

Whispering Woods Home Owners Association Board Meeting November 18, 2025

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

John Stefanik, president, welcomed everyone at 7:08 p.m.

NEW BUSINESS

Budget – Tony Sitter

Balances:

- We currently have \$107,924.08 in assets (\$37,458.18 in checking; \$70,465.90 in savings).
- Six homeowners/lots have not paid their dues; a reminder has been sent to them asking for payment. Tony is sending a letter to one homeowner explaining the dues and why they owe for two years.

Expenditures:

Tony would like to look into putting a pavilion in the park. The first step will be to get a design so that we can get prices for what it might cost. If anyone knows of an architect in the neighborhood, or outside the neighborhood, please let a board member know. B&L will design a project if you purchase wood from them.

Entertainment Committee – Kayti Sadler

The Annual Christmas party will be Saturday, December 6, from 2-4 p.m. We will once again rent the golf club for the party. This year, there will be no games, but we will provide a face painter, crafts, and Santa for an hour. The golf club will cater for the event, and we will also have a hot chocolate bar. We will ask neighbors to RSVP via Facebook or by calling Kayti Stadler directly.

Landscape Committee – Eric Albright

Some of the fence posts at the entrance are broken. John asked Eric if he would call Adam (the mailbox guy) to see if he could repair the fencing. And we'd like to see if Adam would also cut down a large branch that is about to fall as one enters the neighborhood.

The new bridge on Forest Crossing will be stained in the spring!

Enforcer – Eric Rogers

- Eric spoke with homeowners who had basketball hoops that were not secured properly. One has been taken care of, and the other is undergoing legal interpretation.
- We have a neighbor who has a fence in their backyard, so there have been discussions about how to take care of that.
- There is still a neighbor who does sanding and woodworking outside. A letter has been sent, followed up by a visit from John explaining the policy, asking him to move it inside.
- Eric has asked for a list of empty lots and who owns them, whether they are owned by the lot owner, the builder, or a homeowner. Many of these lots should be mowed/brush-hogged. Eric will send letters to these folks.

Communications Committee – Herm Stork

69 percent of neighbors are signed up for the directory. He reminds homeowners to sign up for the directory on the website to ensure they are notified of what is happening in the neighborhood. This list is NOT sold, and we only share information that we feel is necessary.

Welcome Committee – Susan Klie and Remle Walczak

Ten (10) baskets have been delivered to new homeowners in 2025. They will resume 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

We currently have one house still for sale in the neighborhood, which is really good.

The swing set has been repaired. Neighbors are asked to reach out directly to someone on the Board if something at the playground needs to be repaired.

Rich Rocky, owner of the Whispering Woods Golf Course, asked us to remind neighbors that the course is private property and neighbors are not permitted to walk on the course path at any time.

Submitted by,

Jan Stork
Secretary