

Whispering Woods Home Owners Association Annual Meeting June 1, 2023

WELCOME

John Stefanik reviewed the meeting guidelines, schedule and agenda.

INTRODUCTION OF BOARD/CHAIRS

John Stefanik, President
Mark Zaleski, Vice President
Tony Sitter, Treasurer
Jan Stork, Secretary
Jerry Kunco, Enforcer
Eric Albright, Grounds Committee Chair
Herm Stork, IT Committee Chair
Kayti Stadler, Entertainment Committee Chair
Remle Walczak, Welcome Committee Co-Chair
Susan Klie, Welcome Committee Co-Chair

GOLF COURSE/CLUBHOUSE UPDATE - RICH ROCKY

Rich officially welcomed everyone to the Whispering Woods Golf Course and Clubhouse. He gave an overview of the clubhouse, which is still a work in progress. He still has more plans, which will take about another year to complete. The Golf Course has always been his #1 priority and will remain that way. He has live entertainment coming this year, with 5 or 6 acts already booked. He's also doing weekend steak dinners. He encourages everyone to stop by to hear music or have dinner or enjoy a drink.

His first steak dinner is June 16, with a few reservations still available.

He's going to have specials during the week. He also added one pickleball court.

If any neighbors need space for weddings or baby showers, contact Rich for pricing. He uses Callie's West for catering.

The Clubhouse is open until 10 p.m. on Thurs. – Sat. and 9 p.m. Sun. – Wed.

He will give us information to share with the WW neighborhood so we know what specials are, events, etc.

BUDGET UPDATE – Tony Sitter

Tony reviewed the profit & loss statement, noting the highlights. He noted that the mailbox budget numbers never match because we expend a lot to purchase the mail boxes and parts, but don't use them as quickly. Because of that, the expense side is always higher.

Under Landscaping & Groundskeeping, two items drove the items high. The water trough for the main pond and the landscaping for the front entrance area made that budget item much higher than originally budgeted.

For 2023, we are adding some items to the playground. Additionally, we are installing a solar pump to the pond. Several benches need to be replaced.

A neighbor asked if replacement of the small bridge on Stonecreek was in the budget. The Board said it can be replaced this year, but they weren't aware it was in disrepair. If anyone notices things in the neighborhood that need to be replaced, fixed, etc., please reach out to any board member.

There is \$50,000 currently in savings bank account. He's going to put \$25,000 into checking. Once he deposits the money from dues, he will add that into savings with a guaranteed interest of 5%.

If anyone has questions, please feel free to reach out to Tony personally if needed.

OLD BUSINESS

- **Email updates.** Please fill out the form provided tonight to ensure you can be notified of events, etc. in the neighborhood. To fill it out after the meeting, visit <https://www.whisperingwoodserie.com/providirectoryinfo>
- **Drain issues that Millcreek has notified us about.** If your property drain does not drain into the storm sewer, you most likely will hear from Millcreek Township. It was noted that there is a handicap-accessible spot where the water will pool and freeze on Forest Crossing, making it icy in the winter. That should be addressed.
- **Tree Removal.** Please get board approval for the removal of any trees in your yard before removing them. They can only be removed if they are dead or dying.
- **Mailboxes.** The board has been working on getting all mailboxes to be in compliance with the standards noted in the bylaws. Please check the bylaws if you are not in compliance.
- **Trash Cans.** Bylaws state that trash cans cannot be seen from the street. Please place them in your garage or behind your home.
- **Satellite Dishes.** All satellite dishes must be attached to your home. However, if the satellite company says that it must be in the yard in order to get a signal, then it must be camouflaged with plants or bushes so that it is not visible from the street.
- **Trailers, Etc.** No trailers, boats, old cars, etc. can be parked or stored in your driveway.

NEW BUSINESS

- The board will go door-to-door to get email addresses if necessary.
- We are looking for students who need service hours to help with events in the neighborhood or to help with a neighborhood clean-up. We would also consider hiring someone for a part-time job to help with things that need to be addressed around the neighborhood.
- Golf carts are not street legal, but if they are on the street, they should follow the same rules as cars. Please refrain from allowing your children to drive the golf carts.
- We only have two houses for sale, which is incredible since only a few years ago we had 18-20 unsold homes.
- The speed limit in the neighborhood is 25 mph, and speeding continues to be an issue. Les Freehling recently met with Corporal Matt Shollenberger about the speeding in the neighborhood. Corporal Shollenberger recommends doing the stopwatch method to stop speeders, but he needs 300 feet of sight, which is difficult in the neighborhood. He did say they will monitor the stop signs. At some point,

they are going to put up an electronic speed sign on Forest Crossing. The speed sign will be monitored by people. At the intersection of Forest Crossing and Stonecreek, it's difficult to turn left onto Forest Crossing because of the sightline of trees. The trees' homeowner will be approached to see if it's possible to trim the trees back to make the sightline better. If anyone wants to speak with Corporal Shollenberger, he can be reached at 814.838.9515, x. 546.

- If you notice a street light outage, call or email Eric Albright (Grounds Committee Chair) and he will report it to the Township. Eric's email address is soapinerie@netzero.net.
- We are looking for someone to repair and/or replace mailboxes. We would pay anyone who can do this. Any suggestions?
- Neighbor Josh Shannon asked to talk about internet service. The only thing available in our neighborhood is Spectrum Internet. Now that people are working from home, internet is being used more and more. He's encouraging people to go on VNET's site and sign up to get them in our neighborhood. To begin that process, please visit [VNET Fiber - VNET Fiber](#) and go through the steps of checking to see if VNET is offered at your home (which it isn't) and then fill out the form to let them know that we'd like their service in our neighborhood.
- The Board has been discussing ways to keep neighbors in compliance with the bylaws. Currently, we have no enforcement powers for people who won't comply. Our recommendation is:
 - Send a 1st letter informing the homeowner that they are out of compliance and asking them to address the non-compliance issue.
 - Send 2nd letter informing them that they will be fined if they don't comply.
 - Send 3rd notice is informing them that they are still not in compliance and a lien will be put on their home if they don't comply.
- It was asked that we put in the newsletter what HOAs we've talked with about their fee structure (or lack of) for fines.

ENTERTAINMENT COMMITTEE – Kayti Stadler

She is looking for a committee to help with events, including the summer picnic and Cookies with Santa. If interested, please sign up. If you have kids who can help with the summer picnic, it's on August 6 from 2-6 p.m. The picnic will continue to be at the park.

Q & A BY NEIGHBORS

- Can we look into having the speed limit reduced on Grubb Rd. to make it easier for residents to get out of the neighborhood? *Mark has looked into this and came up against a brick wall. This would be a state issue and no one has responded to his requests to talk about it.*
- What is being done about the empty lot on Stonecreek? *The Board is in talks with the owner of that property, asking him to take responsibility for the mess that is made because of the property that has not been used.*

Submitted by,

Jan Stork
Secretary