

Whispering Woods Home Owners Association Meeting October 26, 2023

WELCOME – John Stefanik

John welcomed everyone and invited committee members to stay for the entire meeting if they so desired.

BUDGET UPDATE – Tony Sitter

At year-end, the goal is to have \$15,000 in the checking account and we are currently at \$22,560. We should end up with about \$17,500 after some bills are paid and remaining dues are received.

In savings, there is currently \$54,000 (approximate). This is at Key Bank.

There are outstanding dues from neighbors. Those that didn't pay by the first deadline were sent a second invoice for \$300. John suggests we continue adding another \$50 for each month that they are late. A registered letter from the lawyer is sent after three attempts.

There were several people who sent checks, all through Northwest, but the bank had not finalized the transaction and we didn't get the money. All three homeowners rewrote checks and were not charged an additional fee.

COMMITTEE REPORTS

Grounds – Eric Albright

This past summer, Eric and the Board put up 30 flags throughout the neighborhood. They were very well received. The only issue is that the brackets holding the flags were flimsy. Eric researched better brackets and has chosen a flagpole bracket (under \$20 each) that will hold the flags. To have enough brackets for all of the current flags, we will need 30 of them. We'd like to add more flags for a total of 50 for the neighborhood. Tony will order 50 brackets and an additional 20 flags.

Eric suggested that neighbors who remodel consider donating old cabinets, etc. to Habitat for Humanity. Kayti will put something on Facebook and Herm will put something in the newsletter.

Eric is also looking for someone to repair the bridge on Stonecreek, although it doesn't officially belong to the HOA. It will cost a few thousand to repair and paint it. This will be scheduled to be done in the spring.

Welcome Committee – Remle Walczak and Susan Klie

They are up-to-date on deliveries to new neighbors, with only one home still to visit because they just moved in. They personally deliver fruit baskets from Mason Farms to welcome new neighbors.

Entertainment Committee – Kayti Stadler

The Clubhouse is closing after this week, which has impacted Kayti's plan to do something inside for the Cookies with Santa. She wants to do something more low-key this year and will check with Rich to see if he'd be willing to open for our event. If not, we'll consider doing something at Easter-time instead.

IT – Herm Stork

64% of neighbors are in the directory. Mark asked if we could use some editorial license on the “comments from the neighbors.” Herm mentioned that he had decided to attach names to the comments, which should keep those comments more friendly. Herm reached out to the Millcreek/Fairview magazine to ask how to submit articles. Herm will submit something about signing up for our directory and we will recommend that the Stadlers (Kayti and Ryan) be featured on the cover.

OLD BUSINESS

- The sidewalk at the intersection of Stonecreek and Mystic Ridge only goes as far as the owners’ property. The land on the corner is considered “common area.” Tony will check with Chris at Millcreek Township to see where the property lines end so we can determine who is responsible for putting a sidewalk in there.
- Yard signs continue to be a problem, especially with the ones placed by schools. Nearly all of them are down now. Because people leave them up for months, we are returning to the NO SIGNS policy (except for informational signs from the HOA, which are temporary).
- We are still looking for someone to install mailboxes. They would be paid to install them.
- As for fines for people who don’t comply with the HOA guidelines, a tentative list has been put together listing potential offenses and fines. The Board is in agreement that we should move forward with adding a fine structure to the bylaws for residents who don’t comply with the bylaws. One of the first steps is to get a group of 7-8 neighbors to review and give their thoughts.

NEW BUSINESS

- A neighbor reached out to notify us that they would like to combine their two lots into one. It’s stated in the bylaws that homeowners need permission from the HOA to combine lots. We have 5 other homeowners that have double lots and they have been paying \$500 (\$250 for each lot) for HOA fees. To be consistent, the Board recommends the requesting property owner also pay \$500. He will receive a letter from the attorney.
- Another neighbor asked if a fountain could be installed in the retention pond behind 4136 Stonecreek. After discussion, it was decided that we would not approve the fountain at this time.
- Justin Corritore had emailed recently asking if we have sponsorships available. His company provides maintenance, etc. to HOAs. Mark is going to reach out to him about our desire to have someone install mailboxes to see if he’s interested. Other services he offers will be discussed at a later time.
- Parking in the middle of the Pebble Stone cul-de-sac has been an issue for some neighbors. John provided information from our bylaws prohibiting this and the issue seems to be resolved.
- There was some discussion about checking to see if we should put signs or paint crosswalks at cross-overs for sidewalks. It was determined that we shouldn’t do that due to the constant upkeep and it only impacts one area (Forest Crossing where the sidewalk crosses the street). Another reason is that the township would need to do a study to determine if it was needed and that is quite expensive.

- A neighbor asked if we could put a permanent flagpole up somewhere in the neighborhood. The Board feels it's a good idea depending on the cost to the HOA. Eric is going to investigate. If it's affordable, it would be placed in the park.

Submitted by,

Jan Stork
Secretary