer picnic is August 6, 2023. Kayti asked about food, and John told her that we've always used Kornel Miksa from Buffalo Wild Wings, along with 10 cases of beer and pop and water.

The June 1st meeting will be at the golf course's clubhouse. The food will be ordered through Calamari's. Kayti had asked if the food should be served during the meeting or after the meeting. Our plan is to have it available after the meeting. Bar is cash bar during the meeting and the HOA takes care of the bar after the meeting.

Budget – Tony Sitter

Balances:

- We ended 2022 with a positive balance of \$10,483.58.
- We currently have \$64,082.94 in assets (\$14,082.55 in checking; \$50,000.39 in savings).

Expenditures:

There has been \$16,000 in improvements spent, which includes the work done at the entrance and the required work done on the pond located on Forest Crossing.

Homeowner Requests:

The following have been requested from homeowners:

- Hooking up the fountain that was in the middle of the pond on Forest Crossing at a cost of \$2,500 (8hp). **The Board approved this expense.**
- Adding equipment to the playground at a cost of approximately \$2,000 for the equipment and landscaping needed. **The Board will look into the quality of equipment that could be added to the playground to see if it's worth adding it once all requirements are met for that piece of equipment (liability issues, ground cover, etc.).**
- Can we trim the Pine trees around the pond on Mystic Ridge? **The Board agreed that the trauma to the trees would negatively impact the trees, and therefore the Board did not approve having the work done.**
- There is a neighbor that does sanding work outdoors and it bothers the neighbors. **We will try approaching him asking him to use his garage if at all feasible.**
- What does the HOA do about neighbors who don't mow their lawn. **Letters are sent to the homeowner explaining that if they don't mow their lawn in a timely manner, the HOA will hire and pay someone to do it, and then the HOA will bill the homeowner.**

Communications Committee – Herm Stork

Nothing to report.

Landscape Committee – Eric Albright

Eric informed the Board that he keeps track of all of the street lights that are out and reports them to the Millcreek Township. If anyone notices lights are out and wants Eric to report them, let him know.

OLD BUSINESS

Neighborhood Clean-Up

We are going to put a note in the next newsletter asking if any of the neighborhood kids need service hours, with the hope that those kids could do some of the neighborhood clean-up. Eric also suggested that we have people pull weeds around the benches, etc.

We'd like to put a bench on Mystic Ridge, in the new section, but it would have to go on a residents' property, so that will most likely not happen. If any resident would like to offer to have a bench on their property, please get in touch with someone on the Board.

Mailboxes

We've made a dent in getting people to update their mailboxes to be in compliance with what the bylaws require. We still have many whose mailboxes are not in compliance. A second letter will be sent out to those residents still not in compliance.

Fines for Being Non-Compliant

There has been an on-going issue with neighbors not being in compliance with the bylaws, even after being sent letters notifying them that they are out of compliance.

John's recommendation is that we give a verbal and/or written warning to those not complying with the bylaws with a note that they have 10 days to become compliant. If nothing is done, we then send a registered letter letting the resident know that if they don't comply, it will be turned over to the HOA attorney and the resident will be responsible for all attorney and incidental fees. They will be given 5 days to become compliant. If they don't, another letter will be sent informing them that they will be fined and if it is not paid within 30 days, the HOA will hold a lien against their house/property. Before we proceed, we will check with the attorney to ensure our plan is legal and enforceable.

Golf Carts

Based on a discussion from our last Board meeting, Tony found out that the rules do not differ for driving golf carts on the road in a golf community.

Neighborhood Drainage Issues

There are several homes in the neighborhood whose drains do not drain properly, resulting in ice forming on the sidewalks. We compiled a list of homes that have this issue and they will be reported to Millcreek Township.

Submitted by,

Jan Stork
Secretary