

Whispering Woods Home Owners Association Annual Meeting May 28, 2026

Board Members Present: Eric Albright, Susan Klie, Eric Rogers, Tony Sitter, Kayti Stadler, John Stefanik, Herm Stork, Jan Stork, and Remle Walczak.

John Stefanik, president, welcomed everyone at 6:07 p.m.

PRESIDENT'S REPORT – John Stefanik

John reviewed the guidelines, schedule, and agenda. The owners of Whispering Woods Golf Course welcomed us. They reminded homeowners that they cannot bring their own liquor onto the site of the golf course.

John reviewed the change in Board Members. Mark Zaleski moved to the condos and is no longer a member of the HOA or the Board. Eric Albright, who was the Grounds Chair, has stepped in to fill the term that Mark vacated. With that, there is an opening for someone to join as the Grounds Chair. We currently have two neighbors interested in filling that position. If anyone else is interested, please reach out to John.

TREASURER'S REPORT - Tony Sitter

Tony reviewed the information that was used to file our 2025 tax return. Landscaping & groundskeeping continues to be our largest item in the budget. Second is the Mailbox Project (22 mailboxes were replaced in 2025; 18 have been replaced so far in 2026).

ENTERTAINMENT COMMITTEE – Kayti Sadler

This summer, we will have three truck nights at the neighborhood park. It's very family-friendly.

A flyer announcing upcoming events was placed in everyone's mailboxes. If you didn't receive one, there is a copy of it on our website.

The annual summer party is on August 2nd at the WW Park. It's a great way to meet new neighbors, etc. Kayti is looking for volunteers to help with the summer picnic. Please reach out to her if you are able to volunteer. Kids needing service hours are also welcome to volunteer.

ENFORCER– Eric Rogers

- Eric reviewed what he does. He ensures that homeowners follow the bylaws and keep their property looking nice.
- The most common HOA violations include
 - tree removal (must get a Board member's approval before taking it down, unless it's 6" or less);
 - maintaining grounds for your property;
 - landscaping, particularly tree branches, which must be cut to 6' up from the sidewalk;
 - mailboxes (use HOA-approved parts);
 - signs, including political, graduation, and companies advertising work being done in your home/yard;
 - fencing (no cyclone fences), except for a fence around a pool;
 - satellite dishes (should be kept in inconspicuous places).

- Eric also reminded everyone of other bylaws:
 - We do not allow above-ground swimming pools, tool sheds, or tree houses.;
 - Basketball hoops must be permanently placed and parallel with the street;
 - Parking violations (please don't park the wrong way on the street). Also, please don't park on your neighbor's lawn.
 - A homeowner asked if we would have to abide by the firefighters' request to place a blue placard on each home with the house number. We will look into that.
- Eric reviewed the Microbility Information Sheet. Based on this, electric scooters are not permitted on the roadway or sidewalks. This covers everything from scooters to Segways to bicycles. This will be posted on our website, and we ask that neighbors follow these guidelines.

GROUNDS AND LANDSCAPING COMMITTEE – Eric Albright

- Pet Waste Stations are going to be placed throughout the neighborhood, which will hopefully address the issue of neighbors not picking up dog waste.
The neighborhood front sign will be replaced, and the stones will be power-washed.
- The walking bridge on Stonecreek will be stained this summer.
- For the past few months, traffic speed signs have been seen on Stonecreek and Forest Crossing thanks to Les Freehling. Tammy Freehling reported that when the speed sign was on Stonecreek, 4,855 cars passed it in one week, averaging 646 cars per day. We are hopeful that neighbors who tend to speed will realize how fast they are going and slow down for the protection of all neighbors.

COMMUNICATIONS COMMITTEE – Herm Stork

Herm reported that 69 percent of neighbors are signed up for the directory. If you have not signed up, you can do so from the website (whisperingwoodserie.com). Signing up will ensure that neighbors are notified of what is happening in the neighborhood. This list is NOT for sale, and we only share information we feel is necessary.

There is a Facebook group, and to join, you must answer three questions. If any of those questions are not answered correctly, you will be unable to join the group. We get a LOT of requests from non-residents and salespeople. We will not approve those requests.

He reminds homeowners to sign up for the directory on the website to

WELCOME COMMITTEE – Susan Klie and Remle Walczak

Susan and Remle reported that they delivered ten (10) baskets to new homeowners in 2025. They resumed handing out baskets in the Spring.

OLD BUSINESS

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.

NEW BUSINESS

General Neighborhood Updates:

- There are currently four (4) homes for sale in the neighborhood, along with a few empty lots.
- There is an issue on Forest Crossing, where water is running into the street. Please fix. This is a Millcreek rule.
- Mailbox issues – make sure yours looks good. Tony has paint available, and all mailboxes should have the same color paint.

Pavilion for Park:

The Board is looking into building a pavilion for the park. The proposed size is either 20 x 40 or 20 x 30. We are getting drawings, checking costs, and talking to people. We are not sure of the cost yet. We might have enough in savings to cover it, but it may also require a one-time assessment fee of \$50–\$100. The pavilion could be used for parties, and would be located where the tent is set up for the summer picnic.

Pavilion Discussion:

- Are there stormwater emergency concerns? Tony: No.
- Aesthetic concerns. Will it affect the look of the park? Will it attract non-neighbors? Will it stay clean and be maintained?
- Is there power availability? Tony: Yes, power already exists there.
- Upkeep and maintenance would be the groundskeepers' job, and would be the same level of upkeep as currently done in the park.

To keep neighbors updated at all times about this project, it is important that residents are part of the neighborhood Facebook group and included in the directory. The website will also be used to keep residents informed and communicate updates regarding the project.

Will there be tax Implications? No tax implications; property is tax-free/common property. Fun fact...we have approximately 13 acres of common property, which is tax-free.

Submitted by,

Jan Stork
Secretary