

Whispering Woods Home Owners Association Board Meeting November 19, 2024

ATTENDING: Eric Albright, Susan Klie, Tony Sitter, Kayti Stadler, John Stefanik, Herm Stork, Jan Stork, Remle Walczak, and Mark Zaleski. **Absent:** Jerry Kunco.

John Stefanik called the meeting to order at 6:09 p.m.

WELCOME – John Stefanik

John welcomed everyone. He stated that the purpose of this meeting was to review the year and to see if anything needs to be done.

BUDGET UPDATE – Tony Sitter

WW has \$58,000 in savings and \$38,000 in checking. He will transfer \$15,000 of the checking into savings. All bills are currently paid. We still have a few neighbors who have not paid dues yet. Our late fee is currently \$50. The Board discussed raising the fee to \$100 if not paid within 30 days of the due date. The Board all agreed that a \$100 late fee is appropriate and will hopefully encourage residents to pay within a timely manner.

GROUNDS COMMITTEE – Eric Albright

Flag pole brackets – he found nice ones, but they were \$500 each, so we won't be getting those. He is still looking for brackets that will hold the flags during all kinds of weather.

Walking bridge on Stonecreek – it is in disrepair and he has two people coming to give prices on replacing it.

Street light outage is a continual project. All were up-to-date, but within a day, other lights were out. Each time he has 5 or more lights that need to be replaced, he calls the township to ask them to come out and replace them. They are usually very timely in doing it.

ENTERTAINMENT COMMITTEE – Kayti Stadler

The Winter Party is scheduled for December 7 from 2-4 p.m. at the Whispering Woods Golf Club. We talked about what would entice people without children to attend. Suggestions were heavier hors d'oeuvres, give aways (gift cards, baskets, free dues for a year, etc.). There will be a face painter, games and Santa for the kids. This will be an indoor/outdoor event. Santa will be inside the clubhouse, and all activities will be outside on the patio.

We are looking ahead to food truck Thursdays since they were a big hit last summer. We will be doing them again this coming summer – one each month from May – September.

OTHER – John Stefanik

- John spoke with the mailbox guy, Adam Michali. We will post his information and associated costs on the web site.
- The Board discussed adding a "Board Clarification" for some of the current Restrictions based on challenges to the Restrictions made this past summer. These clarifications will be posted on the web site and available for all residents to have easy access. Attached are the Restrictions referred to above, with clarifications highlighted in yellow.

Respectfully submitted,

Jan Stork
Secretary

BOARD CLARIFICATION FOR HOA RESTRICTIONS

RESTRICTION #24 – **Signs**. No billboards, political signs, sales signs, other signs or devices of any kind may be placed on any unit, or within the windows of any house or any other structure on any unit within the Planned Community. This restriction specifically includes and prohibits signs placed by a unit owner or an agent for a unit owner offering the unit or house for sale or rent. Notwithstanding the foregoing (a) a building contractor, while constructing a house, may maintain a sign on the unit identifying the contractor with the construction, and (b) if a unit has been purchased from the Declarant by a building contractor, prior to the execution of an agreement for the sale of the unit or house by the building contractor to a third party, the building contractor or a licensed real estate agent for the building contractor may maintain a sign on the unit offering the unit or house for sale.

BOARD CLARIFICATION: Flags, other than the American flag, are not permitted. Garden flags are permitted, but only one is permitted and the size of the flag must be no larger than 28" x 40". Examples of some signs not permitted: political signs, support signs, school signs.

RESTRICTION #34 – **Offensive Activities**. No obnoxious or offensive activity of any kind shall be carried on upon any unit with the Planned Community. Nothing shall be done, placed or stored upon any unit within the Planned Community which is or may be or become an annoyance or nuisance to any other unit owner in the Planned Community, nor shall anything be done which causes or may cause or occasion any noise or odor which will or might disturb the peace, comfort or serenity of any other unit owner in the Planned Community. No exterior ornamentation, except Christmas and other recognized national holiday decorations, shall be permitted without the written consent of the Declarant.

BOARD CLARIFICATION: The Board has given blanket approval to allow Halloween decorations, and as noted in #24, garden flags.