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# WGHA Annual Meeting

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March 19 2012



# Agenda

- Call to Order
- Financial Report
- Neighborhood Update
- Voting for Director

# Call to order

- Attendance /Establishment of Quorum
- Proof of Notice
  - Sent 3/1/2012
- 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](mailto:wgha@juno.com)

# Financial Report – Account Balances

		Account Balances	
		12/31/2011	1/29/2012
Operating		\$8,922.71	\$24,110.21
Reserve CD		\$0.00	\$0.00
	<b>Total</b>	<b>\$8,922.71</b>	<b>\$24,110.21</b>

# Financial Report - Budget

<b>Woodland Greens Homes Association</b>				
<b>2011 Year-end Report and 2012 Budget</b>				
	<b>2011 Budget</b>	<b>2011 Actual</b>	<b>2011 Budget vs. Actual</b>	<b>2012 Budget</b>
<b>INCOME</b>				
Assoc. Dues	31,500.00	31,612.05	112.05	31,500.00
Late Fees/Finance Charges	500.00	992.50	492.50	300.00
Interest (Reserve Acct. CD)	60.00	11.27	(48.73)	0.00
Other	0.00	10.00	10.00	0.00
<b>Total Income</b>	<b>32,060.00</b>	<b>32,625.82</b>	<b>565.82</b>	<b>31,800.00</b>
<b>EXPENSES</b>				
<i>Administration</i>				
Bad Debt	0.00	206.90	(206.90)	0.00
Bank Fees	36.00	36.00	0.00	36.00
Insurance	1,200.00	1,072.00	128.00	1,100.00
Legal/Professional Fees	2,000.00	2,195.00	(195.00)	2,750.00
Licenses & Permits	100.00	0.00	100.00	100.00
Office Supplies	150.00	77.74	72.26	100.00
Other	0.00	174.15	(174.15)	0.00
P.O. Box Rent	60.00	62.00	(2.00)	60.00
Postage	500.00	335.66	164.34	300.00
Printing	250.00	0.00	250.00	0.00
Social Committee	500.00	0.00	500.00	0.00
Taxes	40.00	0.00	40.00	40.00
Wages	3,600.00	3,600.00	0.00	3,600.00
Website Maintenance	150.00	150.00	0.00	150.00
<b>Subtotal</b>	<b>8,586.00</b>	<b>7,909.45</b>	<b>676.55</b>	<b>8,236.00</b>
<i>Landscaping</i>				
Maintenance Contract	17,247.00	17,246.15	0.85	17,247.00
Non-contract Maint.	3,500.00	3,107.19	392.81	250.00
Ongoing Enhancements	9,000.00	12,500.91	(3,500.91)	4,000.00
Watering	5,000.00	5,287.73	(287.73)	4,000.00
<b>Subtotal</b>	<b>34,747.00</b>	<b>38,141.98</b>	<b>(3,394.98)</b>	<b>25,497.00</b>
<b>Total Expenses</b>	<b>43,333.00</b>	<b>46,051.43</b>	<b>-2,718.43</b>	<b>33,733.00</b>
<b>Surplus/Shortfall</b>	<b>(11,273.00)</b>	<b>(13,425.61)</b>	<b>(2,152.61)</b>	<b>(1,933.00)</b>

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# Annual Dues

- \$20 on all accounts past due
    - Turned over to Attorney for collection
  - As of March 15<sup>th</sup> 96% of home owners paid
    - 11 homes unpaid
    - Includes homes in probate and foreclosure
  - 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 (Innsbrook to Tanglewood)
    - 15 trees & 33 shrubs
    - Planting to take advantage of seasonal pricing
  - 2011 (Innsbrook to Whispering Woods)
    - 10 trees & 35 shrubs
    - 17 Ash/dead trees removed
  - Planned for 2012
    - Review Tanglewood to Whispering Woods area
      - Assess need to fill in barren areas
    - Ash trees reassessed in spring
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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

- Patricia Allen Park

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

- Curb/street maintenance
    - Township completed curb repair
    - Township 2011 road resurfacing completed
  - Township Drainage Project
    - Woodland Greens Blvd
      - Bench area across from 1361, bench area
      - Across from 1427 (corner of Innsbrook/Blvd)
      - Safety issue due to water/ice
      - Has been approved and awaiting funding
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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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# 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
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Adjourn

Thank you for attending.  
Thank you for attending.



Board of Directors:  
President: Michael Mills  
Deedra Wetherholt & John Parks

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