
WGHA Annual Meeting

March 28 2011



Call to order

- Attendance /Establishment of Quorum
- Proof of Notice
 - Sent 3/7/2011
- Introductions
 - Directors
- First Tuesday of the month, 7PM at DLM
 - If you plan to attend, please email for verification meeting isn't cancelled: wgha@juno.com

Financial Report – Account Balances

	Account Balances	
	<u>12/31/2010</u>	<u>3/5/2011</u>
Operating	\$5,026.45	\$11,282.68
Reserve CD	\$17,002.97	\$17,005.61
Total	\$22,029.42	\$28,288.29

Financial report - Budget

Woodland Greens Homes Association 2010 Year-End Report and 2011 Budget				
	2010 Budget	2010 Actual	2010 Budget vs. Actual	2011 Budget
INCOME				
Association Dues	31,500.00	31,062.50	(437.50)	31,500.00
Late fees/Finance charges	500.00	152.50	(347.50)	500.00
Interest (Reserve Acct. CD)	60.00	24.19	(35.81)	60.00
Other	0.00	(20.00)	(20.00)	0.00
Total Income	32,060.00	31,219.19	(840.81)	32,060.00
EXPENSES				
<i>Administration</i>				
Bad Debt write-off	0.00	0.00	0.00	0.00
Bank Fees	36.00	45.00	(9.00)	36.00
Insurance	1,200.00	1,072.00	128.00	1,200.00
Legal/Professional fees	2,000.00	1,210.74	789.26	2,000.00
Licenses & Permits	100.00	0.00	100.00	100.00
Office Supplies	150.00	44.37	105.63	150.00
P.O. Box Rent	60.00	60.00	0.00	60.00
Postage	500.00	337.04	162.96	500.00
Printing	250.00	127.08	122.92	250.00
Social Committee	500.00	104.28	395.72	500.00
Taxes	40.00	10.59	29.41	40.00
Wages	3,600.00	3,600.00	0.00	3,600.00
Web Site	150.00	150.00	0.00	150.00
Subtotal	8,586.00	6,761.10	1,824.90	8,586.00
<i>Landscaping</i>				
Maintenance	17,247.00	17,246.15	0.85	17,247.00
On-going enhancements	10,000.00	12,009.21	(2,009.21)	12,500.00
Watering	5,000.00	3,923.20	1,076.80	5,000.00
Subtotal	32,247.00	33,178.56	(931.56)	34,747.00
Total Expenses	40,833.00	39,939.66	893.34	43,333.00
Surplus/Shortfall	(8,773.00)	(8,720.47)	52.53	(11,273.00)

Late Fees

- Proactive in collection of dues
 - Formal notice added to annual bill
 - \$20 on all accounts not paid in full by 3/15
 - Turned over to Attorney after 90 days past due
 - As of March 21st ??% of home owners paid
 - Payment plan can be handled on a case by case basis.
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Neighborhood Update

- **Woodlandgreens.com**
 - Updated content as a communication tool
 - 2 month lag on board minutes being posted
 - **BY-LAW Enforcements**
 - Homes coming into compliance (RV, Boats, Yard)
 - Formal complaint filed for board to investigate
 - **Architectural Standards**
 - Protects the integrity of neighborhood
 - Complete Form (Sheds, Additions, Fences, Structural)
 - Get Involved
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Neighborhood Update

- Fence (Survey highly recommended)
 - The township is only involved in the approval of fences around swimming pools for safety concerns
 - All non swimming pool fences are left to the decision of home owners, neighbors and HOA for location, material, etc.
 - All fences “on” property lines should include a written agreement between the neighbors with an agreed plan for maintenance of the fence, vegetation, financial responsibility for storm damage and any other issues
 - Any fence not having an agreement should be well within (1” or more) the homeowner’s property boundaries so the fence is truly within the homeowner’s property.
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Neighborhood Update

■ 2010

- 15 trees & 33 shrubs
- Planting to take advantage of seasonal pricing

■ Landscape- (CYP Studios)

- Additional expenses
 - Year 2 of 3 Year Plan
 - Replacement of dead/dying material
 - Ash Trees
 - Planned for 2011
 - Review Innsbrook to Whispering Woods area
 - Vegetation replacement - list of appropriate materials
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Neighborhood Update

- Township – 748-1267; City 748-4343
 - After hours 425-2525
 - Animal Control, Storm Damage, Street Plow, Road/ Curb Maintenance
 - Township Burglaries (Springboro Rd / Pekin)
 - Weekdays during daylight hours- solved
 - Lock your doors/ set your alarm
 - Report suspicious people/vehicles to police
 - <https://local.nixle.com/register/>
 - Updates for Springboro, Clearcreek Township, Weather
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Neighborhood Update

■ Patricia Allen Park

- <http://clearcreektownship.com/Parks/Parks.aspx>
- Shelter rental for \$35; Application form on-line
- New perimeter walking trail and “vault” toilets

■ Curbing/streets

- Township began curb repair in Aug 2010
 - Curb update is on-going; Sprinkler lines 10ft from road
 - Township 2011 plan for Road resurfacing
 - Township partnering w/ County
 - Point o Woods, Glen Eagle, St Andrews and Innsbrook
 - Project to begin early summer 2011
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Neighborhood Update

■ Dogs

- ❑ When walking on a leash
- ❑ Clean-up after your dog
- ❑ Contained in your yard
 - Respectful of walkers, children, joggers

■ Light bulbs in the lamp post

■ Social Committee

- ❑ Volunteers from the floor to chair
 - ❑ Neighborhood Social following tonight's Annual Meeting at BW3's in Springboro
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Neighborhood Update

- Rezoning request Withdrawn
 - City of Springboro
 - 6 acres between Key Bank/ West Tamarron Ct
Cul de sacs and Lytle Five Points
 - Board opposed to proposed zoning changes
 - Detrimental to the buffer between business/residential
 - Increase traffic congestion
 - Sets a precedence for rezoning individual parcels
 - Current vacancies available for day care/ banks
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Voting a Director

- Call for candidates/nominations
 - Annual election per the 2007 adopted By-Laws
 - 3 year term
 - Introduction of candidates
 - Casting of ballots
 - Election results
 - Neighborhood Social at BW3's
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Adjourn

Thank you for attending.
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Board of Directors:
President: Michael Mills
Deedra Wetherholt & John Parks
